DRAFT

ENVIRONMENTAL IMPACT REPORT

(SCH No. 2009041096)

YUCAIPA HOUSING ELEMENT IMPLEMENTATION PROGRAM

CITY OF YUCAIPA

SAN BERNARDINO COUNTY, CALIFORNIA

LSA

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CITY OF YUCAIPA

SAN BERNARDINO COUNTY, CALIFORNIA

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LSA

April 2010

The City of Yucaipa has independently reviewed, analyzed, and exercised its judgment in the analysis contained in this Environmental Impact Report and supporting documentation pursuant to Section 15084(e) of the of the California Environmental Quality Act.

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1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

The Draft Environmental Impact Report (Draft EIR) (State Clearinghouse No. 2009041096) for the Yucaipa Housing Element Implementation Program (proposed project or project) has been prepared by LSA Associates, Inc. on behalf of the City of Yucaipa (City or Lead Agency) to 1) identify the proposed project's impacts on the environment, 2) discuss alternatives to the proposed project, and 3) propose mitigation measures that will offset, minimize or otherwise avoid significant environmental impacts. The EIR has been prepared in accordance with the *California Environmental Quality Act*[1] (CEQA) and *Guidelines for California Environmental Quality Act,*[2] both of which regulate the preparation of EIRs.

The environmental review process for the proposed project is normally a three-step process governed by CEQA. The first step is for the Lead Agency, the City of Yucaipa, to determine whether a project is exempt from CEQA review. The City has determined that this project is not exempt. As permitted under CEQA Guidelines (§15060(d)), if an EIR is clearly required for a project, the City may skip initial review of the project and begin work directly on the EIR. As the City has determined the preparation of an EIR is clearly required for the project, it elected to prepare the DEIR without preparation of an Initial Study. To assess the environmental effects associated with implementation of the proposed project, the following issues have been addressed in this Draft EIR:

- Aesthetics;
- Agricultural and Forest Resources;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Mineral Resources;
- Noise;
- Population and Housing;
- Public Services;
- Recreation;
- Traffic; and
- Utility Systems.

This Draft EIR has been prepared to evaluate comprehensively the potential impacts that would result from implementation of the proposed project. The Draft EIR addresses the short-term and long-term

[1] *Guideline for California Environmental Quality Act*, as amended January 1, 2009, §§21000–21178, Public Resources Code, State of California.

[2] *Guidelines for California Environmental Quality Act*, as amended January 1, 2009, §§15000–15387, California Code of Regulations, Title 14, Chapter 3, State of California.

effects of the project on the environment, and evaluates the potential for the project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. As appropriate, mitigation has been identified for those impacts determined to be significant.

1.2 PROJECT SUMMARY

The proposed project consists of three different components. These components are as follows:

1.2.1 Program 3.a (Site Specific and Creation of New Land Use District)

The proposed project will identify and rezone a minimum of 19 acres of land for multifamily development "as-of-right" (i.e., no conditional use permit or other discretionary requirement triggering CEQA review) at a density of 20–24 units/acre (excluding any density bonus). This component also includes the creation of a new land use district (RM-24 – Multiple Residential, 24 units per acre maximum) in the Development Code with development standards for multifamily residential development "by-right" at a density of up to 24 units/acre. Three different sites in the City are under consideration for the rezoning action and are described in Table 1.A.

Table 1.A: Program 3.a. Sites Under Consideration

Site	Location	Area	Development Details[1]
Site 1	Northeast corner of the Oak Glen Road/Colorado Street	57 acres	Development of a 40-acre mixed-use district that could include up to a maximum of 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 acres of open space land uses
Site 2	Northwest corner of the Yucaipa Boulevard/Sand Canyon Road	27 acres	Development of a 27-acre mixed-use district that could include up to a maximum of 608 multiple-family dwelling units and 8 acres of general commercial uses.
Site 3	West side of California Street approximately 660 feet south of Avenue E	10 acres	Development of a 10-acre multiple-family land use district that could include up to a maximum of 320 multiple-family dwelling units.

[1] No development applications have been submitted for any of these three sites. This is the maximum that could be developed on these three sites.

1.2.2 Program 4.a, 4.d, 4.e, and 4.f (City wide)

This component of the proposed project would allow the following amendments (Table 1.B) to be included in citywide land use regulations and procedures.

Table 1.B: Program 4.a, 4.d, 4.e, and 4.f Proposed Actions and Amendments

Program	Action/Amendment
Density Bonus Regulations (Program 4.a)	The proposed project would add density bonus provisions to the Municipal Code to comply with the current provisions of State law.
Single Room Occupancy (SRO) Regulations (Program 4.d)	The proposed project would revise the Municipal Code to establish appropriate locations and development standards for SROs. Development standards and approval procedures will be designed to encourage and facilitate this type of housing.

Table 1.B: Program 4.a, 4.d, 4.e, and 4.f Proposed Actions and Amendments

Program	Action/Amendment
Emergency Shelter and Transitional/Supportive Housing Regulations (Program 4.e)	The proposed project would amend the Municipal Code to allow emergency shelters by-right in the CS (Service Commercial) zone. In addition, this amendment would require that transitional and supportive housing be treated as a residential use that is subject to the same regulations and procedures as other residential uses of the same type in the same zone.
Reasonable Accommodation Procedures (Program 4.f)	The proposed project would result in the adoption of a Reasonable Accommodation Ordinance which would require the City to remove constraints and make reasonable accommodation for housing occupied by persons with disabilities.

1.2.3 Inclusionary Housing Program (Redevelopment Project Area):

This component of the proposed project would allow amendments to the General Plan and Development Code that incorporate regulations for inclusionary housing. Inclusionary housing refers to the State mandate that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. These amendments would apply to projects in the redevelopment project area only.

1.3 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

In addition to a summary of the significant effects that would result from implementation of the proposed project, this EIR includes proposed mitigation measures that have been identified to reduce or avoid such effects. *CEQA Guidelines* §15123(b)(2) requires that areas of controversy known to the City be stated in the EIR summary. The following discussion identifies issues raised by other agencies and the public during the 30-day public comment period of the Notice of Preparation (NOP), as well as comments received during the public scoping meeting that was held for the proposed project at the City of Yucaipa's City Hall.

1.3.1 Notice of Preparation

An NOP for the Draft EIR was distributed to State Clearinghouse, the San Bernardino County Clerk, the Yucaipa Branch Library, and other local, regional, and State agencies considered likely to be interested in the project and its potential impacts. The objective of distributing an NOP is to solicit public comment in order to identify and determine the full range and scope of issues of concern so that these issues might be fully examined in the EIR. The required 30-day public review period extended from April 20 to May 20, 2009. Comments received regarding the NOP were used to help identify impacts that could result from implementation of the proposed project.

The NOP, distribution list, and response letters are included in Appendix A of the Draft EIR. By the close of the 30-day public review period, two responses to the NOP had been received. Table 1.C summarizes the comments received regarding the NOP.

Table 1.C: Notice of Preparation Comment Letters Received

Agency	Date	Comments
Southern California Association of Governments (SCAG)	May 19, 2009	Please provide a consistency table for SCAG policies as contained in the Regional Transportation Plan (RTP) and the Compass Growth Vision (CGV) for the proposed project.

Table 1.C: Notice of Preparation Comment Letters Received

Agency	Date	Comments
South Coast Air Quality Management District (SCAQMD)	April 24, 2009	This letter requests a copy of the Draft EIR upon its completion and provides sources of information related to air quality analysis as to be used to meet the requirements of the SCAQMD.

Notes: All NOP response letters are included in Appendix A of the Draft EIR.

1.3.2 Scoping Meeting

A public scoping meeting was held to solicit public comment on direction and scope of the analysis necessary for the Draft EIR. The public scoping meeting was held at the City of Yucaipa Council Chambers on May 7, 2009, at 6:00 p.m. Copies of the NOP and project-related materials were available to the public for review. While one representative of a local property owner was in attendance, no comments on the potential environmental impacts of the project or requested scope of the environmental review were raised during the Scoping Meeting.

1.4 ALTERNATIVES TO THE PROPOSED PROJECT

One of the most important aspects of the environmental review process is the identification and assessment of reasonable alternatives that have the potential for avoiding or minimizing the impacts of a Proposed Project. CEQA Guidelines Section 15126(d) emphasizes the selection of a reasonable range of technically feasible alternatives and adequate assessment of these alternatives to allow for a comparative analysis for consideration by decision-makers. CEQA Guidelines state that the discussion of alternatives shall focus on alternatives capable of eliminating or reducing significant adverse environmental effects of a Proposed Project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly. The Lead Agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. The range of alternatives required in an EIR is governed by a "rule of reason," which requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. Of the alternatives considered, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project. Pursuant to CEQA, "feasible" has been defined as "…capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors."[1]

This EIR focuses on the selection of one of three sites within the City to rezone for higher residential uses, which provide for potential future affordable housing to meet SCAG's RNHA goals. Like an alternatives analysis, a discussion of anticipated significant environmental impacts that could occur with the rezoning and potential future development of each of the three sites has been included in Chapter 4.0 of this EIR. Ultimately, the assessment of each of these three sites would result in the selection of one site that would avoid or minimize the impacts of the development of future residential development.

Although the EIR essentially provides an alternative analysis through the discussion of each environmental issue for each of the three project sites, *CEQA Guidelines* Section 15126[d] requires the consideration of the No Project/No Action Alternative. Under the "No Project Alternative," the City would not adopt the City of Yucaipa Housing Element Implementation Program. Under this alternative, housing toward the RHNA goals may be constructed in the normal course of business and growth, but none would be expressly facilitated by adoption of new policies or programs. This alternative would not result in the creation of new land use district (RM-24 – Multiple Residential, 24 units per acre maximum) or result in the rezoning of sites within the City for such uses. Over the eight-year planning period (2006–2014), an estimated 1,045 new units (280 moderate income level

[1] Guidelines for California Environmental Quality Act, §15364.

units and 765 upper income level units) would be expected to be built under normal construction trends.[1]

1.5 IMPACTS, MITIGATION, AND LEVEL OF IMPACT SUMMARY TABLE

Table 1.D, Environmental Summary of Impacts of the Yucaipa Housing Element Implementation Program, delineates the environmental impacts for various issues of the proposed project, discussed in this Draft EIR. This table serves as a tool designed to track both standard requirements and mitigation measures identified in the Draft EIR as part of the project's Mitigation Monitoring Reporting Program (MMRP).

[1] *Table B-2: Approved Projects, City of Yucaipa,* City of Yucaipa Housing Element, February 23, 2009.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
4.1 AESTHETICS		
LESS THAN SIGNIFICANT IMPACTS		
Scenic Vistas		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): No significant scenic view or vista has been identified to or from the project site or adjacent properties; therefore, no impacts to scenic vistas would result from the subsequent development of Site 1. Site 2 (Yucaipa Boulevard/Sand Canyon Road): The City's General Plan does not designate any specific scenic vistas within the City limits. Therefore, any subsequent development that could occur on site as a result of the rezoning of Site 2 would not affect any scenic vistas. No impacts associated with this issue would occur with implementation of this project component. Site 3 (California Street/Avenue E): As identified for Sites 1 and 2, the City's General Plan does not designate any scenic vistas within the City limits. Therefore, future development that could occur on site through the rezoning of Site 3 would not affect any scenic vistas. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: No impact. Site 2: No impact. Site 3: No impact. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas in the City, which may result in development in areas that may affect scenic vistas. However, since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, there would be no significant impacts associated with this issue.	No mitigation is required.	No Impact.
Scenic Resources and Scenic Highways		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): There are no state-designated scenic highways, historic buildings, or rock outcroppings in the vicinity of Site 1. Roadways in vicinity of Site 1 include Oak Glen Road which has been identified by the City as a scenic road. However, it is anticipated that subsequent development that could occur on site would be consistent with design standards for developments within City-identified scenic roadways. Although there are some trees located within the site, these trees are scattered throughout the site. Therefore, subsequent development that could occur on Site 1 would not affect scenic resources as there are no features on Site 1 that would be considered scenic. Site 2 (Yucaipa Boulevard/Sand Canyon Road): There are no state-designated scenic highways,	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: No impact. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
historic buildings, rock outcroppings, or trees on Site 2. Roadways adjacent to Site 2 include Yucaipa Boulevard which has been identified by the City as a scenic road. However, it is anticipated that subsequent development that could occur on site would be consistent with design standards for developments within City-identified scenic roadways. Subsequent development that could occur on Site 2 would not affect scenic resources as there are no features on Site 2 that would be considered scenic. Site 3 (California Street/Avenue E): Site 3 is currently developed with a manufactured home park and does not contain any rock outcroppings or historic buildings. Roadways adjacent to Site 3 include California Street, which is not identified as a local scenic road. Since no scenic resources are located on Site 3 and no scenic highways are adjacent to Site 3, no impacts associated with scenic resources or scenic highways would occur. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Housing that could be accommodated under this new land use district could be located along local or State designated scenic roadways. Development proponents will be required to obtain design approval for any subsequent development on the selected site.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas in the City, which may result in development in areas that may affect or be located along local and State designated scenic roadways. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. Since implementation of this project component only	No mitigation is required.	No impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
involves an administrative action, no impacts associated with this issue would occur.		
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not damage any scenic resources. Therefore, no impacts associated with this issue would occur with implementation of this project component.	No mitigation is required.	No impact.
Existing Visual Character and Surroundings		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): The conceptual plans (e.g., building elevations, master sign program, and landscaping plan) that would be developed for the residential, commercial, and institutional uses would serve as the principal guide through site plan and design review processes. It is anticipated that future development on Site 1 would utilize similar architectural elements as other residential, commercial, and institutional uses within the City. Although the rezoning of Site 1 could result in development that could alter the existing visual character of the site, adherence to established and proposed City requirements for architectural elements, design features, landscape requirements would reduce impacts to a less than significant level. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Similar to what was identified for Site 1, although the visual characteristic of Site 2 would change, subsequent development that could occur on Site 2 would utilize architectural elements, landscaping, and project design features similar to existing residential and commercial development within the City. Impacts associated with this issue are less than significant.	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Site 3 (California Street/Avenue E): Site 3 is currently developed with a manufactured home park. The rezoning of Site 3 could result in the removal of the existing mobile homes from the site and would allow up to 320 multiple-family residences to fulfill regional housing requirements. Therefore, the redevelopment of Site 3 with similar residential uses would not introduce new land uses that would degrade the existing visual character or quality of the site and its surroundings. It is anticipated that any subsequent development that could occur on Site 3 would utilize similar project design features as other residential projects in the City. Therefore, impacts associated with this issue would be less than significant. Creation of New Land Use District: Development proponents will be required to obtain design approval for any subsequent development that could occur within this new land use district. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas in the City, which may result in development in areas that substantially degrade the existing visual character or quality of the site and its surroundings. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur.	No mitigation is required.	No impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which would not change the existing visual character of the environment. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No impact.
Light and Glare		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Development of Site 1 with residential, commercial, and institutional uses would introduce new sources of light in the form of parking lot lighting and lighting for signage and buildings. It is anticipated that the exterior surfaces of the proposed uses would be finished with a combination of architectural coatings and other materials (e.g., brick, wood, or stone) similar to other residential and commercial developments within the City that would not generate glare. All development in the City is required to adhere to lighting requirements contained in the City's Municipal Code. Adherence to these measures would be required and enforceable through the review and approval (or non-approval) of the project plans. Therefore, impacts associated with this issue are less than significant. Site 2 (Yucaipa Boulevard/Sand Canyon Road): The introduction of residential and commercial uses onto Site 2 would introduce new lighting sources in the area. It is anticipated that any subsequent development that could occur on Site 2 would have a similar type of design as other developments in the City and would not result in glare impacts. Similar to Site 1, adherence to measures identified in the City's Municipal Code would be required and enforceable through the review and approval (or non-approval) of Site 2 project plans. Therefore, impacts associated	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
with this issue are less than significant. Site 3 (California Street/Avenue E): Site 3 is currently developed with a manufactured home park which emits nighttime lighting. The redevelopment of Site 3 with multiple-family residences would have similar sources of light as it currently exists. It is anticipated that any subsequent development that could occur on Site 3 would be built with similar building materials that would not cause glare. However, Site 3, unlike Site 1 and 2, does not have a commercial component and would not have any commercial-related lighting on the site. Since Site 3 is already developed with uses that emit light, the redevelopment of Site 3 with multiple-family residences would not introduce additional lighting sources. Therefore, light and glare impacts associated with the development of Site 3 would be less than significant. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas in the City, which may result in development in areas that may affected by or cause an substantial increase in light and glare. However, future development facilitated by these	No mitigation is required.	No impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur.		
Inclusionary Housing Program (Redevelopment Project Area): The amendments associated with this project component are administrative actions that would not create a new source of substantial light or glare in the area. Therefore, no impacts associated with this issue would occur with implementation of this project component.	No mitigation is required.	No impact.
Aesthetics Cumulative Impacts		
The cumulative effect on scenic vistas from the proposed project would be less than significant as scenic vistas would not be affected from viewpoints within certain project locations and adjacent roads. Although the development of the properties that may occur subsequent to adoption of the proposed land use actions would alter views of the surrounding area, vistas would not be completely obstructed from viewpoints afforded from the circulation network, openings between rows of buildings or trees, or at the end of vehicular rights-of-way. Compliance with the City's Municipal Code and General Plan standards would ensure that the proposed project in combination with other projects in the area would not result in significant impacts upon scenic vistas. As a result, the projects would create a less than significant cumulative impact on local scenic vistas. Cumulatively, more lighting would be introduced into the area by proposed, existing, and future development. As with past and currently proposed development, cumulative lighting-related impacts	No mitigation is required.	Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
would be reduced through the adherence to applicable City lighting standards. No cumulatively significant lighting impact would result from implementation of the proposed project		
SIGNIFICANT IMPACTS		
No site-specific significant aesthetic resource impacts were identified.	Not applicable	Not Applicable
4.2 AGRICULTURAL RESOURCES		
LESS THAN SIGNIFICANT IMPACTS		
Termination of Williamson Act Contracts		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Site 1 is not enrolled under a Williamson Act Contract. Therefore, development that may occur subsequent to the rezoning of Site 1 would not conflict with any provisions of the Williamson Act. No impact associated with this issue would occur. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Site 2 is not covered under a Williamson Act Contract. Therefore, the development of Site 2 would not conflict with any Williamson Act contract provisions. No impacts associated with this issue would occur. Site 3 (California Street/Avenue E): Site 3 is currently developed with a manufactured home park and is not covered under a Williamson Act Contract. Therefore, the redevelopment of Site 3 would not conflict with any Williamson Act contract provisions. No impacts associated with this issue would occur. Creation of New Land Use District:. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: No impact. Site 2: No impact. Site 3: No impact. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. However, future housing that would be accommodated under these proposed changes could be located in a portion of the City that is currently under a Williamson Act contract. There are currently 320 acres under Williamson Act contracts within the City. Impacts due to actual physical conversion of Williamson Act contract land associated with future development accommodated under this program would be analyzed in subsequent environmental documents. Therefore, no impacts associated with this issue would occur with implementation of this project component.	No mitigation is required.	No impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, no impacts associated with this issue would occur with implementation of this project component.	No mitigation is required.	No impact.
Conflict with an Existing Agricultural Zone		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Site 1 is	Site 1: No mitigation is required. Site 2: No mitigation is required.	Site 1: Less Than Significant. Site 2: No impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
designated as "Rural Living, 2.5-acre minimum lot size, Agricultural Preserve Overlay District" (RL 2.5-AP) by the City. In the event Site 1 is selected, the removal of the AP Overlay concurrent with the redesignation of the site for RM-24 uses would ensure that no subsequent agricultural land use incompatibility would occur. While this represents a reduction in the amount of land available in the City where agricultural activities can occur; Site 1 has not does not possess the physical qualities sufficient for sustained, agricultural production. Furthermore, although the AP overlay has been long assigned to the property, Site 1 is not currently nor has it been recently utilized for agricultural activities. In the absence of any on-site City or State-identified significant agricultural resource, as well as the current/recent lack of on-site agricultural activities, it is reasonable to conclude that the removal of Site 1 from the AP Overlay District would not result in any significant impact to agricultural resources in the City. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Site 2 of the proposed project is designated General Commercial Industrial (CG) in the City's General Plan. Development of Site 2 as proposed would not conflict with existing zoning for agricultural uses as Site 2 does not have any agricultural zoning. Therefore, no impacts associated with this issue would occur. Site 3 (California Street/Avenue E): Site 3 is designated as "Multiple Residential, 7,200-square foot minimum lot size" (RM-72C) by the City and does not have agricultural zoning. Therefore, the development of Site 3 would not conflict with existing zoning for agricultural uses. No impacts associated with this issue would occur. Creation of New Land Use District: The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) is an administrative	Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 3: No impact. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
action that would not result in any physical change to the existing environment. Therefore, no impacts associated with this issue would occur with the creation of the new land use district.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. However, future housing that would be accommodated under these proposed changes could be located in a portion of the City that is within the Agricultural (AA) or Agricultural Preserve (AP) Overlay District identified by the City. It is anticipated that when an applicable future development is proposed, subsequent environmental analysis would be conducted and this issue would be analyzed on a site-specific level at that time. Therefore, no impacts would occur with implementation of this project component.	No mitigation is required.	No impact.
Inclusionary Housing Program (Redevelopment Project Area): These amendments are administrative actions that would not result in a physical change in the environment. Therefore, implementation of this project would not conflict with existing zoning for agricultural uses. No impacts associated with this issue would occur.	No mitigation is required.	No impact.
Conversion of Agricultural Lands to Non-Agricultural Uses		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): The limited size of the Site 1 in combination with the absence of on-site agricultural uses, and the limited amount of agricultural operations within the Zone of Influence (ZOI) for Site 1 results in a total Land Evaluation Site Assessment (LESA) score of 39.5 for Site 1 is not	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: No Impact. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
considered significant for agricultural resources. Therefore, no significant agricultural resource impact would result from development that may occur subsequent to the rezoning of the site. Site 2 (Yucaipa Boulevard/Sand Canyon Road): The limited size of the Site 2 in combination with the absence of on-site agricultural uses, and the limited amount of agricultural operations within the ZOI for the site results in a total LESA score of 41.0. The total LESA score of 41.0 is considered less than significant only if both the Land Evaluation (LE) and Site Assessment (SA) scores are greater than 20 points. Since the SA score for Site 2 is less than 20 points, impacts associated with this issue are less than significant. Site 3 (California Street/Avenue E): Site 3 is a manufactured home park and does not contain any agricultural uses. Therefore, development of this site would not result in the conversion of agricultural land to urban lands. No impacts associated with this issue would occur. Creation of New Land Use District: The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) is an administrative action that would not result in any physical change to the existing environment. Therefore, no impacts associated with this issue would occur with the creation of the new land use district.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Future housing that would be accommodated under these proposed changes could result in the conversion of agricultural land to non-agricultural uses. However, since this component is programmatic (i.e., applies to all applicable development Citywide), there is no specific site identified at this time. It is anticipated that when an applicable future development is proposed, subsequent environmental analysis would be	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
conducted and this issue would be analyzed on a site-specific level at that time. Therefore, no impacts would occur with implementation of this project component.		
Inclusionary Housing Program (Redevelopment Project Area): This component would amend the General Plan and Development Code to require that a minimum of 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, no impacts associated with this issue would occur with implementation of this project component.	No mitigation is required.	No Impact.
Conflict with an Existing Forest Zone or Loss/Conversion of Forest Lands to Non-Forest Uses		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Site 1 does not have any designated forest land use and is currently zoned Rural Living – 2.5-acre minimum lot size, Agricultural Preserve Overlay District (RL-2.5-AP). The rezoning of this site would not conflict with existing forest zoning, cause rezoning of forest land, or result in the loss or conversion of forest lands to non-forest uses. Therefore, no impacts associated with these issues would occur. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Site 2 does not have any designated forest land use on site and is currently zoned General Commercial (CG). The rezoning of Site 2 would not conflict with existing forest zoning, cause rezoning of forest land, or result in the loss or conversion of forest lands to non-forest uses. No impacts associated with these issues would occur. Site 3 (California Street/Avenue E): Site 3 is currently	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: No Impact. Site 2: No Impact. Site 3: No Impact. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
developed with a manufactured home park and is currently zoned Multiple Residential, 7,200-square foot minimum lot size (RM-72C). Similar to Sites 1 and 2, the rezoning of Site 3 would not result in the rezoning of forest land, conflict with existing zoning for forest land, or result in the loss or conversion of forest lands to non-forest uses. Therefore, no impacts associated with this issue would occur. <u>Creation of New Land Use District:</u> Housing that could be accommodated under this new land use district could be located in multiple locations in the City. However, since no site within the City is currently designated or zoned for forest use, the creation of this new land use district would not result in a significant impact to forest resources. Therefore, no impacts associated with this component would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Since no site within the City is currently designated or zoned for forest use, the amendments associated with this project component would not result in the rezoning of forest land, conflict with existing zoning for forest land, or result in the loss or conversion of forest lands to non-forest uses. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): No forest or timber resources are located within the City. Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, there would be no significant impacts to forest resources with implementation of this project component.	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Agricultural and Forest Resources Cumulative Impacts		
The City has recognized (as evidenced in its General Plan and the absence of agricultural preservation mitigation program) that the eventual conversion of agricultural uses within the City would occur and is in fact planned for. Since the City has already identified the eventual conversion of agricultural uses within the City, cumulative impacts associated with this issue would be less than significant.	No mitigation is required.	Less Than Significant.
SIGNIFICANT IMPACTS		
Impact 4.2.6.1: Conversion of Prime, Unique, or Statewide Important Farmland		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Site 1 is designated as Grazing Land by the FMMP. Since there is no Prime, Unique, or Statewide Important Farmland identified on Site 1, no impact associated with the conversion of Prime, Unique, or Statewide Important Farmland would occur. Site 2 (Yucaipa Boulevard/Sand Canyon Road): All of Site 2 is designated as Grazing Land by the FMMP. Since Site 2 does not contain any Prime, Unique, or Statewide Important Farmland, development that may occur on site subsequent to the rezoning of the property would not result in the conversion of land designated as Prime, Unique, or Statewide Important Farmland. Therefore, no impact associated with this issue would occur. Site 3 (California Street/Avenue E): Site 3 is designated as Urban and Built-Up Land by the FMMP. Therefore, the development that could subsequently occur with the rezoning of the property would not result in the conversion of land designated as Prime, Unique, or Statewide Important Farmland. No impact associated with this issue.	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: **4.2.6.1A:** If future redesignation of land under the RM-24 district is proposed on a site(s) designated by the Farmland Mapping and Monitoring Program (FMMP) as Prime, Unique, or Statewide Important Farmland, the City shall prepare a Land Evaluation Site Assessment (LESA) as outlined by the California Department of Conservation (CDC). In the event the LESA analysis indicates that a significant impact to agricultural resources would occur, the City shall require either (1) the identification of appropriate mitigation measures to offset any identified agricultural resource impact, or (2) provide sufficient findings that the economic, social, and/or public benefit of the land use redesignation will offset any significant agricultural resource impact. The type, location, and extent of mitigation and/or sufficiency of findings shall be approved and/or adopted by the City prior to final City action on any future land use redesignation of Prime, Unique, or Statewide Important Farmland.	Site 1: No impact. Site 2: No impact. Site 3: No impact. Creation of New Land Use District: For future land use redesignation action requiring completion of **Mitigation Measure 4.2.6.1A**, the total LESA score will generally determine the level of significance. If, through completion of the LESA analysis, agricultural resource impacts are not identified as significant, then no further action is required. Because the location and agricultural quality of land that could be redesignated in the future is not known, it is not possible with any reasonable level of certainty at this time, to know the significance of possible future significant agricultural impacts; therefore, the significance determination for potential future actions is rightly reserved until such time any potential future land use redesignation is made.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Creation of New Land Use District: While none of the alternative sites is identified as Prime, Unique, or Statewide Important Farmland, there is a future potential that additional areas classified as farmland (which have not been specifically identified in this Draft EIR) could be redesignated with the new Land Use District. In the event Prime, Unique, or Statewide Important farmland is proposed for designation under the new RM-24 land use district, **Mitigation Measure 4.2.6.1A** shall apply.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Future housing that would be accommodated under these proposed changes could be located in a portion of the City that is designated as Prime, Unique, or Statewide Important Farmland. However, since this project component is programmatic (i.e., applies to all applicable development Citywide), there is no specific site identified at this time. It is anticipated that when an applicable future development is proposed, subsequent environmental analysis would be conducted and this issue would be analyzed on a site-specific level at that time. Therefore, no impacts would occur with implementation of this project component.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, there would be no significant impacts to Prime, Unique, or Statewide Important Farmland with implementation of this project component.	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
4.3 AIR QUALITY		
LESS THAN SIGNIFICANT IMPACTS		
Air Quality Management Plan Consistency		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Subsequent development of Site 1 could result in the addition of up to 1,861 new residents in City. The City's population as of January 2009 was 51,317 residents. By comparison, the population forecasts in the SCAQMD's AQMP, upon which regional air quality planning are based, estimate the City's 2007 population at 51,683. Therefore, the actual 2009 population is well within the population parameters considered in the AQMP and the new residents that could be added if Site 1 was developed with the 660 multiple-family residences would be consistent with forecasted AQMP population forecasts. Thus, impacts associated with this issue are less than significant. Site 2 (Yucaipa Boulevard/Sand Canyon Road): The rezoning of Site 2 could result in the addition of up to 1,715 new residents in City. The City's population as of January 2009 was 51,317 residents. By comparison, the population forecasts in the SCAQMD's AQMP, upon which regional air quality planning are based, estimate the City's 2007 population at 51,683. Therefore, the actual 2009 population is well within the population parameters considered in the AQMP and the new residents that could be added if Site 2 was developed with the 608 multiple-family residences would be consistent with forecasted AQMP population forecasts. Thus, impacts associated with this issue are less than significant. Site 3 (California Street/Avenue E): The rezoning and	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
subsequent redevelopment of Site 3 could result in the addition of up to 902 new residents in City. The City's population as of January 2009 was 51,317 residents. By comparison, the population forecasts in the SCAQMD's AQMP, upon which regional air quality planning are based, estimate the City's 2007 population at 51,683. Therefore, the actual 2009 population is well within the population parameters considered in the AQMP and the new residents that could be added if Site 3 was developed with the 320 multiple-family residences would be consistent with forecasted AQMP population forecasts. Thus, impacts associated with this issue are less than significant. <u>Creation of New Land Use District:</u> This component is an administrative action that would accommodate the growth projection in the project vicinity and itself is not a growth-inducing project. Emissions projections used to establish SCAQMD attainment objectives reflect adopted regional and local land use plans. Therefore, implementation of this component would not conflict with the adopted AQMP. No impacts associated with this issue would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component is an administrative action that would accommodate the growth projection in the project vicinity and itself is not a growth-inducing project. Emissions projections used to establish SCAQMD attainment objectives reflect adopted regional and local land use plans. Therefore, implementation of this component would not conflict with the adopted AQMP. No impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
affordable to low-income and moderate-income households. When completed, the General Plan and Development Code will be consistent with the SCAG Regional Comprehensive Plan (RCP) Guidelines and the SCAQMD AQMP. Therefore, this component is consistent with the regional AQMP. No impacts associated with this issue would occur.		
Odors		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): With the exception of short-term construction-related odors (e.g., equipment exhaust and asphalt odors), the proposed uses that could occur on Site 1 do not include uses that are generally considered to generate offensive odors (e.g., agricultural uses, wastewater treatment plants, or landfills). While the application of architectural coatings and installation of asphalt may generate odors, these odors are temporary and not likely to be noticeable beyond the project boundaries. SCAQMD Rules 1108 and 1113 identify standards regarding the application of asphalt and architectural coatings, respectively. Adherence to applicable provisions of these rules is standard for all development within the Basin. Therefore, impacts associated with this issue would be less than significant. Site 2 (Yucaipa Boulevard/Sand Canyon Road): The rezoning of Site 2 could result in the subsequent development of the site with residential and commercial uses. Similar to Site 1, odors are anticipated to be limited to construction-related activities (e.g., equipment exhaust and asphalt odors). Adherence to SCAQMD Rules 402, 1108, and 1113 would reduce impacts associated with this issue to a less than significant level. Site 3 (California Street/Avenue E): The rezoning of	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: No Impact. Site 2: No Impact. Site 3: No Impact. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Site 3 could result in the subsequent redevelopment of the site with multi-family uses. Similar to Sites 1 and 2, odors are anticipated to be limited to demolition or construction-related activities. Adherence to SCAQMD Rules 402, 1108, and 1113 would reduce impacts associated with this issue to a less than significant level. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. However, future housing that could be accommodated under this new land use district would still be subject to the provisions SCAQMD Rules 402, 1108, and 1113 as well as any City waste disposal standards or regulations. Therefore, future development that could occur within this new land use district would not create substantial objectionable odors. A less than significant impact associated with this issue would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not include any activities that would generate odors. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, there no impacts associated with odors would occur.	No mitigation is required.	No Impact.
Long-Term Microscale (CO Hot Spot) Emissions		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): None of the eight intersections analyzed would exceed either the 1-hour or the 8-hour CO concentration Federal and	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is	Site 1: No Impact. Site 2: No Impact. Site 3: No Impact. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
State standards. The proposed project would contribute, at most, a 0.3 ppm increase to the one-hour and up to 0.1 ppm increase to the eight-hour CO concentrations at these intersections. No CO hot spots would occur with the subsequent development of Site 1. <u>Site 2 (Yucaipa Boulevard/Sand Canyon Road):</u> None of the eight intersections analyzed would exceed either the 1-hour or the 8-hour CO concentration Federal and State standards. The proposed project would contribute, at most, a 0.3 ppm increase to the one-hour and up to 0.1 ppm increase to the eight-hour CO concentrations at these intersections. No CO hot spots would occur with the subsequent development of Site 2. <u>Site 3 (California Street/Avenue E):</u> None of the eight intersections analyzed would exceed either the 1-hour or the 8-hour CO concentration Federal and State standards. The proposed project would contribute, at most, a 0.3 ppm increase to the one-hour and up to 0.1 ppm increase to the eight-hour CO concentrations at these intersections. No CO hot spots would occur with the subsequent development of Site 3. <u>Creation of New Land Use District:</u> The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. Subsequent “by right” development on any of the three alternate sites under the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for “by right” development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur. In the event the City elects to assign the RM-24 land use district to additional lands outside the three alternate sites discussed in	required.	

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
this EIR, subsequent CEQA analysis will be required to address the potential environmental effects associated with such future change(s) in zoning.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with CO hot spots would occur with implementation of this project component.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with CO hot spots would occur with implementation of this project component.	No mitigation is required.	No Impact.
SIGNIFICANT IMPACTS		
Impact 4.3.6.1: Construction Equipment Exhaust Emissions		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Daily emissions from equipment exhaust during the grading and building activities on the project site would exceed threshold levels established for ROC by the SCAQMD. This is a significant impact. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Daily emissions from equipment exhaust during the grading and building activities on the project site would exceed threshold levels established for ROC by the SCAQMD. This is a significant impact. Site 3 (California Street/Avenue E): Daily emissions from equipment exhaust during the grading and building activities on the project site would exceed threshold levels established for ROC by the SCAQMD. This is a significant impact.	Site 1: **4.3.6.1A:** The construction contractor shall utilize pre-coated, pre-colored, and naturally colored building materials when feasible to minimize the amount of ROC emissions from painting activities. To the extent practicable, coatings and solvents with an ROC content lower than required under SCAQMD Rule 1113 or no-ROC paints and architectural coatings shall be employed. A list of low/no-VOC paints is provided at the SCAQMD website (www.aqmd.gov/prdas/brochures/paintguide.html). All paints shall be applied using either high-volume low-pressure (HVLP) spray equipment or by hand application. Specific requirements shall appear in the project construction plans and construction documents. Site 2: Refer to **Mitigation Measure 4.3.6.1A.** Site 3: Refer to **Mitigation Measure 4.3.6.1A.**	Site 1: Adherence to **Mitigation Measure 4.3.6.1A** would require the incorporation of other ROC reduction measures, which in tandem with the HLVP method, will mandate the reduction of short-term ROC construction emissions for Site 2, ROC construction emissions would to below SCAQMD daily significance thresholds. With adherence to the requirements outlined in this mitigation, no significant impact would occur. Site 2: Adherence to **Mitigation Measure 4.3.6.1A** would require the incorporation of other ROC reduction measures, which in tandem with the HLVP method, will mandate the reduction of short-term ROC construction emissions for Site 2, ROC construction emissions would to below

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Creation of New Land Use District: The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. Subsequent "by right" development on any of the three alternate sites under the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur. In the event the City elects to assign the RM-24 land use district to additional lands outside the three alternate sites discussed in this EIR, subsequent CEQA analysis will be required at the time of any such proposed action is proposed to address the potential and specific environmental effects associated with such future change(s) in zoning.	Creation of New Land Use District: No mitigation is required.	SCAQMD daily significance thresholds. With adherence to the requirements outlined in this mitigation, no significant impact would occur. Site 3: **Mitigation Measure 4.3.6.1A** would reduce short-term ROC construction emissions for Site 3 to 44 lbs/day, which is below the 75 lbs/day daily threshold. Therefore, ROC construction emissions would be reduced to a less than significant level. Creation of New Land Use District: Less Than Significant.
Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component is an administrative action that would not require a physical change in the environment. Therefore, implementation of this project would not require the use of construction equipment and would not generate any construction emissions.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, implementation of this component would not require the use of construction equipment and would not generate any construction emissions. No impacts associated with this issue would occur.	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Impact 4.3.6.2: Localized Construction Emissions		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Daily emissions from equipment exhaust during the grading and building activities on the project site would exceed the localized threshold for PM_{10} and $PM_{2.5}$. This is a significant impact. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Daily emissions from equipment exhaust during the grading and building activities on the project site would exceed the localized threshold for PM_{10} and $PM_{2.5}$. This is a significant impact. Site 3 (California Street/Avenue E): Daily emissions from equipment exhaust during the grading and building activities on the project site would exceed the localized threshold for PM_{10}. This is a significant impact. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. Subsequent "by right" development on any of the three alternate sites under the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur. In the event the City elects to assign the RM-24 land use district to additional lands outside the three alternate sites discussed in this EIR, subsequent CEQA analysis will be required to address the potential environmental effects associated with such future change(s) in zoning on those specific	Site 1: **4.3.6.2A:** Prior to the issuance of a grading permit, the project developer shall require by contract specifications that all off-road diesel-powered equipment (e.g., dozers, motor graders, loaders, and excavators) used during any phase of construction activity will meet CARB Tier 2 Certification standards or better. (Implementation of this measure is estimated to reduce emissions of VOCs, NO_X, PM_{10}, and $PM_{2.5}$ from associated construction equipment by approximately 78.31%, 54.57%, 54.82%, and 50.43%, respectively.) Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City. **4.3.6.2B:** Prior to the issuance of a grading permit, the project developer shall require by contract specifications that all heavy-duty diesel-powered equipment operating and refueling at the project site would use low-NO_X diesel fuel (this does not apply to diesel-powered trucks traveling to and from the project site). Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City. **4.3.6.2C:** Prior to the issuance of a grading permit, the project developer shall require by contract specifications that construction equipment engines will be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City. **4.3.6.2D:** Prior to the issuance of a grading permit, the project developer shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use	Site 1: Significant and Unavoidable. Site 2: Significant and Unavoidable. Site 3: Significant and Unavoidable. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
properties.	for more than five minutes. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City. **4.3.6.2E:** Prior to the issuance of a grading permit, the project developer shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site rather than electrical generators powered by internal combustion engines. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City. **4.3.6.2F:** Prior to the issuance of grading permits, the construction contractor shall time the construction activities so as not to interfere with peak hour traffic and to minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways, and support and encourage ridesharing and transit incentives for the construction crew. Site 2: Refer to **Mitigation Measures 4.3.6.2A** through **4.3.6.2F.** Site 3: Refer to **Mitigation Measures 4.3.6.2A** through **4.3.6.2F.** Creation of New Land Use District: No mitigation is required.	
Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with localized construction emissions would occur with implementation of this project component.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
projects. This component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with this issue would occur.		
Impact 4.3.6.3: Long-Term Operational Emissions		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Operational emissions from activities on Site 1 would exceed the SCAQMD daily operational thresholds for CO, ROG, and NO_X. This is a significant impact. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Operational emissions from activities on Site 2 would exceed the SCAQMD daily operational thresholds for CO, ROG, and NO_X. This is a significant impact. Site 3 (California Street/Avenue E): Operational emissions for Site 3 would not exceed SCAQMD daily operational thresholds for any of the listed criteria pollutants. Therefore, Site 3 project-related long-term air quality impacts would be less than significant. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. Subsequent "by right" development on any of the three alternate sites under the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur. In the event the City elects to assign the RM-24 land use district to additional lands outside the three alternate sites discussed in this EIR, subsequent	Site 1: **4.3.6.4A:** Prior to issuance of building permits for Sites 1 or 2, the project proponent shall develop and provide to the City, a Travel Demand Management (TDM) Plan. These measures shall encourage home to work commute alternatives that may include (but shall not be limited to): • Provide preferential parking spaces for carpools and vanpools and provide 7 feet, 2 inches of minimum vertical clearance in parking facilities for vanpool access. • Implement an on-site circulation plan in parking lots to reduce vehicle queuing. • Improve traffic flow at drives-through by designing separate windows for different functions and by providing temporary parking for orders not immediately ready for pickup. • Implement a home dispatching system by which employees receive a routing schedule by phone instead of driving to work. • Implement a lunch shuttle service from a worksite to food establishments. • Implement compressed work-week schedules where weekly work hours are compressed into fewer than five days. • Develop a trip reduction plan to achieve 1.5 persons average vehicle ridership for businesses with fewer than 100 employees or multi-tenant	Site 1: Significant and Unavoidable. Site 2: Significant and Unavoidable. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
CEQA analysis will be required to address the potential environmental effects associated with such future change(s) in zoning on those specific properties.	worksites. • Establish a home-based telecommuting program. • Provide on-site child care and after-school facilities or contribute to off-site development within walking distance. • Require retail facilities or special event centers to offer travel incentives such as discounts on purchases for transit riders. • Provide on-site employee services such as cafeterias, banks, etc. • Establish a shuttle service from residential core areas to the worksite. • Construct on-site or off-site bus turnouts, passenger benches, or shelters. • Implement a pricing structure for single-occupancy employee parking and/or provide discounts to ridesharers. • Utilize parking in excess of code requirements as on-site park-n-ride lots or contribute to construction of off-site lots. • Construct off-site bicycle facility improvements such as bicycle trails linking the facility to designated bicycle commuting routes, or on-site improvements such as bicycle paths. • Include bicycle parking facilities such as bicycle lockers and racks. • Include showers for bicycling and/or pedestrian employees' use. • Construct off-site pedestrian facility improvements such as overpasses and wider sidewalks. • Construct on-site pedestrian facility improvements	

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
	such as building access that is physically separated from street and parking lot traffic and walk paths. • Provide shuttles to major rail transit stations and multimodal centers. • Contribute to regional transit system (e.g., right-of-way, capital improvements). • Charge visitors to park. • Synchronize traffic lights on streets affected by development. • Reschedule truck deliveries and pickups for off-peak hours. • Set up paid parking systems where drivers pay at walk-up kiosk and exit via a stamped ticket to reduce emissions from queuing vehicles. • Require on-site truck loading zones. • Implement or contribute to public outreach programs. Site 2: Refer to **Mitigation Measure 4.3.6.4A**. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	
Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component is an administrative action that would not require a physical change in the environment. Therefore, implementation of this project would not generate any operational emissions. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
environment. Therefore, implementation of this component would not generate any operational emissions. No impacts associated with this issue would occur.		
Impact 4.3.6.4: Localized Operational Emissions		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Long-term operational emissions associated with Site 1 would exceed the localized threshold established for PM_{10}. This is a significant impact requiring mitigation. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Long-term operational emissions associated with Site 2 would exceed the localized threshold established for PM_{10}. This is a significant impact requiring mitigation. Site 3 (California Street/Avenue E): Long-term operational emissions associated with Site 3 would not exceed the localized thresholds identified for CO, NOx, PM_{10}, and $PM_{2.5}$. Therefore, a less than significant impact associated with this issue would occur. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. Subsequent "by right" development on any of the three alternate sites under the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur. In the event the City elects to assign the RM-24 land use district to additional lands outside the three alternate sites discussed in this EIR, subsequent CEQA analysis will be required to address the potential	Site 1: There are no feasible mitigation measures that can be implemented to reduce long-term operational emissions of PM_{10} and $PM_{2.5}$. Site 2: There are no feasible mitigation measures that can be implemented to reduce long-term operational emissions of PM_{10} and $PM_{2.5}$. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Significant and Unavoidable. Site 2: Significant and Unavoidable. Site 3: No Impact. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
environmental effects associated with such future change(s) in zoning on those specific properties.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with localized operational emissions would occur with implementation of this project component.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. This component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Air Quality Cumulative Impacts		
Depending on construction schedules and actual implementation of projects in the area, generation of fugitive dust and pollutant emissions during construction would result in substantial short-term increases in air pollutants. However, each project would be required to comply with the SCAQMD's standard construction measures. Therefore, cumulative impacts associated with short-term construction air quality impacts would be less than significant. Long-term operation of the project would contribute to long-term regional air pollutants despite implementation of mitigation measures. The Basin is in nonattainment for PM_{10}, $PM_{2.5}$, and ozone at the present time; therefore, the operation of the proposed project would exacerbate nonattainment of air quality standards within the Basin and contribute to adverse cumulative air quality impacts. Implementation of the proposed project would unavoidably contribute to significant long-term cumulative air quality impacts	No feasible mitigation is available to reduce long-term air quality impacts associated with this project.	Significant and Unavoidable.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
4.4 BIOLOGICAL RESOURCES		
LESS THAN SIGNIFICANT IMPACTS		
Adopted Habitat Conservation Plans		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): There is no adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan applicable to Site 1 at this time. No impacts associated with this issue would occur. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Since there is no adopted habitat conservation plan that covers this area of the San Bernardino Valley, the rezoning of Site 2 would not conflict with the provisions of any habitat conservation plans and would be subject to regulation by local, state, and federal laws at this time. Therefore, no impacts associated with this issue would occur. Site 3 (California Street/Avenue E): Since there is no adopted habitat conservation plan that covers this area of the San Bernardino Valley, the rezoning of Site 3 would not conflict with the provisions of any habitat conservation plans and would be subject to regulation by local, state, and federal laws at this time. Therefore, no impacts associated with this issue would occur. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. In addition, there is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan in effect within the City. However, future housing that could be	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: No Impact. Site 2: No Impact. Site 3: No Impact. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
accommodated under this new land use district may be subject to the provisions of an adopted habitat conservation plan. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Future development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas in the City, and could be subject to provisions of an adopted habitat conservation plan. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with habitat conservation plan conflict would occur with implementation of this project component.	No mitigation is required.	No Impact.
Habitat Fragmentation/Wildlife Movement		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Site 1 is located in an Area of Potential Biological Significance due to the confluence of Chicken Springs Wash and	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Yucaipa Creek with Wilson Creek. This natural wildlife linkage is now constrained by San Bernardino County Flood Control fencing and numerous road crossings. However, small mammals, reptiles, and birds can utilize the drainages to move to and from Wilson Creek, San Timoteo Wash, Oak Glen Creek, the undeveloped areas south of Colorado Road, and Chicken Springs Wash. The rezoning of Site 1 may result in the subsequent development of the site with residential and commercial uses. It is anticipated that the on-site drainages (Chicken Springs Wash) would be avoided. The avoidance of existing drainages on Site 1 would result in a less than significant impact to wildlife movement as the wildlife movement corridor would not removed. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Although Site 2 is undeveloped, the site's ability to function as a wildlife corridor is limited due to adjacent development and existing roadways. In addition, Site 2 is not identified as a functioning habitat linkage or corridor for regional wildlife movement by the City. Given the limitations of the site and the proximity to existing adjacent development, the subsequent development of Site 2 would not have a significant impact on regional wildlife movement. Impacts associated with this issue are less than significant. Site 3 (California Street/Avenue E): Due to the existing developed condition of Site 3 and adjacent areas, any future redevelopment of Site 3 facilitated by the rezoning of the site would not result in habitat fragmentation or significantly affect established wildlife corridors or wildlife movement. Creation of New Land Use District: The implementation of this project component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with this issue would occur.	required.	Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas within the City, which may affect existing wildlife corridors or wildlife nursery sites. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes to wildlife, plant life, or habitat. Therefore, implementation of this project component would not affect existing wildlife corridors or wildlife nursery sites. No impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Biological Resources Cumulative Impacts		
There are no projects that would, in combination with the proposed project, produce a significant impact to jurisdictional waters or non-listed sensitive species. Therefore, there are no significant cumulative impacts anticipated to occur that are associated with biological resources.	No mitigation is required.	Less Than Significant.
SIGNIFICANT IMPACTS		
Impact 4.4.6.1: Endangered and Threatened Species		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): One	Site 1: **4.4.6.1A**: Prior to the issuance of grading permits for Site 1, a habitat suitability assessment for the least	Site 1: Less Than Significant. Site 2: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
species, the least Bell's vireo has the potential to be present in Chicken Springs Wash. The rezoning of Site 1 could result in subsequent development on the site, which may potentially affect the least Bell's vireo. However, the occurrence probability for this species is low due to the limited extent of suitable habitat in the area. **Mitigation Measure 4.4.6.1A** and **4.4.6.1B** have been identified for Site 1 to ensure that potential impacts are adequately addressed for this species. Site 2 (Yucaipa Boulevard/Sand Canyon Road): There is marginally suitable site conditions present for Stephen's kangaroo rat and the San Bernardino kangaroo rat on Site 2. However, it is highly unlikely that these two species would be present on Site 2 as the site is outside of the species' typical range. Although the species are highly unlikely to be present, due to Site 2's proximity to Crafton Hills and the marginally suitable site conditions for these two species, **Mitigation Measure 4.4.6.1C** and **4.4.6.1D** have been identified for Site 2. Site 3 (California Street/Avenue E): No suitable habitat for threatened or endangered species is present on Site 3. In addition, Site 3 is not located within any USFWS designated critical habitat and no plant or animal species listed by the state and/or federal government as endangered or threatened were identified on Site 3 during the field reconnaissance. Therefore, no impacts associated with this issue would occur. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. Housing that could be accommodated under this new land use district could be located in a portion of the City that may have suitable habitat for endangered or threatened species. Subsequent "by right" development within the new land use district created through this program would not be subject to	Bell's vireo shall be conducted by a permitted biologist. Habitat surveys shall be conducted in accordance with the U.S. Fish and Wildlife Service survey guidelines and protocols. If suitable habitat exists for this species, **Mitigation Measure 4.4.6.1B** shall apply. If habitat for this species is not present on site, no further mitigation is required. **4.4.6.2B:** If the habitat suitability assessment determines that suitable habitat for the least Bell's vireo is present within Site 1, a focused survey for this species shall be required. If this species is determined to be present and nesting on site, consultation with the U.S. Fish and Wildlife Service and/or other regulatory agencies as appropriate shall be required to determine future mitigation prior to the issuance of grading permits for Site 1. The project proponent shall provide evidence to the City that the mitigation requirements established by the regulatory agencies for the least Bell's vireo have been satisfied prior to the issuance of grading permits. Site 2: **4.4.6.2C:** Prior to the issuance of grading permits for Site 2, habitat suitability assessments for the Stephens' kangaroo rat and San Bernardino kangaroo rat shall be conducted. In the event that suitable habitat is discovered, **Mitigation Measure 4.4.6.2D** shall apply. **4.4.6.2D:** In the event that suitable habitat for Stephens' kangaroo rat and/or San Bernardino kangaroo rat is located within Site 2, small mammal trapping surveys for presence-absence determination shall be conducted prior to any ground-disturbing activities on site. If presence/absence surveys and trapping determine that Stephens' kangaroo rat and/or San Bernardino kangaroo rat are present within the project site, coordination with the USFWS to determine further mitigation measures shall be required. The project proponent shall provide evidence to the City that	Site 3: No Impact. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.	the mitigation requirements established by the regulatory agencies for the Stephens' kangaroo rat and/or San Bernardino kangaroo rat prior to the issuance of grading permits. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, there would be no significant impacts related to endangered or threatened species with implementation of this project component.	No mitigation is required.	No Impact.
Impact 4.4.6.2: Candidate, Non-listed Sensitive, or Special Interest Species		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Of the 16 non-listed special interest species identified for Site 1, 10 species are considered to be absent from Site 1 due to site's location outside the known range of the species and/or lack of suitable habitat. Six special interest species have a low or moderate probability of occurrence on Site 1. Impacts to Plummer's mariposa lily, Southern California rufous-crowned sparrow, western yellow bat, orange-throated whiptail, and northwestern San Diego pocket mouse are not expected. Site 1 does contain numerous perching	Site 1: **4.4.6.2A:** If vegetation removal is to take place during the breeding/nesting season (i.e., February 1 through August 31) that may affect bats, raptors, or other avian species protected under the Migratory Bird Treaty Act, then a pre-construction nest survey shall be conducted by a qualified biologist to ensure that active nests are protected. Any such nest survey may be conducted at the same time as the pre-construction burrowing owl survey. The last survey day shall be conducted no more than 30 days prior to the commencement of ground-disturbing activity. If nesting birds are found, a qualified biologist shall be consulted regarding the	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance

and nesting sites for the burrowing owl, and development of Site 1 could result in a significant impact to this species.
 	
<u>Site 2 (Yucaipa Boulevard/Sand Canyon Road):</u> Of the 16 non-listed special interest species identified for Site 2, 12 species are considered to be absent from Site 2 due to site's location outside the known range of the species and/or lack of suitable habitat. 4 special interest species have a low or moderate probability of occurrence on Site 2. Impacts to Plummer's mariposa lily, orange-throated whiptail, and northwestern San Diego pocket mouse are not expected. Site 2 does contain numerous perching and nesting sites for the burrowing owl, and development of Site 2 could result in a significant impact to this species.
 	
<u>Site 3 (California Street/Avenue E):</u> All of the 16 non-listed special interest species identified are considered to be absent from Site 3 due to its location outside the known range of the species and/or lack of suitable habitat. In addition, none of these non-listed sensitive species was observed on site during the biological survey for Site 3. However, due to the presence of palms and pines on site, bats, nesting owls, and raptors may be present.
 	
<u>Creation of New Land Use District:</u> The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Although the creation of the new land use district would result in higher densities of residential uses within the City, the action does not exempt future development projects in this new land use district from subsequent CEQA analysis. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures
	relocation or extent of the buffer area around those nesting areas.
	
	4.4.6.2B: Within 30 days before the start of grading activities, a qualified biologist shall conduct a pre-construction focused survey for the burrowing owl to determine if burrowing owls have subsequently occupied the project site. The results of the pre-construction focused survey shall be submitted by the project proponent to the City as evidence that the pre-construction focused survey has been conducted. If future surveys determine the burrowing owl to be present on the project site, **Mitigation Measure 4.4.6.2C** shall apply. If future surveys determine the burrowing owl absent from the project site, no further mitigation is required.
	
	4.4.6.2C: If the pre-construction burrowing owl survey indicates the presence of burrowing owls on site, the following mitigation measures shall be required. Any mitigation for on-site impacts to the burrowing owl shall be included as part of the conditions of approval for the project. These conditions shall include, but shall not be limited to, the following:
	
	• As compensation for the direct loss of burrowing owl nesting and foraging habitat, the project proponent shall mitigate by acquiring and permanently protecting known burrowing owl nesting and foraging habitat at the following ratio:
	  o Replacement of occupied habitat with occupied habitat at 1.5 times 6.5 acres per pair or single bird.
	  o Replacement of occupied habitat contiguous with occupied habitat at 2 times 6.5 acres per pair or single bird.
	  o Replacement of occupied habitat with suitable unoccupied habitat at 3 times 6.5 acres per pair or single bird.	

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.	o The project applicant shall establish a non-wasting endowment account for the long-term management of the preservation site for burrowing owls. The site shall be managed for the benefit of the burrowing owls. The preservation site, site management, and endowment shall be approved by the CDFG. • All owls associated with an occupied burrow that will be directly affected (temporarily or permanently) by the project shall be relocated and the following measures shall be implemented to avoid take of owls: o Occupied burrows shall not be disturbed during the nesting season of February 1 through August 31, unless a qualified biological can verify through non-invasive methods that either the owls have not begun egg laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent flight. o Owls must be relocated by a qualified biologist for any occupied burrows that will be impacted by project activities. Suitable habitat must be available adjacent to or near the disturbance site or artificial burrows will need to be provided nearby. Once the biologist has confirmed that the owls have left the burrow, burrows shall be excavated using hand tools and refueled to prevent reoccupation. o All relocation shall be approved by the California Department of Fish and Game. The permitted biologist shall monitor relocated owls a minimum of three days per week for a minimum of three weeks. A report summarizing the results of the relocation and monitoring shall be submitted to the California	

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
	Department of Fish and Game within 30 days following completion of the relocation and monitoring of the owls. • A Burrowing Owl Mitigation Monitoring Plan prepared by a qualified biologist shall be submitted to the California Department of Fish and Game for review and approval prior to relocation of owls. The Burrowing Owl Mitigation Monitoring Plan shall describe proposed relocation and monitoring plans. The plan shall include the number and location(s) of occupied burrow sites and details on adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation of artificial burrows (numbers, locations, and type of burrows) shall be included in the plan. The plan shall also describe proposed mitigation to compensate for impacts to burrowing owls/occupied burrows at the project site. • If owls must be moved away from the disturbance area, passive relocation techniques shall be used. One or more weeks will be necessary to accomplish this relocation and allow the owls to acclimate to alternative burrows. Owls must be relocated by a qualified biologist from any occupied burrows that will be affected by project activities. Suitable habitat is undeveloped land that can meet the burrowing owl's life cycle requirements (for both foraging and breeding) and is not intended for development. Suitable habitat must be adjacent or near the disturbance site or artificial burrows will need to be provided nearby. Once the biologist has confirmed that the owls have left the burrow, burrows should be excavated using hand tools and refilled to prevent reoccupation. Site 2: Refer to **Mitigation Measures 4.4.6.2A** through **4.4.6.2C**.	

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
	Site 3: Refer to **Mitigation Measures 4.4.6.2A** through **4.4.6.2C.** Creation of New Land Use District: No mitigation is required.	
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not include any ground-disturbing activities that would result in impacts to wildlife or plant life. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes to wildlife, plant life, or habitat. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
4.4.6.3: Jurisdictional Waters		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): The development of Site 1 has the potential to affect jurisdictional waters of the U.S. regulated by the ACOE and the RWQCB, as well as streambeds and associated vegetation regulated by the CDFG. Impacts to these potential jurisdictional areas cannot be accurately assessed until a formal wetland delineation is conducted to identify, evaluate, and map the extent of these potential jurisdictional areas more accurately. Any impacts to jurisdictional areas are considered significant. Site 2 (Yucaipa Boulevard/Sand Canyon Road): The isolated gullies or swales located within Site 2 boundaries are likely to be non-jurisdictional under CWA Section 404. While it is unlikely that the drainages on Site 2 would be considered	Site 1: **4.4.6.3A:** Prior to the issuance of grading permits for Sites 1, 2, or 3, the project proponent shall conduct a formal jurisdictional delineation to determine the presence or absence of jurisdictional areas and the limits of jurisdictional areas should they be present. In the event that jurisdictional waters are present on site, **Mitigation Measures 4.4.6.3B** and **4.4.6.3C** shall apply. If no jurisdictional waters are found to be present during the formal jurisdictional delineation, no further mitigation shall be required. **4.4.6.3B:** Prior to the issuance of grading permits for Sites 1, 2 or 3, the project proponent shall obtain a Section 404 permit from the U.S. Army Corps of Engineers (ACOE), a Section 1602 Agreement for Streambed Alteration from the California Department of Fish and Game (CDFG), and a certification or waiver from the Santa Ana Regional Water Quality Control	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
jurisdictional, there is potential that the development of Site 2 could result in impacts to jurisdictional waters. <u>Site 3 (California Street/Avenue E):</u> A natural (unlined and unimproved) drainage is located along the southern boundary of Site 3. The drainage is not perennial but is shown on the USGS topographic map as a blue line stream. This drainage eventually enters into municipal storm drains and flood control channels that eventually drain into Yucaipa Creek approximately 3 miles away. Therefore, this drainage would be regulated by the ACOE, CDFG, and RWQCB. The potential development that could occur on Site 3 may result in impacts to jurisdictional waters. This is a significant impact requiring mitigation. <u>Creation of New Land Use District:</u> The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.	Board (RWQCB). Specific mitigation requirements shall be negotiated with each agency during the permit process and shall incorporate approaches and measures identified during the consultation. Mitigation for the impacts to jurisdictional areas may include but shall not be limited to the following: • Permanent impacts to wetlands may be mitigated at a minimum ratio of 1:1 in order to achieve no net loss of wetlands. Mitigation will occur through habitat restoration and/or enhancement of on-site habitat to the extent practical. If it is infeasible to mitigate entirely on site, alternative off-site mitigation, such as enhancement, creation, and restoration, may occur. • Mitigation for temporal loss of habitat value and other compensatory mitigation, beyond the basic 1:1 replacement ratio could occur through purchase of mitigation bank credits from a location approved by the ACOE and CDFG under guidelines described by the resource and regulatory agencies through the permitting process, or through participation in another approved habitat mitigation bank. • The amount of mitigation will be determined in coordination with the resource and regulatory agencies based on the quality and quantity of jurisdictional resources to be affected. • Temporary impacts to ACOE jurisdictional areas may be mitigated at a 1:1 replacement ratio on site through revegetation efforts or through an approved mitigation bank. **4.4.6.3C:** Prior to the issuance of grading permits for Sites 1, 2, or 3, the project proponent shall provide evidence that compensation for the loss of jurisdictional resources has been completed as directed through consultation with the ACOE, CDFG, and RWQCB.	

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
	Site 2: Refer to **Mitigation Measures 4.4.6.3A** through **4.4.6.3C**. Site 3: Refer to **Mitigation Measures 4.4.6.2A** through **4.4.6.2C**. Creation of New Land Use District: No mitigation is required.	
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not include any ground-disturbing activities that would result in impacts to jurisdictional waters. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, there would be no significant impacts associated with implementation of this project component.	No mitigation is required.	No Impact.
Impact 4.4.6.4: Adopted Biological Resource Policies and/or Ordinances		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Site 1 has numerous trees of heaven and palo verde trees. In addition to these trees, there is native riparian vegetation intermixed with the nonnative trees in the flood control channel. This vegetation includes sycamore, cottonwood, Goodding's willow, and mule fat. The subsequent development that could occur with the rezoning of Site 1 could result in the removal of the trees and riparian habitat. However, it is anticipated that the subsequent development that could occur on Site 1 would avoid the riparian habitat through preservation of the area containing such biological resources. To ensure that the rezoning of Site 1 does not conflict with the City's Plant Protection and	Site 1: **4.4.6.4A:** Prior to the issuance of grading permits for Site 1, the project proponent shall prepare, submit, and receive approval from the City, a tree inventory survey for Site 1. This tree inventory survey shall be completed by a certified arborist as specified by Municipal Code, Vol. II, Division 9. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: No Impact. Site 3: No Impact. Creation of New Land Use District: No Impact.

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Issues/Impacts	Mitigation Measures	Level of Significance
Management Ordinance, mitigation measures have been identified. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Site 2 is entirely covered in annual nonnative grasses. Since there are no trees or native riparian vegetation located on Site 2, the subsequent development that could occur with the rezoning of Site 2 would not conflict with the City's Plant Protection and Management Ordinance. Other City policies aimed at protecting biological resources include policies identified in the City's General Plan. The rezoning of Site 2 would be consistent with the City's General Plan policies associated with biological resources and would not conflict with the City's Plant Protection and Management Ordinance. Site 3 (California Street/Avenue E): Vegetation located on Site 3 is limited to a few scattered nonnative pine trees, cedars, and fan palms. The drainage located at the southern boundary of Site 3 supports tree of heaven and nonnative annual vegetation. The subsequent development that could occur with the rezoning of Site 3 would not result in the removal of any native trees on site as there are no native trees that occur within Site 3 boundaries. The rezoning of Site 3 would be consistent with the City's General Plan policies associated with biological resources and would not conflict with the City's Plant Protection and Management Ordinance. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Housing that could be accommodated under this new land use district could be located in a portion of the City that contains native trees or riparian habitat. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for		

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
"by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas in the City, which may result in development in areas containing native trees or riparian habitat. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment. Therefore, no significant impacts associated with this issue would occur.	No mitigation is required.	No Impact.

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Issues/Impacts	Mitigation Measures	Level of Significance
4.5 CULTURAL RESOURCES		
LESS THAN SIGNIFICANT IMPACTS		
Human Remains		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Site 1 is currently undeveloped. A historic Native American village is located on the northernmost portion of Site 1. While it is currently unknown whether human remains associated with this village occur within the boundaries of the site, should construction occur on this site, a potential would exist that human remains could be uncovered. In the event human remains are discovered during grading or construction activities within any of the three sites, compliance with State law (Health and Safety Code § 7050.5) (HSC § 7050.5) would be required. The measures established in HSC § 7050.5 mirror those referenced by the Tribe in its correspondence with the City. Compliance with existing State law would ensure that impacts related to the discovery of buried human remains would be less than significant. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Site 2 is currently undeveloped. No evidence suggesting the project site has been utilized in the past for human burials has been identified. In the unlikely event human remains are discovered during grading or construction activities on Site 2, HSC § 7050.5 requires that no further disturbance shall occur until the County Coroner has made determination of the origin and disposition pursuant to PRC § 5097.98. Because adherence to provisions of Health and Safety Code § 7050.5 is required of all development projects, and because adherence to the requirements in State law sufficiently mitigates for potential impacts to human remains, no significant impact related to	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

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Issues/Impacts	Mitigation Measures	Level of Significance
this issue will occur. Site 3 (California Street/Avenue E): Since this site has already been developed and there has been previous ground disturbance, the probability of human remains being discovered during any subsequent redevelopment of the site is unlikely. However, in the event that human remains are discovered during any subsequent grading and construction activities on this site, adherence to HSC § 7050.5 would ensure that any potential impacts to human remains would be less than significant. Creation of New Land Use District: Housing that could be accommodated under this new land use district could be located in a portion of the City that may contain previously undiscovered human remains. However, similar to the impact that would result from the rezoning and potential subsequent development of the three alternative sites, in the event that human remains are discovered, HSC § 7050.5 would apply. Adherence to applicable provisions of this code would reduce any potential impacts to human remains to a less than significant level.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project consists of administrative actions that would not physically result in the disturbance of land. These administrative actions would allow for such development to occur within the City but would not preclude future development projects from subsequent environmental review. Nonetheless, it is anticipated that adherence to HSC § 7050.5 would reduce any potential impacts to human remains to a less than significant level.	No mitigation is required.	Less Than Significant.
Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment	No mitigation is required.	Less Than Significant.

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Issues/Impacts	Mitigation Measures	Level of Significance
projects. Adherence to HSC § 7050.5 would reduce any potential impacts to human remains to a less than significant level.		
Cultural Resources Cumulative Impacts		
The cumulative area for cultural resources is the City of Yucaipa. There is existing evidence of pre-European usage on at least one of the three alternative project sites. Implementation of the proposed project would require measures to identify, recover, and/or record any cultural and/or paleontological resource that may occur within the limits of the selected site. Potential impacts associated with human remains would be reduced to a less than significant level through adherence to existing State law. Like the proposed project, any other projects within the City would be required to adhere to similar mitigation measures that would reduce the potential for any individual or cumulative impacts. Therefore, the proposed project would have a less than significant cumulative impacts associated with cultural resources.	No mitigation is required.	Less Than Significant.
SIGNIFICANT IMPACTS		
Impact 4.5.6.1: Historic or Prehistoric Cultural Resources		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Cultural resource studies indicate that one cultural resource (CA-SBR-1000/H) is located within Site 1. Cultural resource CA-SBR-1000/H is a village site that dates from the prehistoric period. The site has been studied extensively by archaeologists since 1947. The multi-component village site is designated as California Historical Landmark Number 620 and is eligible for the National Register and the California Register. Since Site 1 is currently undeveloped, a potential exists that subsequent development that may occur	Site 1: **4.5.6.1A:** Prior to the issuance of grading permits for any development on Site 1, the project proponent shall provide evidence to the City that cultural resource CA-SBR-1000/H has been placed within a permanent conservation easement or dedicated open space area. The conservation easement/dedicated open space area shall be recorded on all tentative tract maps/ development plans submitted for Site 1. **4.5.6.1B:** Prior to the issuance of grading permits for any subsequent development on either Sites 1 or 2, the project proponent shall prepare and submit to the City for review and approval, a Cultural Resources	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

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Issues/Impacts	Mitigation Measures	Level of Significance
upon rezoning of the site would disturb resources associated with the previously identified village site CA-SBR-1000/H and/or other artifacts that may possess a historic or cultural significance. This is a significant impact requiring mitigation. <u>Site 2 (Yucaipa Boulevard/Sand Canyon Road):</u> While the potential rezoning of Site 2 is an administrative action that would not result in physical changes on Site 2, subsequent development activities could result in the discovery of previously unidentified cultural or archaeological resources. This is a significant impact requiring mitigation. <u>Site 3 (California Street/Avenue E):</u> Site 3 is currently developed with a manufactured home community and no cultural resources studies have been conducted within the limits of Site 3. While the rezoning of Site 3 is an administrative action that would not result in physical changes to the environment, subsequent development activities could uncover previously undetected cultural resources. This is a significant impact requiring mitigation. <u>Creation of New Land Use District:</u> Housing that could be accommodated under this new land use district could be located in a portion of the City that contains significant historical or archaeological resources. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.	Assessment (Phase I Assessment) that covers the entirety of the project site. The Cultural Resources Assessment shall be prepared by personnel determined to be qualified by the City. In the event no potential cultural resources are identified within areas planned for development, no further studies are required. If the site-specific Cultural Resources Assessment identifies potential cultural resources within the area(s) planned for development, **Mitigation Measure 4.5.6.1C** shall apply. **4.5.6.1C:** In areas planned for development in which potential cultural resources have been identified, the project proponent shall submit to the City for review and approval prior to the issuance of grading permits, a Phase II (i.e., test-level) Cultural Resources Report. The Phase II survey shall include, but shall not be limited to, the definition of site boundaries, information and analysis on the structure, content, nature, depth of subsurface cultural deposits and features, and site integrity. This information shall be used to address the National Register of Historic Places (National Register)/California Register of Historic Resources (California Register) eligibility requirements for the resource in question, and make recommendations as to the suitability of the resource for listing in either Register. Prior to the issuance of grading permits, the project proponent shall provide evidence to the City that the measures required to mitigate impacts to any identified cultural resource have been fully satisfied. In the event any identified cultural resource is determined be eligible for listing in the National Register or California Register, then **Mitigation Measure 4.5.6.1D** shall apply. **4.5.6.1D:** If any cultural resource located within an area planned for development is identified as being potentially eligible for listing in either the National Register or California Register, and project designs cannot be altered to avoid disturbing the resource, a	

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
	Phase III Cultural Resources Assessment shall be prepared. The survey shall be submitted to the City, the appropriate Native American Tribe (if applicable), and the State Historic Preservation Officer (SHPO) for review and approval. Prior to the issuance of grading permits, the project proponent shall provide evidence to the City that the measures required by the City, State, and/or other authority to mitigate for impacts to a National Register or California Register eligible resource have been fully satisfied. **4.5.6.1E:** Prior to the issuance of grading permits for development on any of the alternative sites, the project proponent shall submit evidence to the City that qualified (as determined by the City) archaeologist(s) have been retained to monitor ground-disturbing activities. The project proponent shall submit to the City for review and approval, a monitoring plan that establishes (at a minimum) the amount, location, and duration of monitoring activities; identify the authority granted to monitors to halt or redirect grading operations; and the process that will be followed in the event a potential cultural resource is detected during grading operations. As determined necessary by the City, the monitoring personnel may include participant-observer(s) from the Native American entity who has responded to consultation request for this project. Prior to commencement of ground-disturbing activities, the project proponent shall further submit evidence to the City that the construction contractor has been provided information regarding the purpose, need, and authority of the on-site monitors, as well as the practices required to safeguard previously identified or potential cultural resources. **4.5.6.1F:** Notwithstanding the results of any cultural resource assessment, in the event potential cultural or archaeological resources are uncovered or discovered during construction activities within any area planned for development on any of the alternative sites, no further excavation or disturbance of the area where the	

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
	resources were found shall occur until a qualified archaeologist evaluates the find. If the find is determined to be a potentially significant archaeological resource, the project applicant shall, consult with the City to determine the appropriate actions as required by Public Resources Code Section 21083.2(b), (c) and (d). As appropriate further assessment via the efforts detailed in **Mitigation Measures 4.5.6.1B** through **4.5.6.1D** shall be required. Prior to the continuation of ground-disturbing activities in the vicinity of the find, the project applicant shall provide evidence to the City that appropriate measures have been taken to fully satisfy applicable cultural resource protection requirements established by the City, State, and/or other authority. Site 2: Please refer to **Mitigation Measures 4.5.6.1B through 4.5.6.1F.** Site 3: Please refer to **Mitigation Measures 4.5.6.1E through 4.5.6.1F.** Creation of New Land Use District: Please refer to **Mitigation Measures 4.5.6.1C through 4.5.6.1F.**	
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas within the City, which may result in impacts to cultural resources. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
environment. Therefore, there would be no significant impacts to cultural resources with implementation of this project component.		
Impact 4.5.6.2: Paleontological Resources		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): A previous paleontological investigation of Site 1 identified 50 paleontological resource localities in the vicinity from exposures of the San Timoteo Formation. Two paleontological localities (SBCM 05.003.206 and 05.003.207) containing numerous small mammal remains were located within the boundaries of Site 1 during a 1996 site investigation. The City's General Plan identifies Site 1 as having a high sensitivity for paleontological resources; therefore, it is possible that previously unidentified paleontological resources could be affected by future ground-disturbing activities. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Like Site 1, Site 2 is located in an area of high paleontological sensitivity; therefore, it is possible that previously unidentified paleontological resources could be affected by future ground-disturbing activities. Site 3 (California Street/Avenue E): The site has been previously developed with mobile home uses, and no paleontological resource has previously been detected within the limits of the property. Due to the site's underlying geologic formation(s) and paleontological sensitivity, a potential exists that previously undetected paleontological resources could be encountered in the event that ground-disturbing activities occur on this site. Creation of New Land Use District: The creation of the new land use district RM-24 (Multiple Residential,	Site 1: **4.5.6.2A:** Prior to the issuance of grading permits for development in areas identified by the City as possessing a high sensitivity for paleontological resources, the project proponent shall submit evidence to the City that a qualified (as determined by the City) vertebrate paleontologist has been retained to monitor any on-site ground-disturbing activity. **4.5.6.2B:** Prior to the initiation of any on-site excavation and/or grading, the project proponent shall submit to the City for review and approval a plan or program developed to mitigate impacts in the event paleontological resources are identified within the area of planned disturbance. This plan/program shall include, but not be limited to, the following measures: • A qualified paleontological monitor shall be on site during grading and excavation operations of areas determined to be of high paleontological sensitivity. The paleontological monitor shall be empowered to halt or divert equipment temporarily in the event suspected paleontological resources are encountered. The qualified monitor shall be equipped to salvage paleontological specimens as they are unearthed to avoid construction delays. • The paleontological monitor shall be equipped to collect and remove samples of sediments that are likely to contain the remains of small fossil mammals. To avoid significant construction delays, these sediments shall be removed from the area of active grading or off site for further investigation. • All recovered paleontological specimens, including	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
24 units per acre maximum) is an administrative action that would not result in a physical change in the existing environment. Therefore, no impacts associated with this issue would occur.	small vertebrates contained in sediment samples, shall be prepared to a point of identification. • All recovered paleontological specimens shall be identified and curated at an established museum repository with retrievable storage. • A report that documents the findings of the program shall be prepared. The report shall provide an itemized inventory of the recovered specimens. Submission of the final report and inventory shall be submitted to the City of Yucaipa and shall represent completion of the Program to Mitigate Impacts to Paleontological Resources. Site 2: Refer to **Mitigation Measures 4.5.6.2A** and **4.5.6.2B**. Site 3: Refer to **Mitigation Measures 4.5.6.2A** and **4.5.6.2B**. Creation of New Land Use District: No mitigation is required.	
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas within the City, which may result in impacts to paleontological resources. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): These amendments are administrative actions that would not result in a physical change in	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
the environment. As with other Citywide non-site-specific actions, subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur.		
4.6 GEOLOGY AND SOILS		
LESS THAN SIGNIFICANT IMPACTS		
Ground Shaking		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Site 1 is located within Seismic Zone 4 as defined by the Uniform Building Code (UBC). Ground shaking during a seismic event is considered to be high for Site 1 due to the site's proximity to existing active faults. All future construction and development within Site 1 would be required to comply with applicable provisions of the most recent adopted version of the UBC, California Building Code (CBC), and the City's subdivision regulations. Adherence to the CBC, UBC, and the Yucaipa Development Code, which is required of all construction within the City, will reduce potential impacts associated with this issue to a less than significant level. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Although ground shaking resulting from fault activity would likely be felt within Site 2 during a seismic event, adherence to the CBC, UBC, and the Yucaipa Development Code, which is required of all construction within the City, will reduce potential impacts associated with this issue to a less than significant level. Site 3 (California Street/Avenue E): Similar to Site 1	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
and 2, Site 3 is also within Seismic Zone 4 as defined by the UBC. Although ground shaking resulting from fault activity would likely be felt within Site 3 during a seismic event, adherence to the CBC, UBC, and the Yucaipa Development Code, which is required of all construction within the City, will reduce potential impacts associated with this issue to a less than significant level. Creation of New Land Use District: Housing that could be accommodated under this new land use district would be located in a portion of the City that would experience some ground shaking during a seismic event. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Implementation of this project component only involves an administrative action, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, there would be no significant impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Soil Erosion or Loss of Topsoil		
Program 3.a (Site-Specific and Creation of New Land Use District):	Site 1: No mitigation is required. Site 2: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Site 1 (Oak Glen Road/Colorado Street): The modification of topography from future development that may occur on one Site 1 may result in the removal of surface vegetation and the creation of slopes that may increase the potential for localized erosion. Because the subsequent development of Site 1 would involve the ground disturbance of greater than one acre, construction activities would be regulated under the NPDES General Construction Permit. Since the NPDES General Construction Permit requires erosion control measures during construction activities, potential erosion impacts would be less than significant. Site 2 (Yucaipa Boulevard/Sand Canyon Road): The subsequent development of Site 2 would involve the ground disturbance of greater than one acre. Therefore, construction activities would be regulated under the NPDES General Construction Permit. Since the NPDES General Construction Permit requires erosion control measures during construction activities, potential erosion impacts would be less than significant. Site 3 (California Street/Avenue E): The subsequent development that could occur on Site 3 would involve the ground disturbance of greater than one acre, construction activities would be regulated under the NPDES General Construction Permit. Since the NPDES General Construction Permit requires erosion control measures during construction activities, potential erosion impacts would be less than significant. Creation of New Land Use District: These amendments would not require the disturbance of soils. Subsequent “by right” development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on	Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not result in a physical change in the existing environment. While future development may involve intensification and reuse of properties within other areas of the City, which may expose these uses to erosion-related impacts, any such future development would be subject to site-specific environmental review, which would appropriately identify and mitigate for any soil or erosion-related impact. Because implementation of this project component is an administrative action, no impact associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): The implementation of this project component is an administrative action that would not result in a physical change in the existing environment. Since this project component would not have any ground-disturbing activities, no impacts related to erosion would occur.	No mitigation is required.	No Impact.
Expansive Soils		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): The majority of the soils present in Site 1 consist of various types of sandy loam. Sandy loam is a relatively coarse material and is not categorized as expansive due to the low shrink-swell potential. Therefore, no impact related to expansive soils would occur with future development that may occur on Site 1.	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: No Impact. Site 2: No Impact. Site 3: No Impact. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Site 2 (Yucaipa Boulevard/Sand Canyon Road): All of Site 2 soils consist of various types of sandy loam. Sandy loam is not categorized as expansive due to the low shrink-swell potential. Therefore, no impact related to expansive soils would occur with future development that may occur on Site 2. Site 3 (California Street/Avenue E): It is anticipated that the redevelopment of Site 3 would result in the grading of the existing site, which would remove any topsoil or fill soil used for the manufactured home park and would utilize the existing native soil. Sandy loam is not categorized as expansive due to the low shrink-swell potential. Therefore, no impact related to expansive soils would occur with future development that may occur on Site 3. Creation of New Land Use District: These amendments would not place any structures on expansive soils. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not result in a physical change in the existing environment. While future development may involve intensification and reuse of properties within other areas of the City, which may expose these uses to expansive soils, any such future development would be subject to site-specific environmental review, which would appropriately identify and mitigate for any site-specific	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
impact. Because implementation of this project component is an administrative action, no impact associated with this issue would occur.		
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes in the existing environment. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Septic Tanks		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Wastewater conveyance facilities currently exist in the vicinity of Site 1. In addition, due to the potential intensity of development that could occur on Site 1, it is unlikely that a septic tank or alternative wastewater disposal system would be feasible. Therefore, it is anticipated that any future development that could occur on Site 1 would include the construction of a wastewater system that would connect to the City's existing sewer system. Because septic tanks or alternative waste disposal systems would not be utilized, no impact associated with this issue would occur. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Wastewater conveyance facilities currently exist in the vicinity of Site 2. In addition, due to the potential intensity of development that could occur on Site 2, it is unlikely that a septic tank or alternative wastewater disposal system would be feasible. Therefore, it is anticipated that any future development that could occur on Site 2 would include the construction of a wastewater system that would connect to the City's existing sewer system. Because septic tanks or alternative waste disposal systems would not be utilized, no impact associated with this issue would occur.	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: No Impact. Site 2: No Impact. Site 3: No Impact. Creation of New Land Use District: Less Than Significant.

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Issues/Impacts	Mitigation Measures	Level of Significance
Site 3 (California Street/Avenue E): Site 3 is located in a heavily urbanized area of the City which has existing wastewater conveyance facilities. Therefore, it is anticipated that any future development that could occur on Site 3 would include the construction of a wastewater system that would connect to the City's existing sewer system. Because septic tanks or alternative waste disposal systems would not be utilized, no impact associated with this issue would occur. Creation of New Land Use District: These amendments would not generate any wastewater and would not require the installation of a septic tank system. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Future development in areas requiring septic systems would be subject to site-specific environmental review. This subsequent environmental review would appropriately identify and mitigate for any site-specific impact. Because implementation of this project component is an administrative action, no impact associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes in the existing environment. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Cumulative Impacts		
The presence of regional faults creates the potential for damage to structures or injury to persons during seismic events. However, City, County, and State regulations provide guidelines for development in areas with geologic constraints and ensure that the design of buildings is in accordance with applicable UBC standards and other applicable standards, which reduces potential property damage and human safety risks to less than significant levels. Because it is reasonable to conclude that all development within seismically active areas will be required to adhere to applicable State regulations, UBC standards, and the design and siting standards required by local agencies, a less than significant cumulative impact would occur with implementation of the proposed project	No mitigation is required.	Less Than Significant.
SIGNIFICANT IMPACTS		
Impact 4.6.6.1: Fault Rupture		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Site 1 is traversed by a segment of the Chicken Hill Fault primarily along the south boundary of the site. Because Site 1 is traversed by the Chicken Hill Fault in which only the approximate location of the segment is known or the segment location is inferred, the precise location of segments of the Chicken Hill Fault and the determination of the 50-foot setback cannot be identified without site-specific geotechnical studies. This is a significant impact requiring mitigation. Site 2 (Yucaipa Boulevard/Sand Canyon Road): The Western Heights Fault traverses through the northeastern and central portions of Site 2. While an approximate location of this fault has been identified, the precise location of the fault has not been definitively established. This is a significant impact	Site 1: **4.6.6.1A:** Prior to the issuance of building permits for any structure within an identified A-P Zone or within 250 feet of any other active, potentially active, or inferred fault identified by the United States Geologic Survey (USGS) or CGS, or within a City-identified geologic hazard area, a site-specific geologic investigation shall be prepared to assess potential seismic hazards resulting from development of the project site. Where and when required, the geotechnical investigation shall address the issue(s), hazard(s), and geographic area(s) determined by the City of Yucaipa Community Development Department to be relevant to each development. The site-specific geotechnical investigation shall incorporate up-to-date data from government and non-government sources. **4.6.6.1B:** Based on the site-specific geotechnical investigation, no structures intended for human occupancy shall be constructed across active faults.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: No Impact. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
requiring mitigation. Site 3 (California Street/Avenue E): Site 3, located at the west side of California Street south of Avenue E, is not traversed by a known trace of an active or inferred fault; therefore, no potential for impacts resulting from fault rupture would occur at this location for development of this site. Creation of New Land Use District: The creation of the new land use district could result in development occurring in areas susceptible to fault rupture. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.	The site-specific investigation and written report shall be prepared by a licensed geologist and shall be submitted to City of Yucaipa Community Development Department for review and approval as part of the environmental and entitlement process. The site-specific investigation shall identify design and setback recommendations specific to the site. If an active fault is discovered, any structure intended for human occupancy shall be set back at least 50 feet from the fault. A larger or smaller setback may be established if such a setback is supported by adequate evidence as presented to and accepted by the City. **4.6.6.1C:** Prior to the initiation of any on-site construction, evidence shall be submitted to the City for review and approval that on-site development has incorporated the design and siting recommendations detailed in the site-specific geotechnical investigation. Site 2: Refer to **Mitigation Measures 4.6.6.1A** through **4.6.6.1C**. Site 3: No mitigation is required. Creation of New Land Use District: Refer to **Mitigation Measures 4.6.6.1A** through **4.6.6.1C**.	
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Future development in proximity to identified fault features would be subject to site-specific environmental review, which would appropriately identify and mitigate for any site-specific impact. Because implementation of this project component is an administrative action, no impact associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes in the existing environment. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Impact 4.6.6.2: Landslide, Lateral Spreading, Subsidence, or Liquefaction		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Site 1 is partially located within a river wash area identified as possessing a low to moderate risk of a landslide hazard. Future development that may occur on Site 1 would be engineered to minimize potential landslide hazards in areas in which landslide susceptibility is low to moderate. The subsequent development that could occur on site as a result of the rezoning of Site 1 does not require or include activities that may result in subsidence and is not susceptible to liquefaction, no impacts associated with this issue would occur. Soils present in Site 1 are primarily sandy loam, which have a moderate potential for lateral spreading, which could result from mechanical failure under load during or as a result of development. This is a significant impact requiring mitigation. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Future development that may occur on Site 2 would be engineered to minimize potential landslide hazards in areas in which landslide susceptibility is low to moderate. The subsequent development that could occur on site as a result of the rezoning of Site 2 does not require or include activities that would result in subsidence and Site 2 is not located in an area susceptible to liquefaction. Soils present in Site 2 are primarily sandy loam, which have a moderate potential for lateral spreading, which could result from mechanical failure under load during or as a result of development. This is a significant impact requiring mitigation. Site 3 (California Street/Avenue E): Site 3 is not identified as being in an area at risk for landslide hazards. The subsequent development that could occur on site as a result of the rezoning of Site 3 does not require or include activities that would result	Site 1: Refer to **Mitigation Measures 4.6.6.1A** through **4.6.6.1C**. Site 2: Refer to **Mitigation Measures 4.6.6.1A** through **4.6.6.1C**. Site 3: Refer to **Mitigation Measures 4.6.6.1A** through **4.6.6.1C**. Creation of New Land Use District: Refer to **Mitigation Measures 4.6.6.1A** through **4.6.6.1C**.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
in subsidence or liquefaction. Soils present in Site 3 are anticipated to primarily consist of sandy loam, which have a moderate potential for lateral spreading, which could result from mechanical failure under load during or as a result of development. This is a significant impact requiring mitigation. <u>Creation of New Land Use District:</u> The creation of the new land use district is an administrative action that would result in amendments to the City's General Plan and Development Code. These amendments are not physical projects that would be susceptible to landslides, lateral spreading, subsidence, liquefaction, or collapse. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not result in a physical change in the existing environment. Future development in areas subject to geologic hazards would be subject to site-specific environmental review, which would appropriately identify and mitigate for any site-specific impact. Because implementation of this project component is an administrative action, no impact associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): The implementation of this project component is an administrative action that would not	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
result in a physical change in the existing environment. Therefore, no impacts related to this issue would occur.		
4.7 CLIMATE CHANGE AND GREENHOUSE GAS EMISSIONS		
LESS THAN SIGNIFICANT IMPACTS		
Greenhouse Gas Emissions		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): GHG emissions that could be generated on Site 1 would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. There would also be long-term regional emissions associated with project-related vehicular trips and stationary source emissions, such as natural gas used for heating. Development that could occur on Site 1 could produce approximately 16,000 metric tons per year of CO_2, which is approximately 0.016 Tg/year of CO_2. Project-related GHG emissions are not confined to a particular air basin but are dispersed worldwide. Project-related GHG emissions and their contribution to global climate change impacts in the State are less than significant and less than cumulatively considerable because: (1) the project's impacts alone would not cause or significantly contribute to global climate change, and (2) the project has no substantial effect on consumption of fuels or other energy resources, especially fossil fuels that contribute to GHG emissions when consumed. Site 2 (Yucaipa Boulevard/Sand Canyon Road): GHG emissions that could be generated on Site 2 would occur over the short term from construction activities as well as from long-term regional emissions associated with project-related vehicular trips and stationary source emissions, such as natural gas used for heating.	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Development that could occur on Site 2 could produce approximately 20,000 metric tons per year of CO_2, which is approximately 0.020 Tg/year of CO_2. Project-related GHG emissions and their contribution to global climate change impacts in the State are less than significant and less than cumulatively considerable because: (1) the project's impacts alone would not cause or significantly contribute to global climate change, and (2) the project has no substantial effect on consumption of fuels or other energy resources, especially fossil fuels that contribute to GHG emissions when consumed. <u>Site 3 (California Street/Avenue E):</u> GHG emissions that could be generated on Site 3 would occur from construction activities as well as from operational activities associated with project-related vehicular trips and stationary source emissions, such as natural gas used for heating. Development that could occur on Site 3 could produce approximately 5,300 metric tons per year of CO_2, which is approximately 0.0053 Tg/year of CO_2. Project-related GHG emissions and their contribution to global climate change impacts in the State are less than significant and less than cumulatively considerable because: (1) the project's impacts alone would not cause or significantly contribute to global climate change, and (2) the project has no substantial effect on consumption of fuels or other energy resources, especially fossil fuels that contribute to GHG emissions when consumed. <u>Creation of New Land Use District:</u> The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. However, future housing that could be accommodated under this new land use district would generate GHG emissions from construction and operation activities. As identified for each of the three sites, site-related GHG emissions are not project-specific impacts to global warming but are instead the project's contribution to this cumulative impact. It is anticipated that any new development that could occur within this new land use		

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
district would not generate significant greenhouse gas emissions that would affect the environment.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component is an administrative action that would accommodate the growth projection in the project vicinity and itself is not a growth-inducing project. The regulation changes proposed do not generate greenhouse gas emissions. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not generate any greenhouse gas emissions. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
SIGNIFICANT IMPACTS		
Impact 4.7.6.1: Greenhouse Gas Plan, Policy, Regulation Consistency		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): As identified in Table 4.7.G of the EIR, future development that could occur on Site 1 would be consistent with greenhouse gas emission reduction strategies and policies with adherence to **Mitigation Measure 4.7.6.1A**. Site 2 (Yucaipa Boulevard/Sand Canyon Road): As identified in Table 4.7.G of the EIR, future development that could occur on Site 2 would be consistent with greenhouse gas emission reduction strategies and policies with adherence to **Mitigation Measure 4.7.6.1A**. Site 3 (California Street/Avenue E): As identified in Table 4.7.G of the EIR, future development that could occur on Site 3 would be consistent with greenhouse gas emission reduction strategies and policies with	Site 1: **4.7.6.1A:** To the extent feasible and to the satisfaction of the City, the following measures shall be incorporated into the design and construction of any development that could occur under implementation of the proposed project: *Construction and Materials* • Use locally produced and/or manufactured building materials for at least 10 percent of the construction materials used for the project; and • Recycle/reuse at least 50 percent of the demolished construction material (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard); and • Use "Green Building Materials," such as those materials that are resource efficient, and recycled and manufactured in an environmentally friendly	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance

adherence to **Mitigation Measure 4.7.6.1A**.
 	
<u>Creation of New Land Use District:</u> The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. However, future housing that could be accommodated under this new land use district could conflict with policies aimed to reduce greenhouse gas emissions. **Mitigation Measure 4.7.6.1A** has been identified to ensure that greenhouse gas emissions associated with future development within the new land use district are adequately addressed. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.
	way for at least 10 percent of the project.
	
	Energy Efficiency Measures
	
	• Design all project buildings to exceed California Building Code's Title 24 energy standard, including, but not limited to any combination of the following:
	  o Increase insulation such that heat transfer and thermal bridging is minimized;
	  o Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption; and
	  o Incorporate ENERGY STAR or better rated windows, space heating and cooling equipment, light fixtures, appliances or other applicable electrical equipment.
	• Provide a landscape and development plan for the project that takes advantage of shade, prevailing winds, and landscaping;
	• Install efficient lighting and lighting control systems. Use daylight as an integral part of lighting systems in buildings;
	• Install light colored "cool" roofs and cool pavements;
	• Install energy-efficient heating and cooling systems, appliances and equipment, and control systems; and
	• Install solar or light-emitting diodes (LEDs) for outdoor lighting.
	
	Water Conservation and Efficiency Measures
	
	• Devise a comprehensive water conservation strategy appropriate for the project and location. The strategy may include the following, plus other	

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
	innovative measures that might be appropriate: o Create water-efficient landscapes within the development; o Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls; o Use reclaimed water for landscape irrigation within the project. Install the infrastructure to deliver and use reclaimed water; o Design buildings to be water-efficient. Install water-efficient fixtures and appliances, including low-flow faucets, dual-flush toilets and waterless urinals; and o Restrict watering methods (e.g., prohibit systems that apply water to nonvegetated surfaces) and control runoff. *Solid Waste Measures* • Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas; and • Provide resident/employee education about reducing waste and available recycling services. Site 2: Refer to **Mitigation Measure 4.7.6.1A**. Site 3: Refer to **Mitigation Measure 4.7.6.1A**. Creation of New Land Use District: Refer to **Mitigation Measure 4.7.6.1A**.	
Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component is an administrative action that would not require a physical change in the environment. Therefore, implementation of this project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
emissions of greenhouse gases. No impacts associated with this issue would occur.		
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, implementation of this component would not generate any greenhouse gases and would not conflict with any applicable plan, policy, or regulation that aims to reduce greenhouse gas emissions. No impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Climate Change and Greenhouse Gas Emissions Cumulative Impacts		
With implementation of the strategies and programs described previously, the project is consistent with the strategies to reduce California's emissions to the levels proposed in Executive Order S-3-05. However, given the uncertainty of data and appropriate methodology to accurately analyze, and the inability to quantify the reduction achieved through implementation of strategies and programs previously identified, the proposed project's GHG emission contribution would result in a cumulative impact regarding global climate change and the cumulative impacts of the proposed project on global climate change are considered to be significant and unavoidable.	No feasible mitigation.	Significant and Unavoidable.
4.8 HAZARDS AND HAZARDOUS MATERIALS		
LESS THAN SIGNIFICANT IMPACTS		
Routine Transport, Use, or Disposal of Hazardous Materials and Reasonably Foreseeable Upset and Accident Conditions		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): The subsequent development that could occur as a result of the rezoning of Site 1 would introduce potentially	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
hazardous materials (e.g., petroleum products, pesticides, fertilizer, and other household hazardous products such as paint products, solvents, and cleaning products) on site. Future development that could occur on Site 1 is not anticipated to generate significant quantities of hazardous wastes. However, in the event that hazardous wastes are generated on Site 1, appropriate documentation for all hazardous waste that is transported in connection with project-site activities would be provided as required for compliance with existing hazardous materials regulations. Compliance with existing law will ensure that no significant impacts pertaining to the creation of hazards affecting the public will occur. The handling of hazardous materials in accordance with applicable local, state, and federal standards, ordinances, and regulations would ensure that impacts associated with environmental and health hazards related to an accidental release of hazardous materials on Site 1 are less than significant. <u>Site 2 (Yucaipa Boulevard/Sand Canyon Road):</u> Any subsequent development that could occur on Site 2 would be required to adhere to USDOT Office of Hazardous Materials Safety and California Hazardous Materials Management Act regulations for the safe transportation and handling of hazardous materials. Therefore, impacts associated with this issue would be less than significant for Site 2. <u>Site 3 (California Street/Avenue E):</u> Since Site 3 is currently developed with a manufactured home park, there are existing hazardous materials already present (e.g., household hazardous products such as paint, solvents, pesticides, cleaning products, and fertilizer). The subsequent development that could occur on site as a result of the rezoning of Site 3 would likely have a similar type of household hazardous products present. However, any hazardous materials used or stored on site are expected to be in limited quantities and of limited	required.	Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
toxicity. Therefore, impacts associated with this issue would be less than significant for Site 3. Creation of New Land Use District: Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, there would be no significant impacts associated with this issue.	No mitigation is required.	No Impact.
Existing or Proposed School		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): The nearest school to Site 1 is Dunlap Elementary School, which is located approximately 0.20 mile west of the site. Although Site 1 could be developed with residential and commercial development that would handle hazardous materials and substances, the type of hazardous materials that could be present would be typical of materials present at any commercial or residential site. In addition, the handling of hazardous materials or emission of hazardous substances as required by applicable local, State, and Federal standards, ordinances, and regulations would ensure that impacts associated with environmental and	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: No Impact. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
health hazards related to an accidental release of hazardous materials or emissions of hazardous substance near existing or proposed schools are less than significant. Site 2 (Yucaipa Boulevard/Sand Canyon Road): The nearest school to Site 2 is Yucaipa High School, which is located approximately 0.25 mile east of the site at the northwest corner of 5th Street and Yucaipa Boulevard. The rezoning of Site 2 could result in the subsequent development of the site with residential and commercial uses which would handle hazardous materials and substances in the form of household products like paint, cleaning solvents, fertilizers, and petroleum products. Although these substances would be present within one-quarter mile of an existing school, such substances are typical of materials present at any commercial or residential site. Since the handling or transport of these hazardous materials would be regulated by applicable local, State, and Federal standards, impacts associated with this issue would be less than significant. Site 3 (California Street/Avenue E): The nearest school to Site 3 is Yucaipa Elementary School located approximately 0.32 mile north of the site. Since there are no schools located within 0.25 mile of Site 3, no impacts associated with this issue would occur. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Therefore, no impacts associated with this issue would occur with implementation of this project component.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
change in the environment. Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Future development activity may involve intensification and reuse of properties, which may result in the introduction of new hazardous materials into the existing environment. Since implementation of this project component at this time only involves an administrative action, no impacts associated with this issue would occur.		
Inclusionary Housing Program (Redevelopment Project Area): These amendments are administrative actions that would not result in a physical change in the environment. As with other measures implemented by the City, subsequent environmental review of projects would ensure that impacts associated with these projects are adequately addressed; therefore, no impact associated with this issue would occur with implementation of this project component.	No mitigation is required.	No Impact.
Within An Airport Land Use Plan, Within Two Miles of a Public Airport or Within Two Miles of a Private Airport		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): There are no public use or private airports within two miles of Site 1. The rezoning and potential development of Site 1 with residential and commercial uses would not result in a safety hazard for people residing or working within Site 1. Therefore, no impacts associated with this issue would occur. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Site 2 is not located within two miles of a public or private airport. Therefore, the rezoning and subsequent development of Site 2 would not result in a safety hazard for people residing or working within the site.	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: No Impact. Site 2: No Impact. Site 3: No Impact. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Therefore, no impacts associated with this issue would occur. Site 3 (California Street/Avenue E): Site 3 is not located within two miles of any airport. Therefore, no impact would occur to people residing or working in the project area. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development would ensure no significant impact associated with the creation of the new land use district would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not result in an airport safety hazard for people residing or working in the area. Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Future development would be subject to subsequent environmental review, which would ensure that impacts are adequately addressed. Since implementation of this project component at this time only involves an administrative action, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which would not expose people to airport safety hazards. As with other measures	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
implemented by the City, subsequent environmental review of projects would ensure that impacts associated with these projects are adequately addressed; therefore, no impacts associated with this issue would occur.		
Conflict with Emergency Response Plans		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Any future development that could occur on Site 1 would be required to be developed in compliance with all applicable State and local regulations regarding emergency access and evacuation plans. Site 1 has direct access to local roads (e.g., Oak Glen Road and Avenue E) that would provide simple access for emergency vehicles or for the evacuation of people on site during an emergency. Compliance with existing regulations for emergency access and evacuation would ensure that impacts related to this issue are less than significant. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Emergency personnel could readily access Site 2 through Yucaipa Boulevard and Sand Canyon Road in the event of an emergency on site. Any future development that could occur on Site 2 would also be required to adhere to all applicable State and local regulations regarding emergency access and evacuation plans. Compliance with existing regulations would reduce any potential impacts associated with emergency response plans to a less than significant level. Site 3 (California Street/Avenue E): Site 3 is currently developed with a manufactured home park which is accessible through California Street. It is anticipated that any future emergency access to Site 3 would continue to be through California Street. Similar to Sites 1 and 2, any future development that could	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
occur on Site 3 would be required to adhere to all applicable State and local regulations regarding emergency access and evacuation plans. Compliance with existing regulations would reduce any potential impacts associated with emergency response plans to a less than significant level. <u>Creation of New Land Use District:</u> The creation of the new land use district is an administrative action that would not result in a physical change in the environment. However, housing that could be accommodated under this new land use district could conflict with an adopted emergency response plan. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development would ensure no significant impact associated with the creation of the new land use district would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. There is no one specific project site where these developments would occur. Future development would be subject to project-specific environmental review, which would ensure that impacts are adequately addressed. Since implementation of this project component at this time only involves an administrative action, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
the environment. Therefore, implementation of this project component would not conflict with any adopted emergency response plans.		
Hazardous Materials Cumulative Impacts		
The construction and operation of the proposed residential, commercial, and institutional land uses would create a minor contribution to the cumulative number of trucks associated with the routine transport, use, and disposal of hazardous materials within the City. The proposed project in combination with other projects of a similar nature has the potential to create a significant cumulative impact related to this issue. Often, these risks are site-specific and localized and therefore limited to the project site; however, since the number of trucks containing hazardous materials on the road in a given area at any given time is impossible to estimate and since accidental spills and leaks are unplanned occurrences, it is impossible to predict the occurrence of such events. Adherence to applicable State, Federal, and local hazardous materials handling requirements, cumulative impacts are less than significant. The City is not located within an area subject to aircraft hazard impacts. Similar to the proposed project any other development within the City would not be within an airport hazard area. Therefore there would be no cumulative impacts related to airport hazards related to the proposed project.	No mitigation is required.	Less Than Significant.
SIGNIFICANT IMPACTS		
Impact 4.8.6.1: Located on a List of Hazardous Materials Sites		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Site 1 was not listed as having any hazardous materials releases and was not included on the Cortese List. In addition,	Site 1: **4.8.6.1A:** If unknown wastes or suspect materials are discovered during any construction activities on Sites 1, 2, or 3 and such wastes or materials are thought to include hazardous waste and/or materials, the following	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
no violations were noted in this regulatory database for Site 1. Since Site 1 is currently undeveloped and is not included on any list of hazardous materials sites as defined by Government Code Section 65962.5, it is highly unlikely that hazardous materials would be uncovered during soil-disturbing activities on site. However, there is potential for unknown wastes or suspect materials to be discovered during soil-disturbing activities on Site 1. This is a significant impact requiring mitigation. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Site 2 was not listed as having any hazardous materials releases and was not included on the Cortese List. In addition, no violations were noted in this regulatory database for Site 2. Since Site 2 is currently undeveloped and not included on any list of hazardous materials sites as defined by Government Code Section 65962.5, it is highly unlikely that hazardous materials would be uncovered during soil-disturbing activities on site. However, there is potential for unknown wastes or suspect materials to be discovered during soil-disturbing activities on Site 2. This is a significant impact requiring mitigation. Site 3 (California Street/Avenue E): Site 3 was not listed as having any hazardous materials releases and was not included on the Cortese List. Site 3 is currently developed with a manufactured home park. The rezoning of Site 3 may result in the subsequent redevelopment of the site, which would require the removal of existing structures and infrastructure, which may contain hazardous materials. This is a significant impact requiring mitigation. Creation of New Land Use District: The creation of the new land use district may facilitate future development that may be located on a site identified on a hazardous materials site list. Subsequent "by right" development within the new land use district created through this program would not be subject to	shall occur: • Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area; • Notify the City of Yucaipa Fire Department; • Notify the project engineer of the implementing agency (the City of Yucaipa) and secure the area containing the unknown wastes or suspect materials as directed by the project engineer; and • Notify the implementing agency's Hazardous Waste/Materials Coordinator. **4.8.6.1B:** Testing and remediation of unknown wastes or suspect materials shall be conducted under the purview of the applicable agency (i.e., DTSC, Santa Ana RWQCB, and/or City). Remediation shall be conducted to the standards established by the Lead Agency (i.e., DTSC, Santa Ana RWQCB, and/or City). All contaminated soil locations identified shall be remediated below hazardous levels established by Title 22 of the California Code of Regulations and to the satisfaction of the applicable Lead Agency. Site 2: Please refer to **Mitigation Measures 4.8.6.1A** and **4.8.6.1B**. Site 3: Please refer to **Mitigation Measures 4.8.6.1A** and **4.8.6.1B**. **4.8.6.1C:** Prior to the issuance of demolition permits for Site 3, any remaining structures on site shall be visually inspected prior to demolition or renovation activities. If hazardous materials are encountered, the materials shall be tested and properly disposed of in accordance with State and Federal regulatory requirements. Any stained soils or surfaces underneath the removed materials shall be sampled. Results of the sampling would indicate the appropriate level of remediation efforts that may be required. Testing and remediation of unknown wastes or	Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development would ensure no significant impact associated with the creation of the new land use district would occur.	suspect materials shall be conducted under the purview of the applicable agency (i.e., DTSC, Santa Ana RWQCB, and/or City). Remediation shall be conducted to the standards established by the Lead Agency (i.e., DTSC, Santa Ana RWQCB, and/or City). All contaminated soil locations identified shall be remediated below hazardous levels established by Title 22 of the California Code of Regulations and to the satisfaction of the applicable Lead Agency. **4.8.6.1D:** Prior to the issuance of grading permits for Site 3, all miscellaneous debris (e.g., wood, concrete, 55-gallon drums, miscellaneous household debris, automobiles, scrap metal, and plastic piping) shall be removed and disposed of at an approved landfill facility prior to construction activities under the purview of the appropriate agency (i.e., DTSC, Santa Ana RWQCB, and/or City). Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. Results of the sampling, if necessary, would indicate the level of remediation efforts that may be required. Remediation shall be conducted to the standards established by the Lead Agency (i.e., DTSC, Santa Ana RWQCB, and/or City). All contaminated soil locations identified shall be remediated below hazardous levels established by Title 22 of the California Code of Regulations and to the satisfaction of the applicable Lead Agency. Creation of New Land Use District: Please refer to **Mitigation Measures 4.8.6.1A** and **4.8.6.1B**.	
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. However, development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas within the City, which may be listed on a hazardous materials site database. Since these	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. However, any future development project facilitated through these programs would not be exempt from subsequent CEQA analysis which would include a discussion about the siting of development on an identified hazardous materials site. The implementation of this project component itself would not result in the development of uses on a listed hazardous materials site; therefore, no impacts associated with this issue would occur.		
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, implementation of this project component would not result in the location of development on a listed hazardous materials site. No impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Impact 4.8.6.2: Wildland Fires		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): The majority of Site 1 is identified by the City as being within Fire Safety Overlay District 2 (FR-2 District) while the California Department of Forestry and Fire Protection (CDFFP) identifies Site 1 as being within an urbanized/developed area outside of the fire hazard zone. With the compliance with existing fire regulations and due to the presence of existing development, the lack of heavy fuels in the area, and the existing fuel breaks in the form of the roadways surrounding the site, the development of Site 1 would expose people and structures to a less than significant wildland fire risk.	Site 1: No mitigation is required. Site 2: **4.8.6.2A:** Prior to the issuance of building permits for Site 2, the project proponent shall prepare, submit, and receive approval from the City a project-specific Wildland Fire Plan. The Wildland Fire Plan shall include but shall not be limited to the following: • Goals, policies, and actions related to fire funding and fire rehabilitation; • Fire protection and evacuation plan; • Vegetative fuels management plan;	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Site 2 (Yucaipa Boulevard/Sand Canyon Road): All of Site 2 is identified by the City as being within the FR-2 district. The CDFFP identifies Site 2 as being within a high fire hazard zone. Due to the primarily undeveloped nature of the Crafton Hills area, the presence of brush and slopes in the immediate area, the rezoning of Site 2 and subsequent development of the site may result to the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires. This is a significant impact requiring mitigation. Site 3 (California Street/Avenue E): Site 3 is currently developed with a manufactured home park and is located in an area that is completely surrounded by existing development. In addition, Site 3 is not located within any City designated fire hazards zone and the CDFFP identifies Site 3 as being within an urbanized/developed area outside of the fire hazard zone. Since Site 3 is located in an urbanized area, subsequent development of Site 3 would not place homes within a wildland interface area. There are no wildland areas surrounding the site that could contribute to risks associated with wildfires. Therefore, no impact related to wildfires would occur at Site 3. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development would ensure no significant impact associated with the creation of the new land use district would occur.	• Public education program; • Defensible space requirements; and • Project consistency with FR-2 standards and requirements. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not include the placement of structures in or adjacent to a high fire risk area. Future development would be subject to site-specific environmental review, which would ensure that impacts are adequately addressed. Since implementation of this project component at this time only involves an administrative action, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any placement of structures in or adjacent to a high fire risk area. Future development would be subject to site-specific environmental review, which would ensure that impacts are adequately addressed. Since implementation of this project component at this time only involves an administrative action, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
4.9 HYDROLOGY AND WATER QUALITY		
LESS THAN SIGNIFICANT IMPACTS		
Dam or Levee Failure Flooding Impacts		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Site 1 is located in the central portion of the City, approximately 2.5 miles southwest of the nearest dam in the Yucaipa Regional Park. It is anticipated that in the unlikely event that the Yucaipa Regional Park dam fails, the flooding resulting dam failure would not result in significant flooding impacts due to the distance from the dam to Site 1. Therefore, impacts associated with	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
this issue would be less than significant. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Site 2 is located in the western portion of the City, approximately 3.1 miles west of the nearest dam in the Yucaipa Regional Park. Occurrence of flooding from these dams in the City is extremely remote as the dams have been engineered and constructed with the knowledge that the area is seismically active. Due to the unlikely possibility of dam failure, potential for flooding resulting from the failure of a dam is low. Therefore, impacts associated with this issue would be less than significant. Site 3 (California Street/Avenue E): Site 3 is located in the eastern portion of the City, approximately 2.0 miles south of the nearest dam in the Yucaipa Regional Park. Occurrence of flooding from these dams in the City is extremely remote as the dams have been engineered and constructed with the knowledge that the area is seismically active. Due to the unlikely possibility of dam failure, potential for flooding resulting from the failure of a dam is low. Therefore, dam inundation impacts associated with the construction and occupation of Site 3 are less than significant. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent “by right” development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for “by right” development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.		

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas in the City, which may result in development in areas susceptible to dam failure. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment.	No mitigation is required.	No Impact.
Seismic-Related Impacts		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Inundation of Site 1 by a tsunami is highly unlikely as Site 1 is located approximately 52 miles from the Pacific Ocean. In addition, there are no large bodies of water within the vicinity of Site 1 that would generate seiches during a seismic event. Therefore, impacts associated with seiche events and tsunamis are less than significant for Site 1. Site 1 is located in a gently sloping area where landslides and mudslides are not anticipated to occur. Since Site 1 is located in an area identified by	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
the City as having a low risk of slope instability, a less than significant impact associated with mudslides would occur. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Site 2 is located approximately 53 miles from the Pacific Ocean and is not located near any large bodies of water. Therefore, impacts associated with seiche events and tsunamis are less than significant for Site 2. Similar to Site 1, Site 2 is located in a gently sloping area where landslides and mudslides are not anticipated to occur. Since the risk of landslide and mudslide events is low on Site 2, impacts associated with this issue are less than significant. Site 3 (California Street/Avenue E): Site 3 is located approximately 54 miles from the Pacific Ocean and is not located near any large bodies of water that would generate tsunamis or seiches. Therefore, inundation of Site 3 by a tsunami or a seiche is highly unlikely. Impacts associated with this issue would less than significant for Site 3. Site 3 and the area surrounding Site 3 is not located adjacent to any hillsides. Therefore, the risk of landslide and mudslide events is low for Site 3 and impacts associated with slope instability are less than significant. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent “by right” development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for “by right” development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.		

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. These measures would apply to all new development within the City. Future development would be subject to environmental review, ensuring that site-specific impacts associated with development projects are appropriately identified and adequately addressed. Since implementation of this project component currently involves only an administrative action, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, there would be no significant seismic-related impacts with implementation of this project component.	No mitigation is required.	No Impact.
Hydrology and Water Quality Cumulative Impacts		
Cumulatively, development within the watershed would result in an increase in impervious surfaces in addition to changes in land use and associated pollutant runoff characteristics. However, all development and future development in the City and throughout the Santa Ana RWQCB must obtain coverage under the NPDES permit program. In addition, any new development and significant redevelopment would have to minimize their individual impacts to water quality and pollutant transport through implementation of BMPs. Because these requirements would be imposed on all other	No mitigation is required.	Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
developments, it is anticipated that each development would be required to mitigate its own specific impact on water quality and drainage. Therefore, if all other developments are required to mitigate for impacts to water quality, a less than significant cumulative impact to water quality would occur. Cumulatively, development within the Yucaipa Groundwater Basin would result in an increase in demand on water sources, which includes groundwater supplies. However, because the majority of the projects within this basin obtain water service from the YVWD, it is anticipated that the area would rely on local groundwater sources in the event that imported water supplies are not available. The YVWD has reviewed the latest requirements for water supply assessment and has determined that there will be a sufficient water supply to serve the needs of all new development during normal, single dry, and multiple dry water years during a 20-year projection. Therefore, a less than significant cumulative impact to groundwater resources would occur.		
SIGNIFICANT IMPACTS		
Impact 4.9.6.1: Construction-Related Water Quality Impacts		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): The construction and grading phases of Site 1 would require temporary disturbance of surface soils and removal of vegetative cover, which could potentially result in erosion and sedimentation on site. Coverage under an NPDES General Construction permit, which includes the preparation of an SWPPP for construction discharges, would address the temporary construction impacts associated with Site 1. The potential construction activities that could occur on Site 1 could result in temporary impacts to water quality. This is a	Site 1: **4.9.6.1A:** Prior to the first issuance of a grading permit by the City for any of the three sites considered, the project proponent shall file a Notice of Intent (NOI) with the Santa Ana Regional Water Quality Control Board to be covered under the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of stormwater associated with construction activities. The project proponent shall submit to the City the Waste Discharge Identification Number as proof that the project's NOI to be covered by the General Construction Permit has been filed with the appropriate RWQCB.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
significant impact requiring mitigation. <u>Site 2 (Yucaipa Boulevard/Sand Canyon Road):</u> The construction and grading phases of Site 2 would require temporary disturbance of surface soils and removal of vegetative cover, which could potentially result in erosion and sedimentation on site. Coverage under an NPDES General Construction permit, which includes the preparation of an SWPPP for construction discharges, would address the temporary construction impacts associated with Site 2. The potential construction activities that could occur on Site 2 could result in temporary impacts to water quality. This is a significant impact requiring mitigation. <u>Site 3 (California Street/Avenue E):</u> Since Site 3 is currently developed with a manufactured home park, the redevelopment of the site with a higher residential density would require the removal/demolition of asphalt and manufactured homes. Demolition activities are covered under the NPDES General Construction permit. Demolition and construction activities could potentially result in temporary impacts to water quality. This is a significant impact requiring mitigation. <u>Creation of New Land Use District:</u> The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.	**4.9.6.1B:** Prior to the first issuance of a grading permit by the City for any of the three sites considered, the project proponent shall submit to the City of Yucaipa and receive approval for a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural best management practices (BMPs) to control sediment and non-visible discharges from the site. Some of the BMPs to be implemented may include (but shall not be limited to) the following: • Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary debris basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs would be periodically inspected during construction, and repairs would be made when necessary as required by the SWPPP. • Materials that have the potential to contribute non-visible pollutants to stormwater must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas. • All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate discharge from the site. Stockpiles would be surrounded by silt fences and covered with plastic tarps. • The SWPPP would include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance. • Additional BMPs and erosion control measures would be documented in the SWPPP and utilized if	

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
	necessary. • The SWPPP would be kept on site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time. In the event that it is not feasible to implement the above BMPs, the City of Yucaipa can make a determination that other BMPs would provide equivalent or superior treatment either on site or off site. **4.9.6.1C:** The Construction Contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP. Monthly reports shall be maintained by the Contractor and available for City inspection. In addition, the Contractor would also be required to maintain an inspection log and have the log on site available for review by the City of Yucaipa and the representatives of the Regional Water Quality Control Board. Site 2: Refer to **Mitigation Measures 4.9.6.1A** though **4.9.6.1C**. Site 3: Refer to **Mitigation Measures 4.9.6.1A** though **4.9.6.1C**. Creation of New Land Use District: No mitigation is required.	
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not include at this time, any construction activities. These measures would apply to all new development within the City. Future development would be subject to environmental review, ensuring that site-specific impacts associated with development projects are	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
appropriately identified and adequately addressed. No impacts associated with this issue would occur.		
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any ground disturbance or construction activities. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Impact 4.9.6.2: Operational-Related Water Quality Impacts		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): No site-specific WQMP has been prepared at this time as no site-specific development project has been submitted to the City for approval. However, in the event that commercial and residential uses are developed on Site 1 as a result of the rezoning process, typical BMPs shall be implemented. It is anticipated that any commercial or residential development within Site 1 would be required to incorporate on-site water quality features that would meet the City's and the County's water quality requirements. **Mitigation Measure 4.9.6.2A** has been identified to ensure that the operational phase of the project does not affect water quality. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Similar to Site 1, no site specific WQMP has been prepared at this time as no site-specific development project for Site 2 has been submitted to the City for approval. **Mitigation Measure 4.9.6.2A** has been identified to ensure that the operational phase of future development sited on Site 2 does not affect water quality. Site 3 (California Street/Avenue E): No site-specific WQMP has been prepared at this time as no site-specific development project for Site 3 has been	Site 1: **4.9.6.2A:** Prior to the first issuance of a permit by the City for any of the three sites (which includes the issuance of grading permits and building permits), the project proponent shall receive approval from the City of Yucaipa, a project-specific Water Quality Management Plan (WQMP). The WQMP shall specifically identify pollution prevention, source control, treatment control measures, and other BMPs that shall be used on site to control predictable pollutant runoff in order to reduce impacts to water quality to the maximum extent practicable. Site 2: Refer to **Mitigation Measure 4.9.6.2A**. Site 3: Refer to **Mitigation Measure 4.9.6.2A**. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
submitted to the City for approval. **Mitigation Measure 4.9.6.2A** has been identified to ensure that the operational phase of future development sited on Site 2 does not affect water quality. Creation of New Land Use District: The creation of a new land use district does not have an operational phase as the creation of a new land use district is an administrative action. Therefore, no operational-related water quality impacts would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not include any operational activities at this time. Future development would be subject to environmental review, ensuring that site-specific impacts associated with development projects are appropriately identified and adequately addressed. No significant impact would result from the implementation of the proposed measures.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any operational activities. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Impact 4.9.6.3: 100-Year Flooding Hazard Impacts		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Portions of Site 1 are within the 100-year floodplain. There is potential for structures to be placed within an area that would potentially impede or redirect flood flows. This is a significant impact requiring mitigation. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Site 2 is not located within an identified 100-year flood	Site 1: **4.9.6.3A:** Prior to the issuance of grading permits for any development project that is sited on Site 1, the project proponent shall complete the Federal Emergency Management Agency (FEMA) Conditional Letter of Map Revision – Fill (CLOMR-F). CLOMR-F specifications and requirements including the discussion and analysis of fill material placement, elevation changes, and hydromodification impacts for	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: No Impact. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
hazard. However, a portion located in the northwestern corner of Site 2 has been identified as an area of possible but undetermined flooding hazard. In the event that structures are developed on the portion that is identified as having an undetermined flooding hazard, there are potential impacts for the structures to impede or redirect flood flows. This is a significant impact requiring mitigation. Site 3 (California Street/Avenue E): Site 3 is not located within a 100-year flood hazard. The development that could be facilitated with the rezoning of Site 3 would not result in the placement of structures that would impede or redirect flood flows. Therefore, no impacts associated with this issue would occur. Creation of New Land Use District: Housing that could be accommodated under this new land use district could be located in a flood hazard area. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.	areas of the site that are within the 100-year floodplain as mapped by FEMA shall be analyzed to the satisfaction of FEMA and the City. Site 2: **4.9.6.3B:** Prior to the issuance of grading permits for any development project on Site 2 that are within areas determined to have an undetermined flooding hazard designation, the project proponent shall consult with the Federal Emergency Management Agency (FEMA) to determine if a Conditional Letter of Map Revision – Fill (CLOMR-F) is required. If FEMA determines that a CLOMR-F is required for Site 2, **Mitigation Measure 4.9.6.3A** shall apply. Conversely, if FEMA determines that a CLOMR-F is not required for Site 2, no additional mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not, at this time, result in the placement of structures within a flood hazard area. Future development would be subject to environmental review, ensuring that site-specific impacts associated with development projects are appropriately identified and adequately addressed. No impacts associated with the implementation of the proposed measures.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
would require General Plan and Development Code Amendments, which do not involve any physical changes in the existing environment. Therefore, no impacts associated with this issue would occur.		
Impact 4.9.6.4: Drainage Pattern and Capacity-Related Impacts		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): In the event that Site 1 is developed with urban uses, the increase in impervious surfaces is anticipated to generate additional stormwater flow on site. While the resultant increase in impervious surfaces would contribute to a greater volume and higher velocities of storm flow, it is anticipated that Site 1's drainage system would accept and accommodate runoff that would result from the project at or better than historic, or pre-development, conditions. However, this is still a potentially significant impact requiring mitigation. Site 2 (Yucaipa Boulevard/Sand Canyon Road): The development of Site 2 would increase the amount of impervious surfaces through the installation of sidewalks and roadways and the construction of buildings. Post-development flows that would be generated on Site 2 are not anticipated to exceed the capacity of the planned stormwater drainage system. However, this is still a potentially significant impact requiring mitigation. Site 3 (California Street/Avenue E): It is anticipated that the drainage pattern on Site 3 would be modified through the addition of buildings, pavement, and roads. The addition of buildings, pavement, and roads at this potential higher intensity could increase the amount of impervious surfaces within Site 3. Therefore, it is anticipated that the new urban uses would generate additional stormwater flow on Site 3. However, similar to Sites 1 and 2, any development that could occur on Site 3 would be required to	Site 1: **4.9.6.4A:** Prior to the issuance of grading permits for any development that would occur on any of the three sites (Site 1, Site 2, or Site 3), the project proponent shall submit to and receive approval from the City, a hydrology report that identifies the pre-development and post-development flows for Site 1, Site 2, and/or Site 3. The report shall also contain, but shall not be limited to, the following: • Mitigation measures for any resultant increase in stormwater flows attributable to the proposed project; and • Data and calculations proving that the drainage system for site can accept and accommodate runoff that would result from the project at or better than historic or pre-development conditions. Site 2: Refer to **Mitigation Measure 4.9.6.4A**. Site 3: Refer to **Mitigation Measure 4.9.6.4A**. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
include a planned stormwater drainage system capable of accommodating increases in stormwater flows that would be generated by the development. **Mitigation Measure 4.9.6.4A** has been identified to ensure that post-development flows do not exceed the capacity of the planned stormwater drainage systems for Site 3. Creation of New Land Use District: The creation of the new land use district is an administrative action that would result in amendments to the City's General Plan and Development Code. These amendments would not alter existing drainage patterns or surface runoff. Therefore, no impacts associated with this issue would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not result in a physical change in the existing environment. Future development would be subject to environmental review, ensuring that site-specific impacts associated with development projects are appropriately identified and adequately addressed. Since this project component would not alter existing drainage patterns or surface runoff, no significant impacts would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes in the existing environment. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Impact 4.9.6.5: Groundwater Impacts		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Site 1 is undeveloped and does not generate any need for	Site 1: **4.9.6.5A:** Prior to the issuance of grading permits for any development that would occur on any of the three sites (Site 1, Site 2, or Site 3), the project proponent	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
potable water. Since the City primarily obtains potable water from groundwater supplies, any development on Site 1 could increase the demand for potable groundwater. This is a significant impact requiring mitigation. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Site 2 is undeveloped and does not generate any need for potable water. Since the City primarily obtains potable water from groundwater supplies, any development on Site 2 could increase the demand for potable groundwater that could increase the amount of water that may be pulled from the groundwater basin. This is a significant impact requiring mitigation. Site 3 (California Street/Avenue E): Currently, Site 3 is developed with a manufactured home park and already generates a need for potable water. However, with the rezoning of Site 3, there is the potential for the redevelopment of the site with a higher intensity of development. This increase in density could result in an increase for potable water. This is a significant impact requiring mitigation. Creation of New Land Use District: The creation of the new land use district is an administrative action that would result in amendments to the City's General Plan and Development Code. These amendments would not result in any changes to groundwater supplies or interfere substantially with groundwater recharge. Therefore, no impacts associated with this issue would occur.	shall provide evidence to the City that proposed project has satisfied all requirements identified by the Yucaipa Valley Water District (YVWD) in its Water Resource Validation Program as outlined in the Sustainability Strategic Plan adopted by YVWD on August 20, 2008. Site 2: Refer to **Mitigation Measure 4.9.6.5A**. Site 3: Refer to **Mitigation Measure 4.9.6.5A**. Creation of New Land Use District: No mitigation is required.	Creation of New Land Use District: No Impact.
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Future development would be subject to environmental review, ensuring that site-specific impacts associated with development projects are appropriately identified and adequately addressed. The implementation of this project component is an administrative action that would not result in a physical change in the existing environment. Since this project component would not	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
result in any changes to groundwater recharge or existing groundwater supplies, no significant impact would occur.		
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes in the existing environment. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
4.10 LAND USE AND PLANNING		
LESS THAN SIGNIFICANT IMPACTS		
Physically Divide an Established Community		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Site 1 is currently undeveloped. The subject site is physically separated from the areas to the north, west, and south by highways and a drainage channel. The rezoning of Site 1 would allow the subsequent development of the property with residential, commercial, and institutional uses. This subsequent development would be higher intensity than the surrounding areas but would not divide an established community. Potential impacts would be less than significant. Site 2 (Yucaipa Boulevard/Sand Canyon Road): The site is surrounded by a mix of uses including Crafton Hills College to the north, single-family residences to the west, and commercial businesses to the south. The project would not divide an established community; therefore, potential impacts would be less than significant. Site 3 (California Street/Avenue E): Site 3 is currently developed with a mobile home park. The rezoning of	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Site 3 could result in the removal of the existing mobile homes and would allow up to 320 multiple-family residences. Therefore, the redevelopment of Site 3 with residential uses would not divide an existing community. Impacts associated with this issue would be less than significant. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not result in a direct physical change in the environment and therefore would not physically divide an existing community. No significant impact associated with the creation of the new land use district would occur and no mitigation would be required.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes in the existing environment. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Conflict with Any Applicable Habitat or Natural Community Conservation Plan		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): There are no HCP or NCCP areas located within the City of Yucaipa.; therefore, the selection of Site 1 would not conflict with any applicable HCP or NCCP plans and no impacts would occur. Site 2 (Yucaipa Boulevard/Sand Canyon Road): There are no HCP or NCCP areas located within the	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: No Impact. Site 2: No Impact. Site 3: No Impact. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
City of Yucaipa; therefore, the selection of Site 2 would not conflict with any applicable HCP or NCCP plans and no impacts would occur. Site 3 (California Street/Avenue E): There are no HCP or NCCP areas located within the City of Yucaipa; therefore, the selection of Site 3 would not conflict with any applicable HCP or NCCP plans and no impacts would occur. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not result in a direct physical change in the environment and therefore would not conflict with any applicable HCP or NCCP plans. No significant impact associated with the creation of the new land use district would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes in the existing environment. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Land Use Cumulative Impacts		
As discussed in the land use consistency analysis, with the exception of the issues described here, the proposed project would not conflict with any plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Because each development project will be required to mitigate any inconsistencies among the various land use plans, it can be anticipated that, on a cumulative	No mitigation is required.	Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
level, these projects would have a less than significant impact. Roadway infrastructure and utilities currently serve each of the three alternative sites; therefore, the proposed project would not facilitate additional growth in the area. Thus, no significant cumulative impacts would be expected by dividing an established community, conflicting with applicable land use plans, policies, or regulations, or conflicting with an approved habitat conservation plan.		
SIGNIFICANT IMPACTS		
Impact 4.10.6.1: Conflict with Applicable Land Use Plans, Policies, or Regulations		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Site 1 is currently within the Improvement Level 3 zone, which is inconsistent with multifamily and mixed-use development; therefore, an amendment to the General Plan Improvement Level Map (Fig. V-1) would be required as part of the zone change process if this alternative were selected. This amendment to the General Plan Improvement Level Map is required for all multifamily and mixed-use development within the City. Therefore, adherence to this requirement would reduce this impact to a level that is less than significant. No mitigation is required. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Site 2 is located in a hillside area that would require extensive grading, which would result in extensive landform alternation. This is inconsistent with the City's goal for residential density to be consistent with topographic constraints to reduce landform alteration in hillside areas. This is a significant impact requiring mitigation. Site 3 (California Street/Avenue E): Site 3 is currently occupied by a mobile home park within the mobile home park (MHP) Overlay District. Redesignation of	Site 1: No mitigation is required. Site 2: Refer to **Mitigation Measures 4.6.6.1A** through **4.6.6.1C.** Site 3: Refer to **Mitigation Measures 4.13.6.1A** and **4.13.6.1B.** Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Significant and Unavoidable. Site 3: Significant and Unavoidable. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
this site to RM-24 would eliminate the MHP Overlay, which would be inconsistent with this goal. This is a significant impact requiring mitigation. Creation of New Land Use District: The creation of the new land use district would be consistent with regional and local plans and policies. Therefore, no impacts associated with this issue would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): This project component would be consistent with regional and local plans and policies. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): The inclusionary regulations would implement the requirements of state redevelopment law and would not change allowable land uses. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
4.11 MINERAL RESOURCES		
LESS THAN SIGNIFICANT IMPACTS		
Loss of Statewide, Regional, or Locally Important Mineral Resources		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): The development of Site 1 with multiple-family dwelling units, commercial uses, institutional uses, and open space would not result in the loss of an identified regional or local mineral resources, conversion of an identified mineral resource use, or conflict with existing mineral resource extraction activities. Therefore, the development of Site 1 would not result in a loss of Statewide, regional, or locally important mineral resources. No impacts associated with this issue would occur.	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: No Impact. Site 2: No Impact. Site 3: No Impact. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Site 2 (Yucaipa Boulevard/Sand Canyon Road): Site 2 is not designated for mineral extraction activities nor is it within the Mineral Resources Overlay District established by the City. There are no mineral extraction activities currently occurring or planned for Site 2 or adjacent properties. Therefore, the development of Site 2 would not result in a loss of Statewide, regional, or locally important mineral resources. No impacts associated with this issue would occur. Site 3 (California Street/Avenue E): Site 3 is not identified by the City for mineral extraction activities or within the City's Mineral Resources Overlay District. No mineral extraction activities are currently occurring or planned for Site 3 as the site is currently developed with a manufactured home park. Therefore, the development of Site 3 would not result in a loss of Statewide, regional, or locally important mineral resources. Creation of New Land Use District: This component of the proposed project is an administrative action that would not result in a physical change to the existing environment. Therefore, no impacts associated with this component would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Housing that would be accommodated under these proposed changes could be located in a portion of the City that contains mineral resources. Although the City has a Mineral Resource Overlay District designation, no site within the City has received this Mineral Resources Overlay designation. Therefore, any future development that would occur in the City as a result of implementation of this component would not result in a significant impact to mineral resources. Therefore, no impacts associated with this component would occur.	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Similar to what was identified for Program 4.a, development facilitated by these changes in regulations may involve intensification and reuse of properties within existing redevelopment areas within the City. Since there are no properties within the City that are designated for mineral extraction activities, any future development that would occur in the redevelopment area as a result of implementation of this component would not result in a significant impact to mineral resources. Therefore, no impacts associated with this component would occur.	No mitigation is required.	No Impact.
Cumulative Impacts		
The cumulative area for mineral resources is the San Bernardino Production-Consumption Region. As population levels increase in the region, greater demand for aggregate and other mineral materials will be placed on mineral resources, especially sand and gravel from areas along local drainages. Similarly, development pressures in areas where these materials are known or expected to occur would result in the loss of availability of these mineral resources. However, because the sites that are the subject of this Draft EIR are not identified as significant sources of sand/gravel deposits and development subsequent to the adoption of the proposed land use actions on any of the sites would not decrease the local or regional availability of mineral resources, potential future development of any of the sites would have no significant cumulative mineral resources effect.	No mitigation is required.	No Impact.
SIGNIFICANT IMPACTS		
No site-specific significant mineral resources impacts were identified.	Not Applicable	Not Applicable

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
4.12 NOISE		
LESS THAN SIGNIFICANT IMPACTS		
Groundborne Vibration		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Groundborne vibration from grading equipment such as earthmovers and haul trucks at distances of more than 10 feet does not create vibration amplitudes that cause structural damages. Since the adjacent residential uses are located more than 50 feet from Site 1, no impacts associated with groundborne vibration would occur. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Groundborne vibration from grading equipment at distances of more than 10 feet does not create vibration amplitudes that could cause structural damage. Since the adjacent residential uses are located more than 50 feet from Site 2, impacts associated with this issue would not occur. Site 3 (California Street/Avenue E): Groundborne vibration from grading equipment at distances of greater than 10 feet does not create vibration amplitudes that could cause structural damage. Since the adjacent residential uses are located more than 10 feet from the project site, impacts associated with this issue would not occur. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Since the creation of a new land use district is an administrative action that would not result in a physical change in the existing environment, no impacts associated with this issue would occur.	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: No Impact. Site 2: No Impact. Site 3: No Impact. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. However, since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with groundborne vibration would occur.	No mitigation is required.	No Impact.
Construction Noise		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Short-term noise impacts on Site 1 would be associated with excavation, grading, and erecting of buildings on site during construction of the future development. The worst-case combined noise level at each individual residence during this phase of construction would be 91 dBA L_{max} at a distance of 50 feet from the active construction area. The City's Municipal Code specifically exempts noise associated with	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
construction activity, as long as the construction activity occurs within the permitted hours. Since construction would occur during the City's permitted hours, impacts associated with this issue would be less than significant. Site 2 (Yucaipa Boulevard/Sand Canyon Road): The worst-case combined noise level at each individual residence during the construction phase would be 91 dBA L_{max} at a distance of 50 feet from the active construction area. The City's Municipal Code specifically exempts noise associated with construction activity, as long as the construction activity occurs within the permitted hours. Since construction would occur during the City's permitted hours, impacts associated with this issue would be less than significant. Site 3 (California Street/Avenue E): The redevelopment of this site would require the demolition and removal of on-site infrastructure and structures. It is anticipated that the demolition equipment that would be utilized would have a similar level of noise generated on site as construction equipment. The nearest noise-sensitive receptors to Site 3 would be existing single-family residences and manufactured homes to the east and north. These closest residences may be subject to short-term noise reaching 85 dBA L_{max} generated by construction activities on the project site. However, the City's Municipal Code specifically exempts noise associated with construction activity, as long as the construction activity occurs within the permitted hours. Since construction would occur during the City's permitted hours, impacts associated with this issue would be less than significant. Creation of New Land Use District: Future development located within this new land use district would be required to adhere to City's Municipal Code standards for construction noise. Since future		

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
development is required to adhere to these standards, construction noise impacts associated with this component would be less than significant.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with construction noise would occur with implementation of this project component.	No mitigation is required.	No Impact.
Airport Noise Impacts		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): There are no public use or private airports within two miles of Site 1. The rezoning and potential development of Site 1 with residential and commercial uses would not result in the exposure of people residing or working in the project area to airport-related noise. Therefore, no impacts associated with this issue would occur. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Site 2 is not located within two miles of a public or private airport. Therefore, the rezoning and subsequent development of Site 2 would not result in the exposure of people residing or working in the project area to airport-related noise. No impacts associated with this issue would occur. Site 3 (California Street/Avenue E): Site 3 is not located within two miles of any airport. Therefore, no airport-related noise impact would occur to people	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: No Impact. Site 2: No Impact. Site 3: No Impact. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
residing or working in the project area. Creation of New Land Use District: Although the creation of the new land use district would result in higher densities of residential uses within the City, there are no airports within the City. Therefore, future development that could occur in this new land use district would not be within 2 miles of any airport and would not be exposed to airport-related noise. Therefore, no impacts associated with this issue would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not result in an airport noise exposure for people residing or working in the area. Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Since implementation of this project component at this time only involves an administrative action, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which would not expose people to airport safety hazards. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Noise Cumulative Impacts		
It is unlikely that adjacent properties will be developed at the same time as the proposed project. However, in the unlikely event that adjacent properties are developed at the same time as the proposed project, implementation of the stated mitigation measures would reduce the cumulative impacts of the proposed project to less than significant levels. On-site operational noises are	No mitigation is required.	Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
individual noise occurrences and are not additive in nature. Comparing cumulative noise levels that would occur both with and without the project, the proposed project would not expose sensitive uses located adjacent to area roadways to excessive noise levels. Therefore, the proposed project's contribution to cumulative noise impacts at sensitive uses would not be significant.		
SIGNIFICANT IMPACTS		
Impact 4.12.6.1: Traffic-Related Noise		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Since residential uses could be developed on Site 1, outdoor active use areas (such as backyards and patios) could be exposed to exterior traffic noise greater than 60 dBA L_{dn}. In addition, residential structures proposed on Site 1 could also be exposed to interior noise levels greater than 45 dBA L_{dn}. These noise levels are above the City's noise standards for residential uses. This is a significant impact requiring mitigation. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Potential commercial uses that could be developed on Site 2 are not considered noise sensitive. Since Residential uses that could be developed on Site 2, could be exposed to exterior traffic noise greater than 60 dBA L_{dn} in outdoor active use areas (such as backyards and patios). Traffic noise from vehicles on Sand Canyon Road and Yucaipa Boulevard could result in residences experiencing an interior noise level greater than 45 dBA L_{dn}. These noise levels are above the City's noise standards for residential uses. This is a significant impact requiring mitigation. Site 3 (California Street/Avenue E): Outdoor active use areas (such as backyards and patios) for	Site 1: **4.12.6.1A:** Prior to the issuance of grading permits for any development on Site 1, the project proponent shall provide evidence to the City that all outdoor residential uses within 415 feet of Oak Glen Road or 78 feet of Colorado Street have been fitted with noise reduction features such as a stand-alone sound barrier (with a minimum height of 5 feet) along the property line to reduce exterior noise levels at residences to 60 dBA L_{dn} or lower. **4.12.6.1B:** Prior to the issuance of building permits for any development on Site 1, the project proponent shall provide evidence to the City that all residential uses within 104 feet of Oak Glen Road have been fitted with noise reduction features to reduce interior noise levels at residences to 45 dBA L_{dn} or lower. **4.12.6.1C:** Prior to the issuance of building permits for any residences proposed for Sites 1, 2, or 3 or within the new land district, the project proponent shall provide evidence to the City that all residential units are equipped with a means of mechanical ventilation and standard dual-glazed windows. Site 2: **4.12.6.1D:** Prior to the issuance of grading permits for any development on Site 2, the project proponent shall	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
residential uses that could be developed on Site 3 could be exposed to exterior traffic noise greater than 60 dBA L_{dn}. Traffic noise from California Street may also expose future residential development on Site 3 to interior noise levels greater than 45 dBA L_{dn}. These noise levels are above the City's noise standards for residential uses. This is a significant impact requiring mitigation. <u>Creation of New Land Use District:</u> Housing developed under this new land use district on sites not specifically identified in this Draft EIR could be located in a portion of the City exposed to noise levels in exceedance of City's standards. This is a significant impact requiring mitigation.	provide evidence to the City that all outdoor residential uses have been fitted with noise reduction features, such as a stand-alone sound barrier (with a minimum height of 5 feet) along the property line, to reduce exterior noise levels at residences to 60 dBA L_{dn} or lower within the following identified areas: • 194 feet of Sand Canyon Road (between East Campus Drive and Chapman Heights Road); • 161 feet of Sand Canyon Road (between Chapman Heights Road and Yucaipa Boulevard); and • 336 feet of Yucaipa Boulevard (west of Sand Canyon Road). **4.12.6.1E:** Prior to the issuance of building permits for any development on Site 2, the project proponent shall provide evidence to the City that all residential uses have been fitted with noise reduction features to reduce interior noise levels at residences to 45 dBA L_{dn} or lower: • 49 feet of Sand Canyon Road (between E. Campus Drive and Chapman Heights Road); • 41 feet of Sand Canyon Road (between Chapman Heights Road and Yucaipa Boulevard); and • 85 feet of Yucaipa Boulevard (west of Sand Canyon Road). Refer to **Mitigation Measure 4.12.6.1C**. <u>Site 3:</u> **4.12.6.1F:** Prior to the issuance of grading permits for any development on Site 3, the project proponent shall provide evidence to the City that all outdoor residential uses within 108 feet of California Street have been fitted with noise reduction features, such as a stand-alone sound barrier (with a minimum height of 5 feet) along the property line, to reduce exterior noise levels	

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
	at residences to 60 dBA L_{dn} or lower. **4.12.6.1G:** Prior to the issuance of building permits for any development on Site 3, the project proponent shall provide evidence to the City that all residential uses within 28 feet of California Street have been fitted with noise reduction features to reduce interior noise levels at residences to 45 dBA L_{dn} or lower. Refer to **Mitigation Measure 4.12.6.1C**. Creation of New Land Use District: **4.12.6.1H:** Prior to the issuance of building permits for any residences proposed for within the new land district, the project proponent shall provide evidence to the City that all exterior and interior noise levels at the residences are at or below City noise level standards Refer to **Mitigation Measure 4.12.6.1C**.	
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not include any activities that would generate traffic noise. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, there no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Impact 4.12.6.2: On-site Stationary Noise Impact		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): The rezoning of Site 1 could result in the development of residential, commercial, and institutional land uses on site which would generate on-site stationary noise during the operational phase. The development of	Site 1: **4.12.6.2A:** Prior to the issuance of building permits, the project proponent shall submit to the City for review and approval, a project-specific noise impact analysis. The noise analysis shall focus on noise impacts associated with on-site stationary noise sources including, but not limited to loading/unloading operations, mechanical	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
such uses may result in the exposure of noise-sensitive receptors (e.g., the existing single-family residences to the east or the potential multiple-family uses on site) to operational noise levels that are above the City's exterior and interior noise levels for residential and institutional uses. This is a significant impact requiring mitigation. Site 2 (Yucaipa Boulevard/Sand Canyon Road): The development of residential and commercial uses may result in the exposure of noise-sensitive receptors (e.g., the existing single-family residences to the west or the potential multiple-family uses on site) to operational noise levels that are above the City's exterior and interior noise levels for residential uses. This is a significant impact requiring mitigation. Site 3 (California Street/Avenue E): The development of residential uses on site may result in the exposure of noise-sensitive receptors (e.g., the existing manufactured homes to the north and west or the potential multiple-family uses on site) to operational noise levels that are above the City's exterior and interior noise levels for residential uses. This is a significant impact requiring mitigation. Creation of New Land Use District: Housing that could be accommodated under this new land use district could be located in a portion of the City that would expose sensitive noise receptors to noise levels in exceedance of City's standards. This is a significant impact requiring mitigation.	equipment, parking lot noise, and/or other stationary operational noise sources. In the event noise levels associated with subsequent development exceed established City noise limits at any identified noise sensitive receptor, adherence to **Mitigation Measures 4.12.6.2B** and **4.12.6.2C** shall be required. In the event noise levels associated with subsequent development does not exceed established City noise limits at any identified noise sensitive receptor, no further mitigation is required. **4.12.6.2B:** Prior to the issuance of building permits for any development where a potentially significant noise impact has been identified (per **Mitigation Measure 4.12.6.2A**), the project applicant shall provide to the City for review and approval, evidence that noise reduction/attenuation features, structures, and/or measures have been incorporated into the design of the project. The features, structures, and/or measures shall be designed to reduce project-specific noise levels to or below the City's established noise standard. **4.12.6.2C:** Prior to the issuance of certificates of occupancy for any structure or use that generates a potentially significant noise impact, the project applicant shall provide evidence to the City for review and approval, that the noise reduction/attenuation features, structures, and/or measures identified in **Mitigation Measure 4.12.6.2B** have been constructed, installed, and/or implemented. Site 2: Refer to **Mitigation Measures 4.12.6.2A** through **4.12.6.2C**. Site 3: Refer to **Mitigation Measures 4.12.6.2A** through **4.12.6.2C**. Creation of New Land Use District: Refer to **Mitigation Measures 4.12.6.2A** through **4.12.6.2C**.	
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
administrative action that does not include any activities that would generate operational noise. Therefore, no impacts associated with this issue would occur.		
Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. This component is an administrative action that would not require a physical change in the environment. Therefore, there no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
4.13 POPULATION AND HOUSING		
LESS THAN SIGNIFICANT IMPACTS		
Induce Substantial Population Growth		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): The selection of Site 1 would facilitate development that is already anticipated in adopted regional policy documents. In addition, the type and intensity of use proposed for Site 1 is consistent with the existing pattern and practice of development in the project area, and because the improvements necessary for development of the site would not facilitate growth that has not been anticipated in the project area, no significant growth-inducing effect would occur. A less than significant impact would occur. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Since the Housing Element is consistent with the regional growth forecast and RHNA; the selection of Site 2 would facilitate development that is already anticipated in adopted regional policy documents. Similar to what was identified for Site 1, the type and	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
intensity of use proposed for Site 2 would be consistent with the existing pattern and practice of development in the project area. Therefore, no significant growth-inducing effect would occur. Site 3 (California Street/Avenue E): Since the Housing Element is consistent with the regional growth forecast and RHNA; the selection of Site 3 would facilitate development that is already anticipated in adopted regional policy documents. Therefore, impacts associated with this issue for Site 3 would be less than significant. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. Therefore, no impacts associated with this issue would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This action would affect the affordability level but not the amount of new housing built in connection with the City's redevelopment program. As such, it would not induce population growth. Therefore, no impacts associated with this issue would occur with implementation of this project component.	No mitigation is required.	No Impact.
Population and Housing Cumulative Impacts		
Population growth in Yucaipa, as well as in all San Bernardino communities, is limited by the availability of water. Other projects proposed in the City would directly and indirectly contribute to population increases; however, each of these projects would be reviewed by appropriate jurisdictions for	No mitigation is required.	Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
demonstration of available water resources. As new development would not proceed until availability of water resources was demonstrated (at both project and cumulative levels), the total impact would be less than significant. Therefore, implementation of the proposed project would not result in a cumulatively significant population or housing impact, nor would the proposed uses result in significant induce growth in areas where growth was not previously anticipated. In terms of residential displacement, most other developments anticipated in the City are anticipated to be on undeveloped, vacant, or underutilized sites, where the potential to result in displacement of residences is minimal. Where displacement would be necessary, existing State laws and local ordinances would reduce the impact of potential displacement impacts to a less than significant level. The total impact of the project and cumulative projects relative to residential displacement is therefore less than significant.		
SIGNIFICANT IMPACTS		
Impact 4.13.6.1: Displace Substantial Existing Housing or People		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): The proposed redesignation of Site 1 would not displace any existing housing or persons because Site 1 is currently vacant. No impacts associated with this issue would occur. Site 2 (Yucaipa Boulevard/Sand Canyon Road): The proposed redesignation of Site 2 would not displace any existing housing or persons because Site 2 is currently vacant. No impacts associated with this issue would occur. Site 3 (California Street/Avenue E): Site 3 is currently developed with a manufactured home park. The	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: **4.13.6.1A:** In the event new development proposed within the limits of Site 3 causes the conversion, closure, or cessation of a mobile home park use, the person or entity proposing the change in use shall prepare and submit to the City for review and approval, a Mobile Home Park Closure Report in conformance with Government Code Sec. 65863.7. The Mobile Home Park Closure report shall address impacts to any potential displaced mobile home park resident including but not limited to the availability of adequate replacement	Site 1: No Impact. Site 2: No Impact. Site 3: Significant and Unavoidable. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
redesignation of Site 3 to RM-24 and potential subsequent development would necessitate the relocation of existing residents and the removal of existing structures from the site. This is a significant impact requiring mitigation. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not physically result in the disturbance of land and would not result in the displacement of existing housing or require replacement housing. Therefore, no impacts associated with this issue would occur with this project would occur.	housing and relocation costs to existing residents. **4.13.6.1.B:** Prior to the issuance of any permit for new development on Site 3, the project applicant shall provide to the City for review and approval, evidence that the measures identified in the Mobile Home Park Closure Report to offset adverse affects to displaced residents have been sufficiently completed. Creation of New Land Use District: No mitigation is required.	
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Since implementation of this project component at this time involves only an administrative action and would not result in an identified physical change in the environment, no impact would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, no significant impacts associated with this issue would occur.	No mitigation is required.	No Impact.
4.14 PUBLIC SERVICES		
LESS THAN SIGNIFICANT IMPACTS		
Fire Protection		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Any development occurring on the site would be required to pay development impact fees to the City. Such fees would be used to fund capital costs associated with acquiring land for new fire stations, constructing new fire stations, purchasing fire equipment for new	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
fire stations, and providing for additional staff as needed and as identified by the City and County. Since any future development would be required to pay development impact fees to fund future fire facilities and services, impacts associated with fire protection services and facilities are less than significant. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Any development on this site would be required to pay development impact fees to the City. Such fees would be used to fund capital costs associated with acquiring land for new fire stations, constructing new fire stations, purchasing fire equipment for new fire stations, and providing for additional staff as needed and as identified by the City and County. Therefore, impacts associated with fire protection services and facilities are less than significant. Site 3 (California Street/Avenue E): The potential development of Site 3 through the process of rezoning would not cause fire staffing, facilities, or equipment to operate at a deficient level of service. Additionally, because the proposed project would be required to pay development impact fees to fund future fire facilities and services, impacts associated with fire protection services and facilities are less than significant. Creation of New Land Use District: Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas in the City, which	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
may result in impacts to existing fire response times and fire staffing. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur.		
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, there would be no significant impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Police Protection		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): The development of residential and commercial uses on Site 1 could result in an increase in demand of police protection services. Because police response is based on the severity or nature of the call itself, response times may vary. The City monitors staffing levels to ensure that adequate police protection continues to be provided as individual development projects are proposed and on an annual basis as part of the City Council's budgeting process. The City does charge public facilities fees for new developments. The payment of fees for potential development of residential, commercial, and institutional uses on Site 1 would offset the fiscal impact on the YPD. Therefore, impacts associated with this issue would be less than significant. Site 2 (Yucaipa Boulevard/Sand Canyon Road): The development of residential and commercial uses on	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Site 2 could result in an increase in demand of police protection services. The payment of fees for development would offset the fiscal impact on the YPD. Payment of these development fees would ensure that impacts associated with this issue are less than significant. Site 3 (California Street/Avenue E): The development of residential uses on Site 3 could result in an increase in demand of police protection services. The City requires the payment of a public facilities fee for all new developments, which would offset the fiscal impact on the YPD. Payment of these development fees would ensure that impacts associated with this issue are less than significant. Creation of New Land Use District: The creation of the new land use district is an administrative action that would result in amendments to the City's General Plan and Development Code. These amendments would not affect existing police facilities or interfere with the provision of police protection services. Therefore, no impacts associated with this issue would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Future development would be subject to subsequent project-specific environmental review ensuring that any significant law enforcement service impacts are appropriately identified and adequately mitigated. Since implementation of this project component at this time involves only an administrative action, and would not result in an identified physical change in the environment, no significant impacts would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes in the existing environment. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
School Facilities		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): If subsequent development occurs on Site 1, such development would result in an increase of residents in the City who would utilize Yucaipa-Calimesa JUSD services and facilities. Potential development on Site 1 could generate up to 143 new elementary students, 46 new middle school students, and 63 new high school students. There is currently excess capacity within the school district to accommodate the student increase that could occur upon development of residential units on Site 1. Therefore, the development that could occur with the rezoning of Site 1 would not result in the exceedance of existing school capacity and would not require the construction of new school facilities. Yucaipa-Calimesa JUSD currently assesses a fee for construction projects within its boundaries that are used within the Yucaipa-Calimesa JUSD to finance school facilities that are needed as a result of new development projects. Since school fees are uniformly applied to all development in the City and are required to be paid prior to project development, the payment of such fees would ensure that no significant impact on existing school facilities would occur. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Potential development that could occur on Site 2 could generate up to 132 new elementary school students, 42 middle school students, and 58 new high school students. Site 2 would be required to pay development fees to the Yucaipa Calimesa JUSD. Because the payment of required school fees provides "full and complete" mitigation for school-related impacts and because the additional generation of students would not result in the	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
exceedance of the existing school capacity of the identified schools, impacts are less than significant. Site 3 (California Street/Avenue E): Development that could occur on Site 3 could generate up to 69 new elementary school students, 22 new middle school students, and 30 new high school students. Any development that would occur on Site 3 would be required to pay development fees to the Yucaipa Calimesa JUSD. Because the payment of required school fees provides "full and complete" mitigation for school-related impacts and because the additional generation of students would not result in the exceedance of the existing school capacity of the identified schools, impacts are less than significant. Creation of New Land Use District: These amendments would not impact existing school facilities or interfere with the provision of school services. Therefore, no impacts associated with this issue would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Since implementation of this project component at this time involves only an administrative action and would not result in an identified physical change in the environment, no significant impact would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes in the existing environment. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Park and Recreational Facilities		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): As identified in Chapter 4.15 (Recreation and Parks) of this EIR,	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
since there would be no deficiency in parkland with the rezoning and ultimate development of Site 1, it is anticipated that the increase in population would not result in the physical deterioration of existing recreational facilities or require additional facilities that would cause significant environmental impacts. Therefore, impacts associated with this issue would be less than significant. Site 2 (Yucaipa Boulevard/Sand Canyon Road): As identified in Chapter 4.15 (Recreation and Parks) of this EIR, since there would be no deficiency in parkland with the rezoning and ultimate development of Site 2, it is anticipated that the increase in population would not result in the physical deterioration of existing recreational facilities or require additional facilities that would cause significant environmental impacts. Therefore, impacts associated with this issue would be less than significant. Site 3 (California Street/Avenue E): As identified in Chapter 4.15 (Recreation and Parks) of this EIR, there would be no deficiency in parkland with the rezoning and ultimate development of Site 3. Therefore, it is anticipated that the increase in population would not result in the physical deterioration of existing recreational facilities or require additional facilities that would cause significant environmental impacts. Impacts associated with this issue would be less than significant. Creation of New Land Use District: The creation of the new land use district is an administrative action that would result in amendments to the City's General Plan and Development Code. These amendments would not affect existing recreational facilities or require the provision of additional recreational facilities that could result in a significant environmental impact.	Creation of New Land Use District: No mitigation is required.	Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Future development would be subject to subsequent project-specific environmental review ensuring that any significant project-specific impacts are appropriately identified and adequately mitigated. Since implementation of this project component at this time involves only an administrative action and would not result in an identified physical change in the environment, no significant impact would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, there would be no significant impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Public Facilities Cumulative Impacts		
As additional development occurs in the City of Yucaipa and region, there may be an overall increase in the demand for law enforcement and fire protection services, including personnel, equipment, and/or facilities. New development within the service areas of the YFD and YPD would be required to adhere to conditions established by fire and police service providers, and pay the applicable fees to ensure adequate staffing and equipment levels. Therefore, the cumulative impact on police and fire services in the City would be less than significant. Future cumulative development (especially residential development) forecast in the City's General Plan would increase the demand for school facilities and services. However, each school district requires the payment of development fees to provide for new school services and/or facilities. As every new development is mandated to provide the fees applicable to the school district affected, the cumulative impact on school services in the City and region would be less than significant.	No mitigation is required.	Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
SIGNIFICANT IMPACTS		
No site-specific significant public facility impacts were identified.	Not Applicable	Not Applicable
4.15 RECREATION		
LESS THAN SIGNIFICANT IMPACT		
Increased Use of Existing Recreational Facilities		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): The City currently has a surplus of approximately 21 acres of parkland. With the increase in people that would result from the development of Site 1, the City would still have a surplus of parkland and adequate recreation facilities for existing and anticipated residents. Since there would be no deficiency in parkland with the rezoning and ultimate development of Site 1, it is anticipated that the increase in population would not result in the physical deterioration of existing recreational facilities. Therefore, impacts associated with this issue would be less than significant. Site 2 (Yucaipa Boulevard/Sand Canyon Road): With the increase in people that would result from the development of Site 2, the City would still have a surplus (approximately 12.5 acres) of parkland and adequate recreation facilities for existing and anticipated residents. It is anticipated that the increase in population associated with development of Site 2 would not result in the physical deterioration of existing recreational facilities. Therefore, impacts associated with this issue would be less than significant. Site 3 (California Street/Avenue E): Even with the development of Site 3, the City would continue to	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
meet the minimum parkland ratio of 3.5 acres per 1,000 residents. Therefore, it is anticipated that the increase in population associated with development of Site 3 would not result in the physical deterioration of existing recreational facilities in the City. Impacts associated with this issue would be less than significant. <u>Creation of New Land Use District:</u> The creation of the new land use district is an administrative action that would not result in a physical change in the environment. However, housing that could be accommodated under this new land use district would be required to dedicate land for park use or to pay a fee for park and recreational purposes as part of their conditions of approval as identified in Section 8.11.0310, Chapter 3, Division 11 of the City's Municipal Code. Adherence to City policies would ensure that potential impacts associated with this issue remain less than significant.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Like the creation of a new land use district, this component of the proposed project consists of administrative actions that would not physically result in the disturbance of land. However, future housing that would be accommodated under these proposed changes could result in an increased demand for recreational resources. Adherence to State and City policies and regulations would reduce impacts associated with this issue to a less than significant level.	No mitigation is required.	Less Than Significant.
Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Similar to what was identified for Program 4.a, development facilitated by these changes in regulations would be required to adhere to Section	No mitigation is required.	Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
66477 of the California Government Code (commonly known as the Quimby Act). Adherence to these parkland requirements would reduce impacts associated with this issue to a less than significant level.		
New or Physically Altered Recreation and Park Facilities		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): As the environmental effects for Site 1 are included as part of the entire analysis of environmental effects, the construction or expansion of such areas would not result in an adverse physical effect on the environment beyond those analyzed for the overall development of Site 1. Similarly, if the development of Site 1 does not include the provision of open space on site, the payment in-lieu fees and park development fees to provide for 6.4 acres of parkland would be required. For these reasons, impacts associated with this issue for Site 1 are considered to be less than significant. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Unlike Site 1, Site 2 has limited potential for the provision of open space on site. It is likely that future development on Site 2 would require the payment of in-lieu fees and park development fees to provide for the required 5.9 acres of parkland. Therefore, the rezoning of Site 2 would not result in the construction or expansion of recreational facilities on site. Impacts associated with this issue are less than significant. Site 3 (California Street/Avenue E): Similar to Site 2, potential Site 3 development would require the payment of in-lieu fees and park development fees to provide for the required 3.1 acres of parkland. Therefore, the rezoning of Site 3 would not result in the construction or expansion of recreational facilities on site. For this reason, impacts associated with this	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
issue are less than significant. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. However, housing that could be accommodated under this new land use district could require the provision of new recreational facilities. Similar to what was identified for the Program 4.a. component, adherence to existing City regulations would reduce impacts to a less than significant level.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. However, development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas within the City, which may require the construction of new recreational facilities. Adherence to existing City regulations would reduce impacts to a less than significant level.	No mitigation is required.	Less Than Significant.
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, there would be no significant impacts associated with implementation of this project component.	No mitigation is required.	No Impact.
Recreation and Parks Cumulative Impacts		
Implementation of the proposed project in combination with cumulative projects in the area would increase use of existing parks and recreation facilities. However, as future residential development is proposed, the City will require developers to provide the appropriate amount of parkland or pay the in-lieu fees, which will contribute to future recreational facilities. Payment of these fees and/or implementation of facilities on a project-by-project	No mitigation is required.	Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
basis would offset cumulative parkland impacts by providing funding for new and/or renovated parks equipment and facilities. As such, the cumulative impact of build out associated with the implementation of the proposed project when considered with cumulative projects in the area would be less than significant.		
SIGNIFICANT IMPACTS		
No site-specific significant recreational and park facility impacts were identified.	Not Applicable	Not Applicable
4.16 TRANSPORTATION AND TRAFFIC		
LESS THAN SIGNIFICANT IMPACT		
Air Traffic Patterns		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): There are no public use or private airports within two miles of Site 1. The rezoning and potential development of Site 1 with residential and commercial uses would not result in a change in air traffic patterns. Therefore, no impacts associated with this issue would occur. Site 2 (Yucaipa Boulevard/Sand Canyon Road): The rezoning and subsequent development of Site 2 would not result in a change in air traffic patterns. Therefore, no impacts associated with this issue would occur. Site 3 (California Street/Avenue E): The rezoning and subsequent development of Site 3 would not result in a change in air traffic patterns. Therefore, no impact associated with this issue would occur. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not result in a physical change in the	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: No Impact. Site 2: No Impact. Site 3: No Impact. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. It is anticipated that new development within the new land use district would consist of residential uses. These residential uses would not result in a change in air traffic patterns. Therefore, no impact associated with this issue would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not result in a change in air traffic patterns. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which is an administrative action. This administrative action would not result in a change in air traffic patterns. Therefore, no impact associated with this issue would occur.	No mitigation is required.	No Impact.
Design Hazard Features		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): As required by State law, all project-related transportation improvements will be designed by a licensed professional civil engineer and constructed by a licensed construction contractor. The subsequent development that could occur on Site 1 would result in new sections of roadway and traffic signals providing safe and efficient access to and from the proposed residential, commercial, and institutional uses and will not result in the creation of circulation design hazards. For these reasons, impacts associated with this issue are considered to be less than significant.	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Site 2 (Yucaipa Boulevard/Sand Canyon Road): Any new sections of roadway that would be installed on Site 2 would be required to be designed by a licensed professional civil engineer and constructed by a licensed construction contractor per State requirements. Therefore, the subsequent development that could occur on Site 2 would not result in the creation of circulation design hazards. Impacts associated with this issue are considered to be less than significant. Site 3 (California Street/Avenue E): Any new sections of roadway that would be installed on Site 3 or adjacent to Site 3 would be required to be designed by a licensed professional civil engineer and constructed by a licensed construction contractor per State requirements. Therefore, the subsequent development that could occur on Site 3 would not result in the creation of circulation design hazards. Impacts associated with this issue are considered to be less than significant. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. However, future housing that could be accommodated under this new land use district would still be required to adhere to State requirements associated with the engineering and construction of transportation facilities such as roadways. Therefore, impacts associated with this issue are considered to be less than significant.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not include any activities that would increase hazards due to a design feature. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, there no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Emergency Access		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): The project proponent(s) of potential future development that could occur on Site 1 would be required to design, construct, and maintain structures, roadways, and facilities to provide for adequate emergency access and evacuation per fire and police circulation standards of the City of Yucaipa. Construction activities, which may temporarily restrict vehicular traffic, will be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. The project would be designed to provide an acceptable level of vehicular access along public roads and project driveways, thereby accommodating access for all emergency vehicles. In addition, the City of Yucaipa Fire Department would review and approve any proposed site plan to ensure adherence to the Fire Code and to prevent unnecessary hazards. Adherence to the Fire Code and emergency access measures required by the City would ensure no impacts related to this issue would occur. Site 2 (Yucaipa Boulevard/Sand Canyon Road): In the event that residential and commercial uses are developed on Site 2, the project proponent(s) of these future developments would be required to design, construct, and maintain structures and infrastructure to provide for adequate emergency access based on fire and police circulation standards	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: No Impact. Site 2: No Impact. Site 3: No Impact. Creation of New Land Use District: No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
identified by the City. Since all development within the City is required to adhere to the Fire Code and emergency access measures required by the City, no impacts associated with this issue would occur. Site 3 (California Street/Avenue E): In the event that Site 3 is redeveloped with multifamily residential uses, the project proponent(s) would be required to provide adequate emergency access based on the City's Fire Code and emergency access measures. Therefore, no impacts associated with this issue would occur. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. However, future housing that could be accommodated under this new land use district would still be subject to City requirements for emergency access requirements. Therefore, since all developments within the City would be required to adhere to City requirements for emergency access, no impacts associated with this issue would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not result in any physical change to the environment. Therefore, implementation of this project component would not result in inadequate emergency access. No impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, there no impacts associated with inadequate emergency access would occur.	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Alternative Transportation Policies, Plans and Programs		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Subsequent development that could occur on Site 1 could result in the development of employment, and shopping opportunities in close proximity to existing and proposed residential development. The type of uses proposed and their proximity to each other allow for increased pedestrian and bicycle activity, limiting the need for vehicle travel. The provision of additional retail options in proximity to existing residential development will reduce vehicle miles traveled; therefore, implementation of this project component would be consistent with City policies encouraging alternative transportation. A less than significant impact associated with this issue would occur. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Subsequent development that could occur on Site 2 could result in the development of employment, and shopping opportunities in close proximity to existing and proposed residential development. The provision of additional retail options in proximity to existing residential development would reduce vehicle miles traveled; therefore, implementation of this project component is consistent with City policies encouraging alternative transportation. A less than significant impact associated with this issue would occur. Site 3 (California Street/Avenue E): Site 3 is located in a heavily urbanized area of the City. The type of uses that could be developed on Site 3 in combination with nearby commercial and service buildings would allow for increased pedestrian and bicycle activity. In addition, it is anticipated that any future development that could occur on Site 3 would be designed to allow for non-motorized access throughout the project site. Therefore, a less than	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
significant impact associated with this issue would occur. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not result in a physical change in the environment. However, future uses that could be developed within this new land use district are anticipated to be designed and consistent with adopted policies, plans, or programs supporting alternative transportation. Therefore, no significant impacts associated with this issue would occur with implementation of this project component.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Future development activity may involve intensification and reuse of properties, however, all developments would be required to adhere to City requirements related to alternative transportation features. Therefore, impacts associated with this issue are anticipated to be less than significant.	No mitigation is required.	Less Than Significant.
Inclusionary Housing Program (Redevelopment Project Area): These amendments are administrative actions that would not result in a physical change in the environment. Therefore, implementation of this component would not result in a conflict with adopted policies, plans, or programs supporting alternative transportation. No impacts associated with this issue would occur.	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
SIGNIFICANT IMPACTS		
Impact 4.16.6.1: Opening Year (2014) Intersection Traffic and Level of Service (LOS) Standard		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Four study area intersections (Yucaipa Boulevard/I-10 Eastbound Ramps, 16th Street/Yucaipa Boulevard, 5th Street/Avenue E, Oak Glen Road/Arlington Drive-Calimesa Boulevard) are projected to operate at unsatisfactory levels of service for Site 1 during opening year (2014). This is a significant impact requiring mitigation. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Three study area intersections (Yucaipa Boulevard/I-10 Eastbound Ramps, 16th Street/Yucaipa Boulevard, and 5th Street/Avenue E) are projected to operate at unsatisfactory levels of service for Site 2 during opening year (2014). This is a significant impact requiring mitigation. Site 3 (California Street/Avenue E): Three study area intersections (Yucaipa Boulevard/I-10 Eastbound Ramps, 16th Street/Yucaipa Boulevard, and 5th Street/Avenue E) are projected to operate at unsatisfactory levels of service for Site 3 during opening year (2014). This is a significant impact requiring mitigation. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. However, housing that could be accommodated under this new land use district could contribute to or result in an intersection operating below satisfactory LOS standards. This is a significant impact requiring mitigation.	Site 1: **4.16.6.1A:** Prior to the issuance of a Certificate of Occupancy for a project developed on Site 1, 2, or 3, the project proponent shall participate in the City of Yucaipa Development Impact Fee Program. The City shall ensure that the improvements outlined for the 16th Street/Yucaipa Boulevard, 5th Street/Avenue E, and Oak Glen Road/Arlington Drive-Calimesa Boulevard intersections will be constructed pursuant to the timeframe established in the City of Yucaipa Traffic Mitigation Fee Program for the identified local improvements, or earlier if necessary, to avoid identified significant impacts. Site 2: Refer to **Mitigation Measure 4.16.6.1A.** Site 3: Refer to **Mitigation Measure 4.16.6.1A.** Creation of New Land Use District: **4.16.6.1B:** Prior to the issuance of a Certificate of Occupancy for a project developed within the new land use district, each developer shall consult with the City to determine if a project-specific traffic analysis is required for the proposed project. The City shall determine if the proposed project meets the requirements for a preparation of a traffic analysis based on guidelines established in the San Bernardino County Congestion Management Program (CMP). If the City determines that a project-specific traffic analysis is required, the project proponent shall submit one for review and approval. The traffic analysis shall identify trips that would be generated by the project and any fair-share contributions required to maintain the levels of service on these study area intersections. The payment of a fair-share contribution shall be made through an established City of Yucaipa impact fee and participation in the County's transportation mitigation	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
	fee program, as appropriate, or construction of off-site facilities under appropriate fee credit agreements for improvements deemed appropriate by the City.	
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated level of service on existing or proposed roadways would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): . Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, there would be no significant impacts associated with this issue.	No mitigation is required.	No Impact.
Impact 4.16.6.2: Future Year (2035) Intersection Traffic and Level of Service (LOS) Standard		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Seven study area intersections (Yucaipa Boulevard/I-10 Eastbound Ramps, Yucaipa Boulevard/I-10 Westbound Ramps, 16th Street/Yucaipa Boulevard, 5th Street/Avenue E, Live Oak Canyon Road/I-10 Eastbound Ramps, Oak Glen Road/Arlington Drive-Calimesa Boulevard, and Oak Glen Road/Colorado Street) are projected to operate at unsatisfactory levels of service for Site 1 during future year (2035). This is a significant impact requiring mitigation. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Six study area intersections (Yucaipa Boulevard/I-10 Eastbound Ramps, Yucaipa Boulevard/I-10 Westbound Ramps, 16th Street/Yucaipa Boulevard, 5th Street/Avenue E, Oak Glen Road/Arlington Drive-Calimesa Boulevard, and Oak Glen Road/Colorado	Site 1: **4.16.6.2A:** Prior to the issuance of a Certificate of Occupancy for a project developed on Site 1, 2, or 3, the project proponent shall participate in the City of Yucaipa Development Impact Fee Program. The City shall ensure that the improvements outlined for the, 16th Street/Yucaipa Boulevard, Oak Glen Road/Yucaipa Boulevard, 5th Street/Avenue E, Oak Glen Road/Arlington Drive-Calimesa Boulevard, and Oak Glen Road/Colorado Street intersections will be constructed pursuant to the timeframe established in the City of Yucaipa Traffic Mitigation Fee Program for the identified local improvements, or earlier if necessary, to avoid identified significant impacts. **4.16.6.2B:** Prior to the issuance of a Certificate of Occupancy for a project developed on Site 2, the project proponent shall pay a fair-share contribution toward the cost of improvements to the intersection of	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Street) are projected to operate at unsatisfactory levels of service for Site 2 during future year (2035). This is a significant impact requiring mitigation. Site 3 (California Street/Avenue E): Six study area intersections Yucaipa Boulevard/I-10 Eastbound Ramps, Yucaipa Boulevard/I-10 Westbound Ramps, 16th Street/Yucaipa Boulevard, 5th Street/Avenue E, Oak Glen Road/Arlington Drive-Calimesa Boulevard, and Oak Glen Road/Colorado Street) are projected to operate at unsatisfactory levels of service for Site 3 during future year (2035). This is a significant impact requiring mitigation. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. However, future housing that could be accommodated under this new land use district could contribute to or result in an intersection operating below satisfactory LOS standards. This is a significant impact requiring mitigation.	16th Street/Sand Canyon Road. Prior to the issuance of a Certificate of Occupancy for a project developed on Site 3, the project proponent shall pay a fair-share contribution toward the cost of improvements to the intersection of California Street/Wildwood Canyon Road. Prior to the issuance of a Certificate of Occupancy for a project developed on either Site 1, 2, or 3, the project proponent shall pay a fair-share contribution toward the cost of improvements to the intersection of Yucaipa Boulevard/Hampton Road-Avenue E. Prior to the issuance of a Certificate of Occupancy for a project developed on Site 1, 2, or 3, the project proponent shall pay a fair-share contribution toward the cost of designing and constructing the northbound right-turn overlap signal phasing improvement to the Live Oak Canyon Road/I-10 Eastbound Ramps intersection. Based on an estimated cost of $75,000 to implement this improvement and a fair-share percentage of 6.8 percent, 0.5 percent, and 0.3 percent, for Sites 1, 2, and 3, respectively, the project proponent shall contribute $5,100, $375, and $225, for Sites 1, 2, and 3, respectively. The City shall ensure that the improvements outlined for this location will be constructed within a timeframe to avoid identified significant impacts. Site 2: Refer to **Mitigation Measures 4.16.6.2A** through **4.16.6.2B.** Site 3: Refer to **Mitigation Measures 4.16.6.2A** through **4.16.6.2B.** Creation of New Land Use District: Refer to **Mitigation Measure 4.16.6.1B.**	
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
change in the environment. Therefore, no impacts associated with this issue would occur.		
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, there would be no significant impacts associated with this issue.	No mitigation is required.	No Impact.
Transportation Cumulative Impacts		
Cumulative impacts refer to incremental effects of an individual project when viewed in connection with the effects of past projects, current projects, and probable future projects. Cumulative analysis forecasts that, with the development of the proposed project and the cumulative projects, seven intersections will require improvements in order to maintain the City's LOS standard. Although the suggested improvements are consistent with the City's General Plan, the project will be responsible for contributing its fair share toward the funding of the future improvements via payment of the City's TMF and fair-share contribution to non-programmed improvements that will be used to fund roadway and roadway-related improvements. With implementation of the mitigation measures identified in Chapter 4.16 of this EIR, there is reasonable certainty that the minimum level of service standards would be maintained for the study area intersections and cumulative impacts would be reduced to a less than significant level.	Refer to **Mitigation Measures 4.16.6.1A** through **4.16.6.1B**, and **Mitigation Measures 4.16.6.2A** through **4.16.6.2B**,	Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
4.17 UTILITY AND SERVICE SYSTEMS		
LESS THAN SIGNIFICANT IMPACT		
Wastewater Treatment Requirements		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): It is anticipated that any future development that could occur subsequent to the rezoning of Site 1 would be serviced by the Henry N. Wochholz Wastewater Treatment Facility (HWWTF), which is a public owned treatment works (POTW). Operational discharge flows treated at the HWWTF would be required to comply with waste discharge requirements (WDRs) identified for the HWWTF by the Santa Ana Regional Water Quality Control Board (Santa Ana RWQCB). Compliance with condition or permit requirements established by the City as well as WDRs outlined by the Santa Ana RWQCB would ensure that wastewater discharges coming from Site 1 and treated by the wastewater treatment facility system would not exceed applicable Santa Ana RWQCB wastewater treatment requirements. Therefore, a less than significant impact associated with this issue would occur. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Any future development that could occur on Site 2 would have wastewater treated by the HWWTF. Since the HWWTF is governed by the POTW permit from the Santa Ana RWQCB, wastewater discharges coming from any future residential development on Site 2 would not exceed applicable Santa Ana RWQCB wastewater treatment requirements. Therefore, no significant impact would occur. Site 3 (California Street/Avenue E): Compliance with condition or permit requirements established by the City as well as WDRs outlined by the Santa Ana	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
RWQCB in the POTW permit issue for the HWWTF would ensure that discharges coming into and leaving from the wastewater treatment facility system would not exceed applicable Santa Ana RWQCB wastewater treatment requirements. Therefore, no significant impact associated with this issue would occur. <u>Creation of New Land Use District:</u> The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): Future development facilitated by these changes in regulations would be subject to subsequent environmental review, which would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, there would be no significant impacts associated with this issue would occur.	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Wastewater Treatment Capacity and/or New or Expanded Wastewater Treatment Facilities		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): The additional wastewater treatment demand of 0.14 mgd that could result from potential future development of Site 1 totals approximately 4.2 percent of current surplus treatment capacity of the HWWTF. Impacts associated with wastewater facilities would be less than significant because the amount of wastewater that could be generated by future development on Site 1 would be within the existing surplus treatment capacity at the HWWTF. Therefore, the potential future development of Site 1 that could be facilitated through the rezoning of the site would not require the construction of new wastewater treatment facilities or expansion of existing facilities. Impacts associated with wastewater facility capacity and expansion would be less than significant. Site 2 (Yucaipa Boulevard/Sand Canyon Road): The additional wastewater treatment demand of 0.13 mgd that could result from potential future development of Site 2 totals approximately 3.7 percent of current surplus treatment capacity of the HWWTF. Impacts associated with wastewater facilities would be less than significant because the amount of wastewater that could be generated by future development on Site 2 would be within the existing surplus treatment capacity at the HWWTF. Therefore, the potential future development of Site 2 that could be facilitated through the rezoning of the site would not require the construction of new wastewater treatment facilities or expansion of existing facilities. Impacts associated with wastewater facility capacity and expansion would be less than significant. Site 3 (California Street/Avenue E): The additional wastewater treatment demand of 0.068 mgd that could result from potential future development of Site	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
3 totals approximately 1.9 percent of current surplus treatment capacity of the HWWTF. Impacts associated with wastewater facilities would be less than significant because the amount of wastewater that could be generated by future development on Site 3 would be within the existing surplus treatment capacity at the HWWTF. Therefore, the potential future development of Site 3 that could be facilitated through the rezoning of the site would not require the construction of new wastewater treatment facilities or expansion of existing facilities. Impacts associated with wastewater facility capacity and expansion would be less than significant. <u>Creation of New Land Use District:</u> The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in the generation of any	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
wastewater and would not require wastewater treatment. Therefore, no impacts associated with this issue would occur with implementation of this project component.		
New or Expanded Stormwater Drainage Facilities		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): In the event that Site 1 is developed with urban uses in the future, the developer or project proponent would be required to adhere to storm drainage requirements found within the NPDES permit process as well as provisions required by the City of Yucaipa. A proponent of any future development that may occur on this site would be required to make the appropriate Drainage Facilities Fees payments to offset impacts to City-wide storm drain systems. In addition to these requirements, the developer or project proponent who would develop Site 1 would be required to submit to the City a drainage plan that includes the provision of stormwater drainage facilities. Therefore, impacts associated with this issue would be less than significant. Site 2 (Yucaipa Boulevard/Sand Canyon Road): A proponent of any future development that may occur on this site would be required to make the appropriate Drainage Facilities Fees payments to offset impacts to City-wide storm drain systems. In addition to these requirements, the developer or project proponent who would develop Site 2 would be required to submit to the City a drainage plan that includes the provision of stormwater drainage facilities. Since drainage facilities would be required to adhere to NPDES and City standards and requirements, impacts associated with this issue are anticipated to be less than significant. Site 3 (California Street/Avenue E): In the event that	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Site 3 is developed with urban uses in the future, the developer or project proponent who would develop Site 3 would be required to submit to the City a drainage plan that includes the provision and correct sizing of stormwater drainage facilities for the site. Since drainage facilities are required to adhere to NPDES and City standards and requirements, impacts associated with this issue are anticipated to be less than significant. Creation of New Land Use District: Although the creation of the new land use district would result in higher densities of residential uses within the City, Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not result in the construction of new stormwater drainage facilities or expansion of existing facilities. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which would not require construction of new stormwater drainage facilities or expansion of existing facilities. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Solid Waste Facilities		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): The volume of solid waste that could be generated by the potential future development on Site 1 could represent up to 0.44 percent of the current permitted throughput and up to 1.0 percent of the current surplus capacity at the San Timoteo Sanitary Landfill. As adequate daily surplus capacity exists at the receiving landfill, future development on any of the site associated with the proposed project would not significantly affect current operations or the expected lifetime of the landfill serving the project area. No significant solid waste disposal impact would occur. Site 2 (Yucaipa Boulevard/Sand Canyon Road): The volume of solid waste that could be generated by future development on Site 2 could represent up to 0.38 percent of the current daily permitted throughput and up to 0.93 percent of the current daily surplus capacity at the San Timoteo Sanitary Landfill. As adequate daily surplus capacity exists at the receiving landfill, future development that could occur subsequent to the rezoning of Site 2 would not cause a significant adverse impact to current operations or the expected lifetime of the landfill serving the project area. Therefore, no significant solid waste disposal impact would occur. Site 3 (California Street/Avenue E): The volume of solid waste that could be generated by future development on Site 3 could represent up to 0.18 percent of the current daily permitted throughput and up to 0.44 percent of the current daily surplus capacity at the San Timoteo Sanitary Landfill. As adequate daily surplus capacity exists at the receiving landfill, future development that could occur subsequent to the rezoning of Site 3 would not cause a significant adverse impact to current operations or	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required. Creation of New Land Use District: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
the expected lifetime of the landfill serving the project area. Therefore, no significant solid waste disposal impact would occur. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, implementation of this project component would not conflict with any solid waste facility capacity.	No mitigation is required.	No Impact.
Solid Waste Reduction		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): All uses within the City that generate waste (which include	Site 1: No mitigation is required. Site 2: No mitigation is required. Site 3: No mitigation is required.	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
Site 1) are required to coordinate with a waste hauler to develop collection of recyclable materials for the project on a common schedule as set forth in applicable local, regional, and state programs. Additionally, all development within the City is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991) and other applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the San Timoteo Sanitary Landfill is reduced and no hazardous waste is received in accordance with existing regulations. Therefore, impacts associated with this issue are less than significant for Site 1. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Since Site 2 is also within the City, the same applicable solid waste standards and regulations would apply for Site 2 as for Site 1. Therefore, in the event that development is facilitated on site through the rezoning of Site 2, impacts associated with this issue would be less than significant. Site 3 (California Street/Avenue E): Site 3 is also within City limits and would be subject to the same applicable solid waste standards and regulations for all development that occurs within the City. Therefore, impacts associated with this issue would be less than significant. Creation of New Land Use District: The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right"	Creation of New Land Use District: No mitigation is required.	Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Therefore, implementation of this project component would not conflict with solid waste regulations. No impacts would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that do not generate solid waste. Since no solid waste is generated from implementation of these amendments, there would be no conflict with solid waste regulations. No impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Utility and Service Systems Cumulative Impacts		
Existing and future development within the YVWD service area and within the Yucaipa Groundwater Basin would demand additional quantities of water. However, all development within the City would be required to satisfy all requirements identified in the YVWD Water Resource Validation Program, which ensures that adequate water supplies are available for any proposed developments. Since all development seeking water from the YVWD is required to satisfy these requirements, cumulative water supply related issues would be less than significant. Cumulative population increases and development within the area serviced by the YVWD would increase the demand overall demand for wastewater treatment service in the service area. Because the YVWD would expand as growth	No mitigation is required.	Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
occurred, cumulative development would not exceed the capacity of the wastewater treatment system. The cumulative area for solid waste is San Bernardino County. Since solid waste disposal is a demand-responsive service and because San Bernardino County monitors and plans for the capacity and continual expansion of each landfill, it is anticipated that sufficient landfill capacity would exist to accommodate future disposal needs. Consequently, cumulative impacts associated with solid waste within the County would be considered less than significant.		
SIGNIFICANT IMPACTS		
Impact 4.17.6.1: Adequate Water Supply		
Program 3.a (Site-Specific and Creation of New Land Use District): Site 1 (Oak Glen Road/Colorado Street): Currently, Site 1 is undeveloped and does not generate any need for potable water. Because the rezoning of Site 1 could potentially result in construction of a "project" that would meet State Water Code Section 10913 criteria, development at the specified intensity would be required to obtain a Water Supply Assessment (WSA) from the YVWD. This is a significant impact requiring mitigation. Site 2 (Yucaipa Boulevard/Sand Canyon Road): Currently, Site 2 is undeveloped and does not generate any need for potable water. Any subsequent development on Site 2 could increase the demand for potable water supplies. Similar to Site 1, subsequent development of Site 2 at the specified intensity could result in the construction of a "project" that would meet State Water Code Section 10913. This is a significant impact requiring mitigation. Site 3 (California Street/Avenue E): Currently, Site 3 is developed with a manufactured home park and already generates a need for potable water; however,	Site 1: **4.17.6.1A:** Prior to the issuance of grading permits for any development that would occur on any of the three sites (Site 1, Site 2, or Site 3), the project proponent shall provide evidence to the City that said project has satisfied all applicable requirements identified by the Yucaipa Valley Water District (YVWD) in its Water Resource Validation Program as outlined in the Sustainability Strategic Plan adopted by YVWD on August 20, 2008. Site 2: Refer to **Mitigation Measure 4.17.6.1A.** Site 3: Refer to **Mitigation Measure 4.17.6.1A.** Creation of New Land Use District: Refer to **Mitigation Measure 4.17.6.1A.**	Site 1: Less Than Significant. Site 2: Less Than Significant. Site 3: Less Than Significant. Creation of New Land Use District: Less Than Significant.

Table 1.D: Yucaipa Housing Element Implementation Program Environmental Summary

Issues/Impacts	Mitigation Measures	Level of Significance
with the rezoning of Site 3, there is the potential for the redevelopment of the site with a higher intensity of development. This increase in density could result in an increase for potable water supplies. This is a significant impact requiring mitigation. <u>Creation of New Land Use District:</u> The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Housing that could be accommodated under this new land use district would require additional water supplies. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.		
Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Since this is an administrative action, no water resources would be required for implementation. Therefore, no impacts associated with this issue would occur.	No mitigation is required.	No Impact.
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, no impacts associated with this issue would occur with implementation of this project component.	No mitigation is required.	No Impact.

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2.0 INTRODUCTION AND PURPOSE

This EIR is intended to serve as an informational document to be used by the City in assessing the environmental impacts that may result from the implementation of the proposed project, and to identify mitigation measures to avoid or minimize significant environmental impacts. This document is also a public disclosure document available to agencies and the public for review and comment prior to the consideration of the proposed project by the City.

This chapter of the EIR describes the purpose of the CEQA, the intended uses of this Draft EIR, and summarizes the incorporated documents and technical reports. It briefly discusses the public review of the Draft EIR as well as the scoping meeting that was held by the City to solicit public comment on the proposed project. The significant environmental impacts that may result from the construction and operation of the proposed project are identified below and are addressed in greater detail in Chapter 4.0.

2.1 DOCUMENT FORMAT

To assist the reader's review of the document, the following describes the format of this EIR.

Chapter 1.0 *Executive Summary* provides a summary of the EIR document and (in Table 1.D) identifies potentially significant impacts, mitigation measures, and the level of significance of each impact following mitigation.

Chapter 2.0 *Introduction and Purpose* provides a discussion of the EIR's purpose, focus, legal requirements, and an outline of the document's format and content.

Chapter 3.0 *Project Description* provides a detailed description of the proposed project, discretionary actions required to implement the project, and objectives of the proposed project.

Chapter 4.0 *Existing Setting, Impacts, and Mitigation Measures* evaluates the impacts associated with the proposed project. This chapter is organized by issue area and follows the following framework:

- *Existing Setting:* Information in the existing setting contains a discussion of the local and regional environment conditions (environmental and built) in existence at the time this EIR was prepared. Existing setting information provides the reader with the "baseline" from which future impacts are analyzed, and provides a standard against which to measure these impacts.
- *Existing Policies and Regulations:* Regulatory requirements and policies (federal, state, and local) applicable to the issue area are summarized.
- *Thresholds of Significance:* Determinations regarding the significance of potential impacts resulting from implementation of the proposed project are provided. These thresholds represent the criteria used in this EIR to determine whether identified impacts are significant.
- *Impacts:* Potential impacts are identified based on implementation of the proposed project.
    - *Impact Analysis:* An analysis of potential impacts of the proposed project is presented in this section. This discussion focuses on the impacts of implementation of the proposed project, and includes potential short-term/long-term and direct/indirect project impacts, and consistency with applicable planning documents or regulations.

- *Mitigation Measures:* The measures proposed to mitigate potential impacts of the proposed project are identified.
- *Level of Significance after Mitigation* provides a conclusion as to whether implementation of the proposed project will reduce the project-related and cumulative impacts to a level that is less than significant.

- *Cumulative Impacts:* This discussion focuses on the potential environmental effect of the proposed project combined with the effects of reasonably foreseeable development within the project study area.

Chapter 5.0 *Additional Topics Required by CEQA* contains discussions of additional topics required by CEQA, including effects found not to be significant, unavoidable effects of the proposed project, significant irreversible environmental changes, and growth-inducing impacts.

Chapter 6.0 *Alternatives* contains discussion of alternatives to development of the proposed project. As allowed by CEQA, the impacts of these alternatives are evaluated at a more general level than the analyses of the proposed project contained in Chapter 4.0. This chapter also evaluates the proposed effects of the "No Project" Alternative and identifies the environmentally superior alternative.

Chapters 7.0–9.0 Contain listings of organizations and persons consulted in preparation of the EIR, references cited, a list of the EIR preparers, and definitions of acronyms used in the document.

The *Appendices* include a copy of the Notice of Preparation (NOP), NOP mailing list, NOP comment letters, and technical reports utilized or consulted during the course of the analysis of the proposed project.

2.2 PURPOSE OF THE DRAFT ENVIRONMENTAL IMPACT REPORT

CEQA requires that the proposed project be reviewed to determine the environmental impacts that would result if the project were approved and implemented. The City has the responsibility for preparing, processing, and determining whether to approve the proposed project and certify this EIR. As Lead Agency, the City has the authority to make decisions regarding discretionary actions relating to implementation of the proposed project. Among these discretionary actions would be the following:

- General Plan Land Use District Change to establish mixed-use or multiple-family land use district on <u>one</u> of the three alternative sites.
- General Plan and Development Code Amendments to incorporate zoning and development standards for an Inclusionary Housing Program in the Redevelopment Project Area.
- Development Code Amendment to incorporate zoning and development standards for SRO dwelling units, current statutes for Density Bonus provisions of State law, current statutes for Reasonable Accommodation provisions of State law, and zoning and development standards for high-density "by-right" multiple-family developments.

Project-related approvals may be required by the following agencies, including but not limited to: Yucaipa Valley Water District, Regional Water Quality Control Board, California Department of Fish and Game, and the U.S. Army Corps of Engineers.

This EIR has been prepared according to CEQA requirements to evaluate the potential environmental impacts associated with the construction and operation activities of the proposed project. It also discusses alternatives to the proposed project and identifies mitigation measures that would offset, minimize, or otherwise avoid significant environmental impacts. This EIR has been prepared in accordance with CEQA, California Public Resources Code §21000 *et seq.*; the *Guidelines for*

California Environmental Quality Act (California Code of Regulations, Title 14, Chapter 3); and the rules, regulations, and procedures for implementing CEQA as adopted by the City.

The objective of the EIR is to inform City decision-makers, representatives of other affected/responsible agencies, the public, and other interested parties of the potential environmental consequences that may be associated with the approval and implementation of the proposed project. The EIR also examines various alternatives to the proposed project and describes potential impacts relating to a variety of environmental issues and methods in which these impacts can be mitigated or avoided.

2.2.1 Purpose of the California Environmental Quality Act

According to Section 15002 of *CEQA Guidelines*, the basic purposes of CEQA are to:

- Inform government decision-makers and the public about the potential significant environmental effects of proposed activities;
- Identify ways that environmental damage can be avoided or significantly reduced;
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governing agency finds the changes to be feasible; and
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

2.2.2 Intended Use of This Draft EIR

This EIR is intended to serve as an informational document to be used by the City in assessing the environmental impacts of the proposed project and mitigation measures recommended to avoid or minimize identified significant impacts. This document is also a public disclosure document available to agencies and the public for review and comment prior to consideration of the discretionary actions required for project approval.

The City, as the Lead Agency, has the responsibility for preparing the EIR for the proposed project, as well as for reviewing and approving the associated project-related actions. As permitted under *CEQA Guidelines* (§15084[d-e]), LSA has prepared the Draft EIR; however, prior to certification, this EIR must be subjected to the independent review and analysis by the City. The information included in and the conclusions reached in the EIR must represent the City's independent judgment. This EIR has been prepared utilizing information from City planning and environmental documents, applicant-provided technical studies, and other publicly available data. The EIR is intended to provide decision-makers and the general public with relevant environmental information to use in considering approval of the proposed project by the City.

2.2.3 Incorporated Documents

CEQA Guidelines (§15150) permits the incorporation by reference of all or portions of other documents that are generally available to the public. Any document incorporated by reference shall be made available to the public for inspection at a public place or public building and requires that the EIR state where the incorporated documents will be made available for public inspection. The following documents have been incorporated by reference, and are available for review at the City of Yucaipa City Hall:

- *City of Yucaipa General Plan Update,* City of Yucaipa, September 2004.

- *City of Yucaipa General Plan Environmental Impact Report,* J.L. Webb Planning, Inc., August 1992.
- *Yucaipa Master Environmental Assessment,* J.L. Webb Planning, Inc., June 1992.
- *City of Yucaipa Municipal Code,* City of Yucaipa, updated March 2009.
- *City of Yucaipa General Plan Land Use Map*, City of Yucaipa, February 4, 2009.

2.2.4 Technical Studies

Various technical reports have been prepared to assess specific issues that may result from the construction and operation of the proposed project. The technical studies utilized during the environmental analysis have been included as appendices to this document. Table 2.A identifies these reports and their corresponding EIR appendices.

Table 2.A: Technical Studies and EIR Appendices

Appendix	Study/Report	Author	Date
A	Notice of Preparation, Notice of Preparation Distribution List, Notice of Preparation Comment Letters, and Notice of Public Scoping Meeting.	City of Yucaipa	April 2009/May 2009
B	LESA Model Worksheets	LSA Associates, Inc.	May 2009
C	Air Quality Impact Analysis	LSA Associates, Inc.	March 2010
D	City of Yucaipa Housing Element Update General Biological Resources Report	LSA Associates, Inc.	June 2009
E	Cultural Resources Assessment of the Housing Element Update	LSA Associates, Inc.	June 29, 2009
F	Noise Impact Analysis	LSA Associates, Inc.	March 2010
G	Traffic Impact Analysis	LSA Associates, Inc.	March 2010

These documents are available for review at the following locations:

Yucaipa City Hall
Community Development Department
34272 Yucaipa Boulevard
Yucaipa, California 92339-9950
Telephone: (909) 797-2489
Monday–Thursday: 7:30 a.m. through 5:30 p.m.
Every other Friday: 8:00 a.m. through 5:00 p.m.

San Bernardino County Library—Yucaipa Branch
12040 5th Street
Yucaipa, California 92399-2794
Telephone: (909) 790-3146
Sunday: Closed
Monday through Thursday: 10 a.m. through 8:00 p.m.
Friday: 10:00 a.m. through 6:00 p.m.
Saturday: 9:00 a.m. through 5:00 p.m.

2.3 PUBLIC REVIEW OF THE DRAFT ENVIRONMENTAL IMPACT REPORT

This EIR was distributed to responsible and trustee agencies, other affected agencies, and interested parties. Additionally, in accordance with Public Resources Code §21092(b)(3), the Draft EIR has been provided to all parties who have previously requested copies. The Notice of Completion and

Notice of Availability of the Draft EIR have been distributed as required by CEQA. During the 45-day public review period, the Draft EIR and technical appendices have been made available for review.

Written comments regarding this Draft EIR should be addressed to:

John McMains, Director
Community Development Department, City of Yucaipa
37272 Yucaipa Boulevard
Yucaipa, California 92339-9950
Phone: (909) 797-2489

After the 45-day public review period, written responses to all significant environmental issues raised will be prepared. These responses will be available for review for a minimum of 10 days prior to the public hearing before the City of Yucaipa City Council, at which time the certification of the Final EIR will be considered. The Final EIR (which includes the Draft EIR, the public comments and responses to the Draft EIR, and findings) will be included as part of the environmental record for consideration by the City decision-makers.

2.3.1 Initial Study and Notice of Preparation

The environmental review process for the proposed project is normally a three-step process governed by CEQA. The first step is for the Lead Agency, the City of Yucaipa, to determine whether a project is exempt from CEQA review. The City has determined that this project is not exempt. As permitted under CEQA Guidelines (§15060(d)), if an EIR is clearly required for a project, the City may skip initial review of the project and begin work directly on the EIR. As the City has determined the preparation of an EIR is clearly required for the project, it elected to prepare the Draft EIR without preparation of an Initial Study.

The City circulated a Notice of Preparation (NOP) for the proposed project to State, regional, and local agencies, and other interested parties on April 19, 2009, for a 30-day review period.[1] The NOP was distributed to the State Clearinghouse, as well as agencies, organizations, and persons who may provide appropriate comment on the proposed project as well as the potential environmental impacts that may result from the implementation of the proposed project.

Comments received regarding the NOP were used to help identify impacts that could result from implementation of the proposed project requiring further analysis in the EIR. Two comment letters were received during the NOP process: The first comment letter was received from the Southern California Association of Governments (SCAG) and requested a consistency analysis be completed for the proposed project based on SCAG policies contained in the Regional Transportation Plan (RTP) and the Compass Growth Vision (CGV) plans. The second comment letter was received from the South Coast Air Quality Management District (SCAQMD) and detailed methodologies and references that should be consulted during the project's assessment of air quality impacts. Previously referenced Table 1.C summarizes the comment letters received during the NOP period. Appendix A contains the NOP and the comment letters received regarding the NOP.

2.3.2 Public Scoping Meeting

The public scoping meeting was held at the City of Yucaipa City Hall, City Council Chambers on May 7, 2009. No representative of any responsible agency elected to attend this meeting. One member of the general public did attend but did not have any comments about the proposed project.

[1] The Notice of Preparation 30-day public review period was from April 20 to May 20, 2009.

2.4 MITIGATION MONITORING AND REPORTING PROGRAM

A Mitigation Monitoring and Reporting Program (MMRP) will be prepared to comply with the requirements of CEQA (§21081.6). When mitigation measures are required to avoid or reduce the severity of significant impacts, CEQA requires the adoption of an MMRP. The monitoring program is intended to ensure compliance during implementation of the program. An MMRP will be adopted by the City Council concurrent with certification of the Final EIR for the proposed project.

2.5 POTENTIAL SIGNIFICANT IMPACTS OF THE PROPOSED PROJECT DISCUSSED IN THE EIR

This Draft EIR focuses on the areas of concern identified in the NOP and comments submitted regarding the NOP. The following 17 environmental topics are addressed in this EIR:

- Aesthetics;
- Agricultural and Forest Resources;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Global Climate Change;
- Hazards and Hazardous Materials;
- Hydrology/Drainage and Water Quality;
- Land Use and Planning;
- Mineral Resources;
- Noise;
- Population and Housing;
- Public Services;
- Recreation;
- Traffic and Circulation; and
- Utility Systems.

3.0 PROJECT DESCRIPTION

The project description is provided in this chapter of the EIR in conformance with *CEQA Guidelines* (§ 15124). It provides the location and boundaries and environmental setting of the project, the objectives of the project, and a description of the project that is analyzed in Chapter 4.0 of the EIR.

3.1 GEOGRAPHICAL SETTING

As illustrated in Figure 3.1, the proposed project is located within the City of Yucaipa. The City is situated in the eastern portion of the San Bernardino Valley area, at the foot of the San Bernardino Mountains, between the Cities of Redlands and Calimesa. The City is bounded on the northwest by the Crafton Hills, on the south by the City of Calimesa, and on the north and east by mountainous terrain.

3.2 PROJECT LOCATION AND LAND USE

3.2.1 Program 3.a (Site-Specific and Creation of New Land Use District)

For the implementation action that includes site-specific changes to land use designations, there are a total of three sites (as illustrated in Figure 3.1) that will be analyzed for the potential construction of residential units with a density of 20–24 units/acre.

- *Site 1: Oak Glen Road/Colorado Street:* Site 1 is a 57-acre site located at the northeast corner of the Oak Glen Road/Colorado Street intersection. This site is currently undeveloped with dominant nonnative vegetation interspersed with native vegetation.
- *Site 2: Yucaipa Boulevard/Sand Canyon Road:* Site 2 is a 27-acre site located at the northwest corner of the Yucaipa Boulevard/Sand Canyon Road intersection. This site is currently undeveloped with steep slopes covered by annual grasses with several eroded gullies or swales.
- *Site 3: California Street/Avenue E:* Site 3 is a 10-acre site located on the west side of California Street approximately 660 feet south of Avenue E. This site is currently developed as a manufactured home park with scattered nonnative ornamental trees. No open space, native vegetation, or natural drainages are present.
- *Creation of New Land Use District:* The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) in the General Plan Land Use Element and Development Code) would establish development standards for “by-right” multifamily development. There is no one specified project location associated with this component of the proposed project. Concerning the creation of this new land use district, this Draft EIR addresses the impacts associated with the designation of one or more of three alternative sites (Sites 1–3). In the event the City elects to assign the RM-24 designation to additional lands outside the three alternative sites discussed in this EIR, subsequent CEQA analysis would be required to address the potential environmental impacts associated with such future change(s) in zoning.

3.2.2 Program 4.a, 4.d, 4.e, and 4.f (Citywide)

The changes to land use regulations in the Development Code (Housing Program 4.a, 4.d, 4.e, and 4.f) would apply to all new applicable developments in the City. There is no one specified project location or land use associated with this component of the proposed project.

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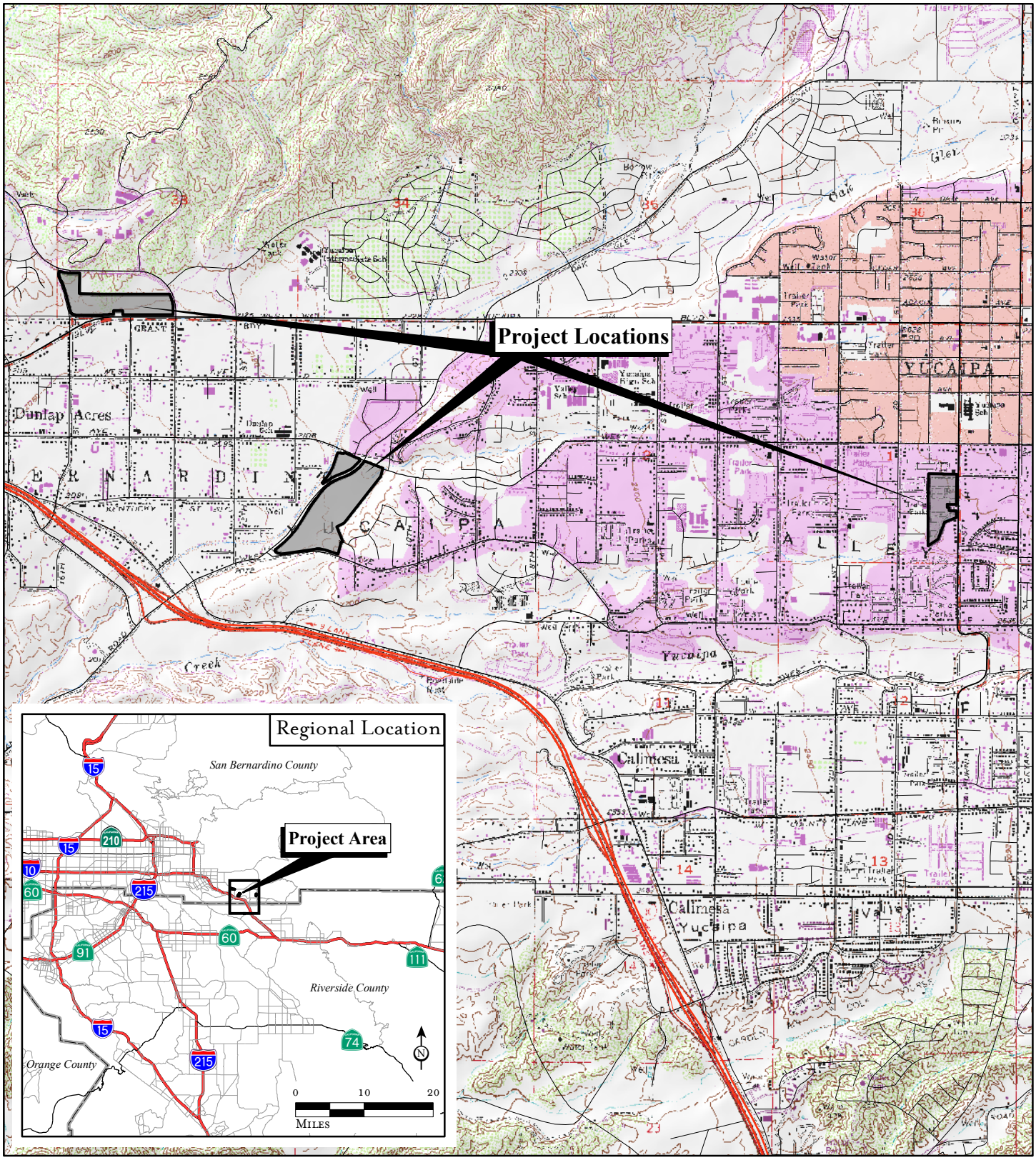

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FIGURE 3.1

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Feet

SOURCE: USGS 7.5' Quads: Yucaipa (1988), El Casco (1979), CA; Thomas Bros., 2007

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Yucaipa Housing Element
Implementation Program
Draft Environmental Impact Report

Regional and Project Location

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3.2.3 Inclusionary Housing Program (Redevelopment Project Area)

The amendments to the General Plan and Development Code that incorporate regulations for inclusionary housing would apply to projects in the redevelopment project area only. There is no one specified location or land use associated with this component of the proposed project.

3.3 PROJECT CHARACTERISTICS

California Government Code Section 65302(c) mandates that each city shall include a Housing Element in its General Plan. The Housing Element is required to identify and analyze existing and projected housing needs, and include statements of the City's goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The City, in preparing its Housing Element, must consider economic, environmental, and fiscal factors, as well as community goals as set forth in the General Plan. In addition, the Housing Element must comply with Section 65580 et seq. of the California Government Code.

In December 2008, the City of Yucaipa submitted its Draft 2008 Housing Element to the California Department of Housing and Community Development (HCD) for review. The HCD subsequently issued a letter stating that the Draft Housing Element complied with all provisions of State Housing Element law. The City adopted the new Housing Element on February 23, 2009.[1]

Chapter V of the City's adopted Draft Housing Element includes a number of implementation actions involving changes to the General Plan Official Land Use Districts and/or the Development Code that are necessary to ensure continued compliance with State law. These implementation actions include site-specific changes to land use designations, as well as changes to land use regulations in the Development Code that apply citywide. These implementation proposals, along with one additional item not called out in the Housing Element Action Plan (the Redevelopment Inclusionary Housing Program), constitute a program of related actions that will be evaluated in the EIR (Table 3.A).

Table 3.A: Summary of Proposed Actions Evaluated in the Draft EIR

Action*	Description
Designation of Additional Sites (Program 3.a)	Identify and rezone a minimum of 19 acres of land for multifamily development "as-of-right" (i.e., no conditional use permit or other discretionary requirement triggering CEQA review) at a density of 20–24 units/acre (excluding any density bonus). This action includes the creation of a new zoning district (RM-24) in the Development Code with development standards for multifamily residential development "by-right" at a density of up to 24 units/acre.
Density Bonus Ordinance (Program 4.a)	Update the Development Code to reflect changes in State density bonus law (Government Code § 65915).
Single-Room Occupancy (SRO) Housing (Program 4.d)	Update the Development Code to allow SRO units subject to appropriate development standards.
Emergency Shelters and Transitional/Supportive Housing (Program 4.e)	Update the Development Code to designate emergency shelters a permitted use in the Service Commercial (CS) zone subject to appropriate development standards, and clarify that transitional and supportive housing is a residential use.
Reasonable Accommodation for Persons with Disabilities (Program 4.f)	Update the Development Code to establish procedures for reviewing and approving requests for reasonable housing accommodations pursuant to Senate Bill (SB) 520 of 2001.
Inclusionary Housing Program for the Redevelopment Project Area	Adopt an Inclusionary Housing Ordinance incorporating the requirements of State redevelopment law for projects in the redevelopment project area only (not citywide).

*Program numbers refer to Chapter V of the City of Yucaipa Housing Element.

[1] http://www.yucaipa.org/cityDepartments/communityDevelopment/2008_Housing_Element/Housing_Element_Update.php, website accessed February 18, 2010.

Program 3.a (Site Specific and Creation of New Land Use District): As described in Chapter III of the Housing Element, Yucaipa's "fair share" of regional housing need for the planning period July 2006 through June 2014 is 2,048 units. This total includes 476 very-low income units, 332 low-income units, 389 moderate-income units, and 851 above-moderate income units. In addition, the City must accommodate a "carryover" of 608 lower-income units from the previous Housing Element cycle. State law requires the City to demonstrate that it has adequate sites with appropriate zoning to accommodate the various types of units that have been assigned in the Regional Housing Needs Assessment (RHNA).

In accordance with Government Code (§ 65583 et seq.), the minimum base residential density (i.e., excluding any density bonus) presumed to be adequate to facilitate development of lower-income housing is 20 units/acre. There are currently only 40 acres of vacant sites in Yucaipa with zoning that meet these criteria. Therefore, the City must rezone a sufficient amount of land to accommodate the 808 lower-income units assigned in the current RHNA cycle plus the 608 carryover units from the previous cycle—a total of 1,416 units—at a density of at least 20 units/acre. The Housing Element (Program 3a) contains a commitment to rezone a minimum of 59 acres of land with an allowable density of 20–24 units/acre to meet the City's obligations under the RHNA. State law requires that the rezoned sites allow multiple-family development "by-right" (i.e., no conditional use permit or other discretionary approval triggering CEQA review) and have a capacity of at least 16 units per site.

On November 24, 2008, the City Council approved the rezoning of three sites encompassing 40 acres for multifamily development. These sites are located in the Freeway Corridor Specific Plan project area, south of Interstate 10 (I-10). In order to facilitate sustainable development and the reduction of greenhouse gasses, all of these sites are located adjacent to commercial districts that will accommodate pedestrian-oriented commercial developments. There are 25 acres of high-density multiple-family zoning and 10.6 acres of adjacent commercial zoning, located in the northwest quadrant of the project area, and there are 15 acres of high-density multiple-family zoning and 16.8 acres of adjacent commercial zoning, located in the southeast quadrant of the project area. A separate EIR was prepared and certified for that project. With the rezoning of 40 acres for multifamily development in the Freeway Corridor Specific Plan, an additional 19 acres remain to be rezoned.

It is anticipated that the selected site(s) will also incorporate commercial and/or institutional land uses in order to facilitate mixed-use sustainable development and the reduction of greenhouse gas emissions. The objective is to rezone one or more sites totaling at least 19 acres of multiple–family zoning along with the adoption of multifamily design standards for the rezoned sites. Table 3.B provides a summary of on-site and adjacent land use designations for each of the three sites.

- *Site 1: Oak Glen Road/Colorado Street:* This 57-acre site is currently designated RL-2.5-AP (Rural Living, 2.5-acre minimum lot size, Agricultural Preserve Overlay District) on the General Plan Official Land Use District Map. A General Plan Land Use District Change is proposed to remove the AP overlay and establish a 20.6-acre RM-24 multiple-family land use district that could include up to 660 multiple-family dwelling units, a 4-acre Neighborhood Commercial district, a 4.5-acre Institutional district, and 11.2 acres of open space land uses (as illustrated in Figure 3.2).
- *Site 2: Yucaipa Boulevard/Sand Canyon Road:* This 27-acre site is currently designated CG (General Commercial) on the General Plan Official Land Use Districts Map. A General Plan Land Use District Change is proposed to establish a 19-acre RM-24 multiple-family land use district that could include up to 608 multiple-family dwelling units and an 8-acre of General Commercial district.
- *Site 3: California Street/Avenue E:* This 10-acre site is currently designated RM-72C (Multiple Residential, 7,200-square foot minimum lot size) on the General Plan Official Land Use Districts Map. A General Plan Land Use District Change is proposed to establish a 10-acre RM-24 multiple-family land use district that could include up to 320 multiple-family dwelling units.

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FIGURE 3.2

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FEET

SOURCE: LCRA 2009

Yucaipa Housing Element
Implementation Program
Draft Environmental Impact Report

Potential Conceptual Site Plan for Site 1

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- *Creation of New Land Use District:* Included in this component of the program is the creation of a new land use district RM-24 (Multiple Residential, 24 units per acre maximum) in the General Plan Land Use Element and Development Code. This district would establish development standards and procedures for multifamily development by-right (i.e., without a conditional use permit or other discretionary approval) at a density of 20–24 units per acre excluding density bonus.

Table 3.B: On-Site and Adjacent Land Use Designations

Site	Location	Current Land Use	General Plan Land Use Designation	Zoning Designation
Site 1	On-site	Undeveloped	Rural Living	RL-2.5-AP
	North	Single-family residential (subdivision and large lots)	Single Residential	RS-10
	South	Undeveloped	Open Space	OS
	West	Rural residential	Rural Living	RL-2.5
	East	Residential subdivision	Single Residential	RS-10M
Site 2	On-site	Undeveloped	General Commercial	CG
	North	Undeveloped, Crafton Hills College	General Commercial, Institutional	CG, IN
	South	Undeveloped, commercial, rural residential	General Commercial, Multiple Residential	CG, RM-10M
	West	Residential subdivision	Rural Living, Single Residential	RL-1, RS-20M
	East	Undeveloped, fire station	General Commercial, Institutional	CG, IN
Site 3	On-site	Manufactured Home Park	Multiple Residential	RM-72C
	North	Manufactured home park, commercial	Multiple Residential	RM-72C
	South	Manufactured home park, commercial	Multiple Residential	RM-72C
	West	Manufactured home park, single-family residential	Multiple Residential, Institutional	RM-72C, IN
	East	Church, rural residential	Multiple Residential, Neighborhood Commercial, Institutional	RM-72C, CN, IN

Notes: AP: Agricultural Preserve Overlay District; **RL-1:** Rural Living, 1-acre minimum lot size; **RL-2.5:** Rural Living, 2.5-acre minimum lot size; **RS-10M:** Single Residential, 10,000-square foot minimum lot size; **RS-20M:** Single Residential, 20,000-square foot minimum lot size; **RM-10M:** Multiple Residential, 10,000-square foot minimum lot size; **RM-72C:** Multiple Residential, 7,200-square foot minimum lot size; **CN:** Neighborhood Commercial; **CG:** General Commercial; **IN:** Institutional; **OS:** Open Space
Source: General Plan Land Use Map, City of Yucaipa.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): In addition to the proposed changes to site-specific land use designations discussed above, the Housing Element implementation plan includes the following amendments to citywide land use regulations and procedures.

- *Density Bonus Regulations:* Under current State Density Bonus Law (SB 1818 of 2004), cities and counties must provide a density increase up to 35 percent over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low-income or moderate-income households. The Housing

Action Plan (Chapter V) contains Program 4a to add density bonus provisions to the Municipal Code to comply with the current provisions of State law. Pending completion of that update, State law supersedes the existing density bonus ordinance.

- *Single-Room Occupancy (SRO) Regulations:* SRO facilities are small studio-type units that may provide affordable housing to lower-income individuals, such as students. SROs are not currently defined in the Development Code. Program 4d is included in Chapter V of the Housing Element to revise the Code to establish appropriate locations and development standards for SROs. Development standards and approval procedures will be designed to encourage and facilitate this type of housing.
- *Emergency Shelter and Transitional/Supportive Housing Regulations:* Senate Bill (SB) 2 of 2007 strengthened the planning requirements for emergency shelters and transitional/supportive housing. Unless adequate capacity is available to serve existing need, SB 2 requires that shelters be allowed "by-right" (i.e., without a conditional use permit or other discretionary approval) in at least one zoning district. Emergency shelters are currently permitted as a conditional use in a number of land use districts in the City. The Housing Action Plan (Chapter V) includes Program 4e to amend the Municipal Code in conformance with SB 2. The CS (Service Commercial) zone is proposed to allow emergency shelters by-right.

  SB 2 also requires that transitional and supportive housing be treated as a residential use that is subject to the same regulations and procedures as other residential uses of the same type in the same zone. Program 4e in the Housing Action Plan provides that the City will amend the Municipal Code in conformance with SB 2.
- *Reasonable Accommodation Procedures:* SB 520 of 2001 requires cities to remove constraints and make reasonable accommodation for housing occupied by persons with disabilities. In order to facilitate the processing of requests to reduce land use or architectural obstacles for persons with disabilities, Program 4f to adopt a Reasonable Accommodation Ordinance is included in the Housing Action Plan.

Inclusionary Housing Program (Redevelopment Project Area):

- *Redevelopment Project Inclusionary Housing Program:* Inclusionary housing refers to the State mandate that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. The proposed action includes General Plan and Development Code Amendments to incorporate regulations for inclusionary housing in the City's Redevelopment Project Area consistent with State redevelopment law.

3.4 PROJECT OBJECTIVES

This EIR analysis focuses on the proposed City of Yucaipa Housing Element Implementation Project, and, in particular, two primary components of the Housing Element Implementation Project: (1) identification of sites sufficient to accommodate housing needs for the balance of goals not achieved through existing housing; and (2) changes to land use regulations in the Development Code that apply citywide. These programs are the focus of the EIR analysis because they have the potential to result in physical impacts to the environment. Specifically, the project objectives include:

- Facilitate RHNA requirements through new construction projects;
- Provide housing opportunities for households with a wide range of incomes;
- Provide housing opportunities for residents with special needs;
- Seek to balance housing and job growth in Yucaipa;
- Ensure a choice of housing types and locations to all persons regardless of race, sex, cultural origin, age, martial status, physical handicaps, or family composition;

- Provide affordable housing throughout the City; and
- Comply with State Planning and Zoning laws pertaining to inclusionary housing.

Because several of the goals, policies, and actions that are part of these strategies are specifically intended to mitigate the environmental effects associated with future housing needs in the City, they are discussed in the EIR as part of an overall mitigation strategy, where applicable, for a given issue.

3.5 DISCRETIONARY ACTIONS

The discretionary actions to be considered by the City as part of the proposed project include but are not limited to the following:

- A General Plan Land Use District Change to establish a RM-24 multiple-family land use district on one of the three alternative sites.
- General Plan and Development Code Amendments to incorporate zoning and development standards for an Inclusionary Housing Program in the Redevelopment Project Area.
- A Development Code Amendment to incorporate zoning and development standards for SRO dwelling units, current statutes for Density Bonus provisions of State law, current statutes for Reasonable Accommodation provisions of State law, and zoning and development standards for high-density “by-right” multiple-family developments.

Future development of housing on sites within the City under the conditions of the City’s Housing Program would likely require approval of the following:

- Architectural and site plan reviews by the Yucaipa Planning Commission;
- Approval of subdivision maps by the City Council; and
- Issuance of grading and building permits from the City of Yucaipa.

Other related approvals may be required by the following agencies, including but not limited to: Yucaipa Valley Water District, Regional Water Quality Control Board, California Department of Fish and Game, and the U.S. Army Corps of Engineers.

3.6 CUMULATIVE PROJECTS

Substantial changes are anticipated to occur as the result of increases in population and employment as well as the development of other projects in the City and region. Per CEQA Guidelines Section 15130(b), the following elements are necessary in an adequate discussion of significant cumulative impacts:

1. Either:
    a. A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the Agency, or
    b. A summary of projections contained in an adopted General Plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact.
2. A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and

3. A reasonable analysis of the cumulative impacts of the relevant projects. An EIR shall examine reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects.

Pursuant to CEQA Guidelines Section 15130(b), this EIR includes cumulative impact assessments for each applicable environmental issue area based upon a summary of projections in the Yucaipa General Plan (adopted in September 2004). The cumulative impact assessments reference the impact conclusions in the General Plan EIR for each applicable environmental issue area. This EIR then provides an analysis of any feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects. Based upon this analysis, the EIR provides a conclusion of the significance of cumulative impacts associated with project build-out conditions.

Criteria for evaluating the significance of cumulative environmental effects are identified for each environmental issue in Chapter 4.0. These criteria, which are based on resource sensitivity, quality, and quantity, are also instructive when evaluating whether the environmental effect resulting from implementation of a particular project is cumulatively considerable. The timing and duration of each activity is also an important consideration for evaluating the potential cumulative effects of activities that may occur only for a limited period. In such cases, a cumulative effect may occur only when two or more of the activities are occurring simultaneously.

4.0 EXISTING SETTING, IMPACTS, AND MITIGATION MEASURES

4.1 AESTHETICS

This chapter describes the existing aesthetic condition of the project area and addresses potential impacts that may result from the subsequent adoption of the proposed land use actions. Descriptions of existing visual characteristics, both on site and in the vicinity of each of the project sites, are presented. Potential impacts to aesthetic and visual resources resulting from the development that may occur subsequent to the rezoning of each of the three sites are based on analyses of site photographs, field reconnaissance, and project-specific data provided in reports prepared for the project. The analysis contained in this chapter is based in part on the following reference documents:

- *City of Yucaipa General Plan Update*, City of Yucaipa, September 2004;
- *City of Yucaipa General Plan Environmental Impact Report*, J.L. Webb Planning, Inc., August 1992; and
- *City of Yucaipa Municipal Code*, City of Yucaipa, updated March 2009.

4.1.1 Existing Setting

4.1.1.1 Topographic/Vegetation Features

The City of Yucaipa is located in the San Bernardino Valley of southwestern San Bernardino County at an elevation of approximately 2,600 feet. North of Interstate 10 (I-10), notable topographic features in the area include Zanja Peak and the San Bernardino Mountains. The Badlands dominate views on the southern portion of the City. South of I-10, the topography is characterized by strongly desiccated alluvial deposits with a general east-west drainage pattern and relatively flat plateaus bordered by steep hillsides and narrow valleys.

Site 1 is located in the central portion of the City at an elevation of approximately 2,070 feet above mean sea level (amsl) and is characterized by numerous trees, shrubs, and dense nonnative grasses. Figures 4.1.1 and 4.1.2 illustrate the existing topographic and vegetative features of Site 1.

Site 2 is located in the western portion of the City at an elevation of approximately 2,125 feet amsl. Vegetation on Site 2 consists of annual non-native grasses with a few scattered shrubs. Currently, Site 2 is undeveloped and undisturbed with exception two deeply incised gullies created by street runoff diverted overland from Sand Canyon Road to Yucaipa Boulevard. Figures 4.1.3 and 4.1.4 illustrate the existing topographic and vegetative features of Site 2.

Site 3 is located in the eastern portion of the City and is currently developed with a manufactured home park. The site is relatively flat and contains scattered nonnative ornamental trees and vegetation. Figures 4.1.5 and 4.1.6 illustrate the existing topographic and vegetative features of Site 3.

4.1.1.2 Existing Viewsheds

A viewshed is the visible surface area from an observer's point of view. A viewshed can be divided into three distinct components: the foreground, midground, and background. The foreground is the part of the view that is or seems to be nearest to the viewer. The background is the part of the view that is or seems to be farthest away to the viewer. The midground view is the part of the view that is between the foreground view and the background view.

Site 1 is bordered by Oak Glen Road and San Bernardino Flood Control Channel/Wilson Creek on the west, residential development on the east, Avenue E on the north, and by Colorado Street on the south. Land uses adjacent to Site 1 include vacant land and residential uses to the north, east, and west and vacant land to the south. Table 4.1.A describes the existing views looking onto Site 1.

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FIGURE 4.1.1

Site 1 Boundary

Photograph Location and Direction Taken

N

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FEET

SOURCE: AirPhoto USA, 2008.

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Implementation Program
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Site 1: Aerial and Site Photograph Key Map

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PHOTOGRAPH 1: *Avenue E and Oak Glen Road: View of isolated portion of parcel showing altered conditions and non-native vegetative cover.*

PHOTOGRAPH 2: *Avenue E and Oak Glen Road: View of isolated portion of parcel showing altered conditions and non-native vegetative cover.*

PHOTOGRAPH 3: *Panorama of south quarter of parcel above Colorado Street, showing large gully and mulefat scrub supported by residential development surface runoff.*

PHOTOGRAPH 4: *View of west facing slope parallel to Chicken Springs Wash, covered in black mustard.*

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FIGURE 4.1.2A

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Site 1: Site Photographs

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PHOTOGRAPH 5: *View across natural drainage to paint ball site in center of parcel. Flood control channel is in background.*

PHOTOGRAPH 6: *View from northwest corner of parcel showing dense tree of heaven and palo verde in flood control channel.*

PHOTOGRAPH 7: *View of west end of flood control channel at Oak Glen Road.*

PHOTOGRAPH 8: *View of remnant isolated reach of Chicken Springs Wash, and associated non-native trees in adjacent alluvial area south of flood control channel.*

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FIGURE 4.1.2B

Yucaipa Housing Element
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Site 1: Site Photographs

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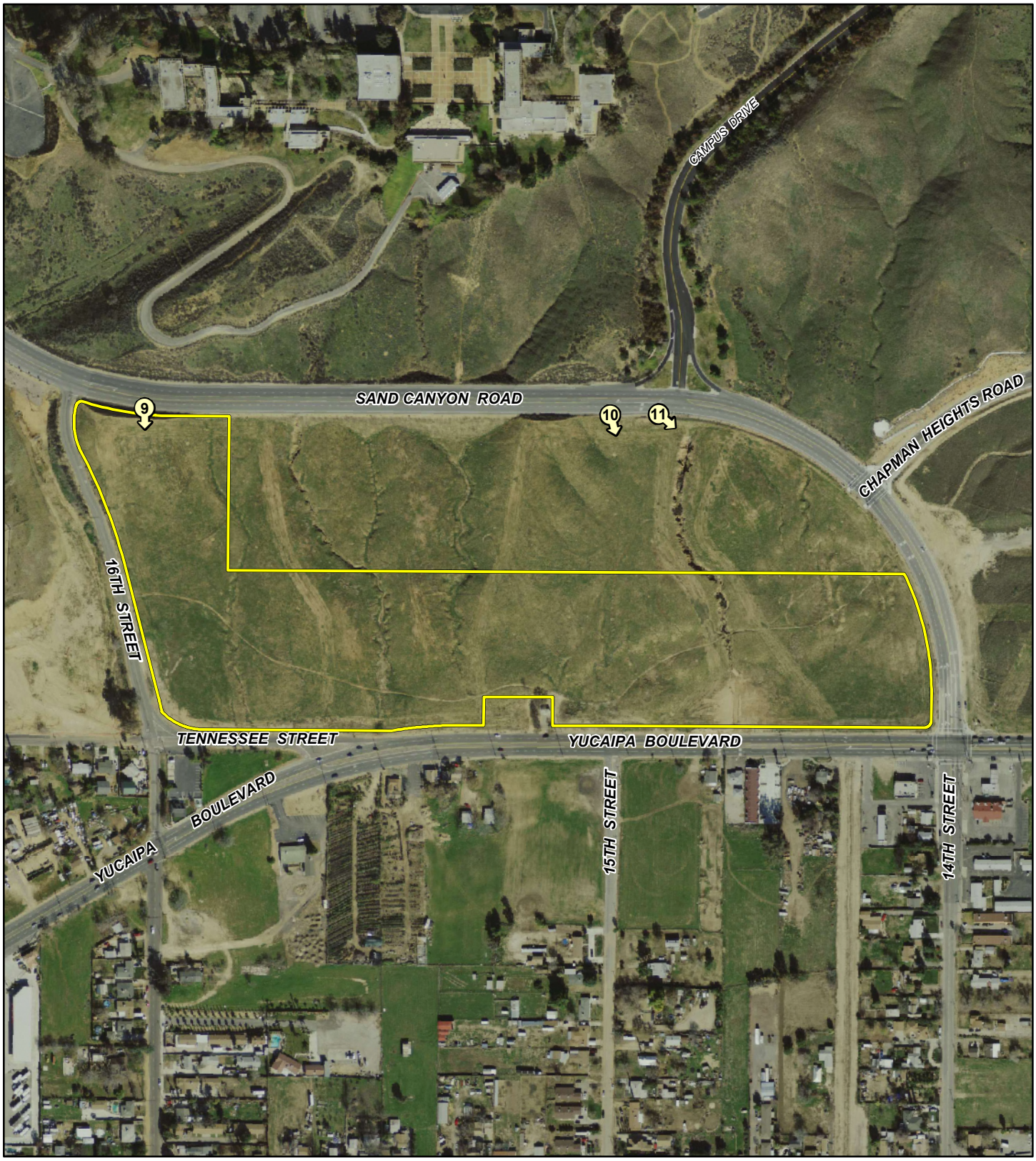

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FIGURE 4.1.3

Site 2 Boundary

9 Photograph Location and Direction Taken

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SOURCE: AirPhoto USA, 2008.

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Site 2: Aerial and Site Photograph Key Map

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PHOTOGRAPH 9: *View from northwest corner south of site towards Yucaipa Boulevard.*

PHOTOGRAPH 10: *Avenue View due south towards 15th Street. Parcel is non-native grassland.*

PHOTOGRAPH 11: *View of east side of parcel and Yucaipa Boulevard and Sand Canyon Road intersection. Deep gully in center of photograph is street runoff from Crafton Hills College and discharges directly onto Yuciapa Boulevard.*

LSA

FIGURE 4.1.4

Yucaipa Housing Element
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Site 2: Site Photographs

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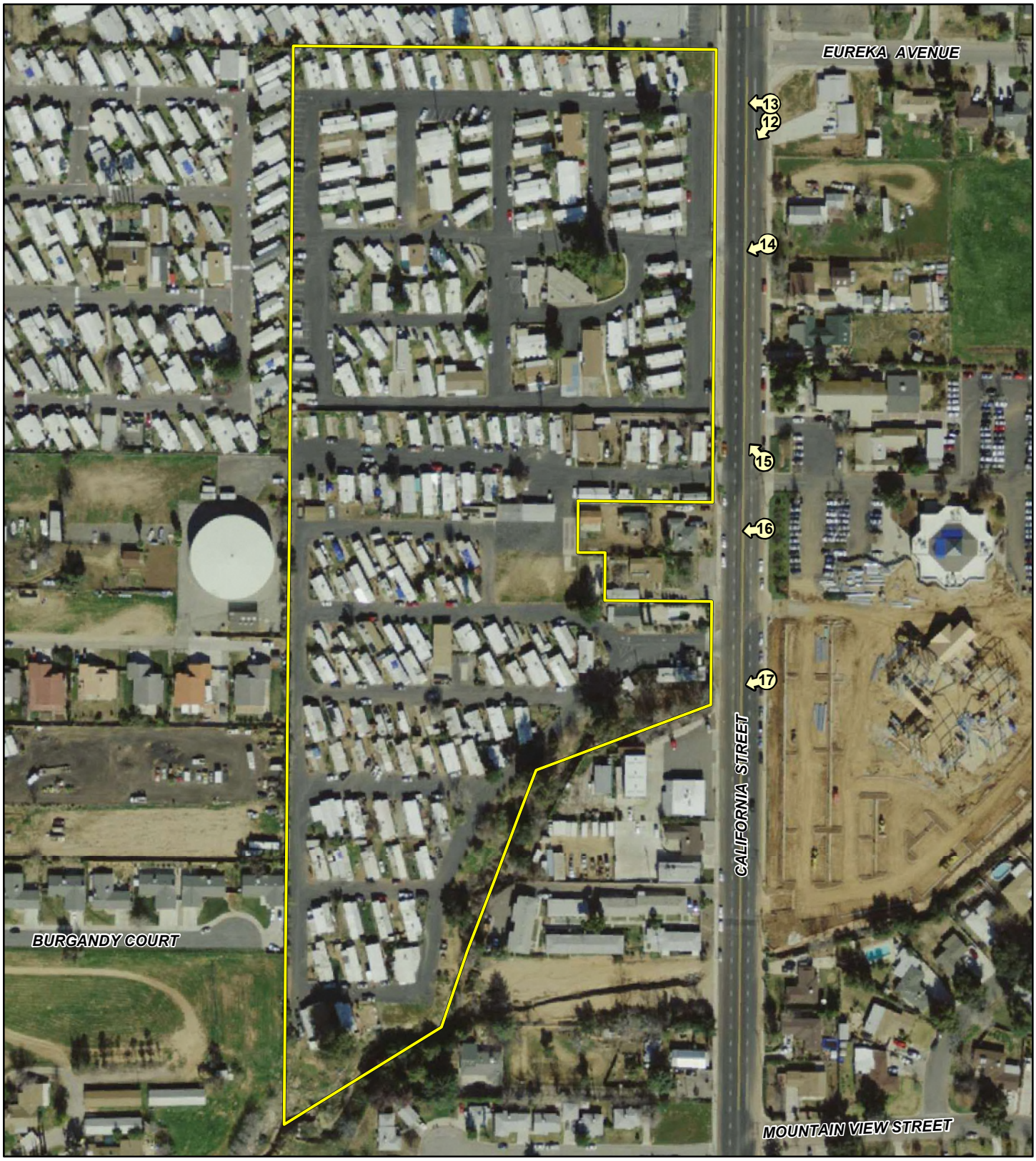

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FIGURE 4.1.5

Site 3 Boundary

12 Photograph Location and Direction Taken

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FEET

SOURCE: AirPhoto USA, 2008.

Yucaipa Housing Element
Implementation Program
Draft Environmental Impact Report

Site 3: Aerial and Site Photograph Key Map

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PHOTOGRAPH 12: *View of alternative site from Eureka Street.*

PHOTOGRAPH 13: *View due west along northern boundary of Site 3, of over 55 residential park.*

PHOTOGRAPH 14: *View of southeast corver of parcel showing other manufactured home park across from Catholic church.*

PHOTOGRAPH 15: *View of single family home which is not a part of alternative Site 3.*

PHOTOGRAPH 16: *Excluded single-family residence.*

PHOTOGRAPH 17: *View of surface earthen drainage located adjacent to southern parcel boundary supporting tree of heaven. (Not a part).*

LSA

FIGURE 4.1.6

Yucaipa Housing Element
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Site 3: Site Photographs

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Table 4.1.A: Site 1 Existing Viewsheds

Vantage Point	Characteristics of Views		
	Foreground	Midground	Background
Vantage Point 1: Looking north onto Site 1	Colorado Street, Undeveloped land	Undeveloped land, residential uses	Surrounding foothills, San Bernardino Mountains
Vantage Point 2: Looking west onto Site 1	Undeveloped land, trees	Rural residential uses, Oak Glen Road, undeveloped land	Surrounding foothills
Vantage Point 3: Looking south onto Site 1	Avenue E	Undeveloped land, trees	The Badlands
Vantage Point 4: Looking east onto Site 1	Oak Glen Road, undeveloped land	Undeveloped land, trees	Residential uses.

Source: LSA Associates, Inc. March 2010

Site 2 is bordered by residential development and 16th Street on the west; an open field with recent construction on the east; Sand Canyon Road and Crafton Hills College on the north; and by Yucaipa Boulevard, residential, and commercial development on the south. Table 4.1.B identifies and describes the existing views looking onto Site 2.

Table 4.1.B: Site 2 Existing Viewsheds

Vantage Point	Characteristics of Views		
	Foreground	Midground	Background
Vantage Point 1: Looking north onto Site 2	Yucaipa Boulevard	Undeveloped land	Surrounding foothills, trees
Vantage Point 2: Looking west onto Site 2	Sand Canyon Road	Rural residential uses, undeveloped land	The Badlands, trees
Vantage Point 3: Looking south onto Site 2	Sand Canyon Road	Undeveloped land, Yucaipa Boulevard, trees, rural residential uses	The Badlands
Vantage Point 4: Looking east onto Site 2	16th Street	Undeveloped land	Surrounding foothills, San Bernardino Mountains

Source: LSA Associates, Inc. March 2010

Land uses adjacent to Site 3 consist of residential uses to the north, south, and west; and a church, vacant land, and residential uses to the east. Table 4.1.C details the existing views looking onto Site 3.

Table 4.1.C: Site 3 Existing Viewsheds

Vantage Point	Characteristics of Views		
	Foreground	Midground	Background
Vantage Point 1: Looking north onto Site 3	Block walls, fences	Mobile homes	Tree tops
Vantage Point 2: Looking west onto Site 3	California Street	Mobile homes	Tree tops
Vantage Point 3: Looking south onto Site 3	Block walls, fences	Mobile homes	Tree tops
Vantage Point 4: Looking east onto Site 3	Block walls, fences	Mobile homes	Tree tops

Source: LSA Associates, Inc. March 2010

4.1.1.3 Lighting and Visibility

There are no light sources emitting light from within Site 1 as it is currently undeveloped. Existing light in the vicinity of Site 1 include streetlights and the headlights of vehicles traveling along Oak Glen Road and Colorado Street, and lighting from the existing single-family residential developments to the east.

Similar to Site 1, ambient nighttime lighting in the vicinity of Site 2 is characteristic of areas along roadways. Existing light sources along Site 2 include the headlights of vehicles traveling along Yucaipa Boulevard and Sand Canyon Road, and lighting from the existing single-family residential developments to the west. Due to the absence of on-site development within Site 2, no light is currently emitted within the project limits.

Site 3 is developed with a manufactured home park, which emits nighttime lighting. Sources of light within Site 3 include light generated by outdoor lighting, security lighting in the carports, garages, parking areas, vehicle lights along California Street, and streetlights from adjacent residential uses.

4.1.2 Policies and Regulations

4.1.2.1 Local Policies

City of Yucaipa General Plan Policies. The City of Yucaipa General Plan includes policies and goals that pertain to visual resources. Table 4.1.D identifies goals and policies that apply to the proposed project.

Table 4.1.D: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
City of Yucaipa General Plan Urban Design Element		
Policy UD-1.B	Require all multifamily developments to be consistent with current City standards.	The proposed project would be consistent with this policy as discussed in Section 4.1.5.3.
Policy UD-1.C	Require all commercial/office complex developments to implement master sign plans.	This is a City requirement that would apply to all applicable development within this City. Since the project could result in the development of commercial uses, it would be required to adhere to all sign requirements identified by the City. This project would be consistent with this policy.
Policy UD-1.D	Encourage the use of distinctive architectural and landscape features consistent with the design themes for each Planning Area.	The project would be consistent with this policy as discussed in Section 4.1.5.3.
Policy UD-2.D	Require appropriate landscaping/ screening for all new developments.	The project would be consistent with this policy as discussed in Section 4.1.5.3.
Policy UD-3.D	Require all future developments to provide visual representation of proposed development, including sections, elevations, perspectives, and in some cases, through computer modeling of proposed project areas overlaid onto existing photos of the site.	The project would be consistent with this policy as discussed in Section 4.1.5.3.
City of Yucaipa General Plan Open Space and Conservation Element		
Policy OS-9.C	All development, and particularly commercial and industrial development, shall install and maintain a minimum of 10% on-site landscaping that is drought-tolerant and compatible with the regional environment. Lawns shall not be permitted to cover more than one-fourth of the total landscaped area requirements.	This is a City requirement that would apply to all applicable development within this City. Since the project could result in the development of commercial uses, it would be required to adhere to all sign requirements identified by the City. This project would be consistent with this policy.

City of Yucaipa Municipal Code. The following policies in the City of Yucaipa Municipal Code apply to the proposed project.

4.1.3 Methodology

The analysis of visual impacts focuses on changes in the visual character of the project site that would result from any future development that may occur subsequent to the approval of land use actions for each of the three sites. This would include the visual compatibility of on-site and adjacent uses, changes in vistas and viewsheds where visual changes would be evident, and the introduction of sources of light and glare. Impacts to the existing environment of the project site are to be determined by the contrast between the site's visual setting before and after proposed development. In this analysis, emphasis has been placed on the transformation of the existing undeveloped conditions into more urbanized uses. Although few standards exist to singularly define perceptions of aesthetic value, the degree of visual change can be described in terms of visibility and visual contrast. Concepts of visual character and quality can be organized around four elements: site utilization, buildings and structures, landscaping, and signage.

Scenic quality measures the degree to which the visual aesthetics of a landscape are valued from a human point of view and the impact that any proposed changes may have on such values. Typical concepts used to evaluate scenic quality include vividness, intactness, and unit. Vividness is a measure of the visual impression that remains in the memory of the viewer. Intactness is the visual integrity of the natural and built landscape. Intact landscapes are typically unobstructed visual experiences. Unity is the coherent intercompatibility of landscape elements. A high degree of unity creates a harmonious visual pattern.

Generally, visual sensitivity is higher for views seen by people who are driving for pleasure; people who are engaging in recreational activities such as hiking, biking, or camping; and homeowners. Visual sensitivity tends to be lower for views seen by people driving to and from work or for people driving as part of their work along a highway; they would not be distracted by the landscape and would concentrate more on the road itself.

4.1.4 Thresholds of Significance

The following thresholds of significance regarding potential impacts related to aesthetics are based on *CEQA Guidelines* (2010). A project would have a significant impact on visual resources if it would result in any of the following:

- A substantial adverse effect on a scenic vista;[1]
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway;
- Substantial degradation of the existing visual character or quality of the site and its surroundings and/or;
- A new source of substantial light or glare which would adversely affect daytime or nighttime views in the area.

4.1.5 Less than Significant Impacts

The following impacts were determined to be less than significant. In each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards, and policies would reduce potential impacts to a less than significant level.

[1] The CEQA Guidelines do not indicate what a substantial adverse impact would be for an aesthetic resource. For purposes of discussion, the analysis presumes that a substantial adverse impact would consist of the physical modification or complete removal of the scenic vista.

4.1.5.1 Scenic Vistas

Threshold	Would the proposed project have a substantial adverse effect on a scenic vista?

A scenic vista can be categorized as either containing a panoramic view or a focal view. Panoramic views are typically associated with vantage points that provide a sweeping geographic orientation not commonly available (e.g., skylines, valleys, mountain ranges, or large bodies of water). Focal views are typically associated with views of natural landforms, public art/signs, and visually important structures, such as historic buildings.

Existing views in the City include distant mountain ranges including the San Bernardino Mountains to the north, the San Jacinto Mountains to the southeast, and the Badlands to the south. These distant mountain ranges can be seen throughout the City. Focal views include Zanja Peak and Crafton Hills in the northwestern portion of the City. The City's General Plan does not designate any specific scenic vistas within the City limits.

Program 3.a (Site-Specific and Creation of New Land Use District): For the implementation action, which includes site-specific changes to land use designations, there are a total of three sites that are analyzed for the potential construction of residential units with a density of 20–24 units/acre. The objective is to rezone one or more sites totaling at least 19 acres of multiple-family zoning along with the adoption of multifamily design standards for the rezoned sites. Program 3.a also includes the creation of a new land use district RM-24 (Multiple Residential, 24 units per acre maximum).

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of up to 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 acres of open space land uses. As identified in the City's General Plan, there are no designated scenic vistas within the City. Therefore, development facilitated by the rezoning of Site 1 would not result in an adverse impact to scenic vistas. No impacts associated with this issue would occur. No mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the development of up to 608 multiple-family dwelling units and 8 acres of commercial land uses. The City's General Plan does not designate any specific scenic vistas within the City limits. Therefore, any subsequent development that could occur on site as a result of the rezoning of Site 2 would not affect any scenic vistas. No impacts associated with this issue would occur with implementation of this project component. No mitigation is required.
- **Site 3: California Street/Avenue E.** The rezoning of Site 3 could result in the development of up to 320 multiple-family dwelling units. As identified for Sites 1 and 2, the City's General Plan does not designate any scenic vistas within the City limits. Therefore, future development that could occur on site through the rezoning of Site 3 would not affect any scenic vistas. Since no impacts to scenic vistas would occur, no mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) would establish development standards and procedures for multifamily development at a density of 20 to 24 units per acre in the General Plan Land Use Element and Development Code. The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Development facilitated by these changes in regulations and procedures could involve intensification and reuse of properties within existing urban areas.

Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas in the City, which may result in development in areas that may affect scenic vistas. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment. Therefore, there would be no significant impacts associated with this issue. No mitigation is required.

4.1.5.2 Scenic Resources and Scenic Highways

Threshold	Would the proposed project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The City's General Plan identifies four main circulation corridors in the City that have been designated or have been classified as scenic highways. Existing scenic highways identified by the City include Live Oak Canyon Road southwest of I-10, Oak Glen Road, Yucaipa Boulevard, Bryant Street, and Wildwood Canyon Road.[1] Highways proposed to be adopted as scenic highways are Yucaipa Boulevard, Bryant Street, Oak Glen Road, and Wildwood Canyon Road west of Fremont Street.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** There are no state-designated scenic highways in the vicinity of Site 1. Roadways in vicinity of Site 1 include Oak Glen Road and Avenue E. Oak Glen Road has been identified by the City as a scenic road. Although the rezoning of Site 1 could result in the development of residential, commercial, and institutional uses on the site, such development would be required to adhere to existing design standards that are consistent for developments along City-identified scenic roads. There are no historic buildings or rock outcroppings located within Site 1. Although there are some trees located within the site, these trees are scattered throughout the site. Therefore, subsequent development that could occur on Site 1 would not affect scenic resources as there are no features on Site 1 that would be considered scenic. Impacts associated with this issue would be less than significant. No mitigation is required.

[1] *Figure VII-6 Scenic Highways Map, Transportation Element,* City of Yucaipa General Plan, July 2004.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Site 2 is located in the western portion of the City and is accessible through Yucaipa Boulevard and Sand Canyon Road. There are no state-designated scenic highways in vicinity of Site 2. Yucaipa Boulevard has been identified by the City as a scenic road. Although the rezoning of Site 2 could result in the development of residential and commercial uses on site, such development would be required to adhere to existing design standards that are consistent for developments along City-identified scenic roads. Site 2 is currently undeveloped and vegetation on site consists of annual grasses. There are no historic buildings, rock outcroppings, or trees on site. Subsequent development that could occur on Site 2 would not affect scenic resources as there are no features on Site 2 that would be considered scenic. Impacts associated with this issue would be less than significant. No mitigation is required.
- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a mobile home park and does not contain any rock outcroppings or historic buildings. Roadways adjacent to Site 3 include California Street, which is not identified as a local scenic road. Since no scenic resources are located on Site 3 and no scenic highways are adjacent to Site 3, no impacts associated with scenic resources or scenic highways would occur and no mitigation would be required.
- **Creation of New Land Use District.** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) would establish development standards and procedures for multifamily development at a density of 20 to 24 units per acre in the General Plan Land Use Element and Development Code. The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Housing that could be accommodated under this new land use district could be located along local or State designated scenic roadways. Subsequent “by right” development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for “by right” development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Development facilitated by these changes in regulations and procedures could involve intensification and reuse of properties within existing urban areas.

Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas in the City, which may result in development in areas that may affect or be located along local and State designated scenic roadways. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not damage any scenic resources. Therefore, no impacts associated with this issue would occur with implementation of this project component. No mitigation is required.

4.1.5.3 Existing Visual Character and Surroundings

Threshold	Would the proposed project substantially degrade the existing visual character or quality of the site and its surroundings?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** Site 1 is currently undeveloped. The rezoning of Site 1 could result in the subsequent development of the site with residential, commercial, and institutional uses. This subsequent development would alter the visual character of Site 1 from open space to a more urbanized setting.

  The conceptual plans (e.g., building elevations, master sign program, and landscaping plan) that would be developed for the commercial and institutional portion of the proposed project would serve as the principal guide through site plan and design review processes. The conceptual site plans define the character of the development through the definition of allowable uses, density, design guidelines, and infrastructure services as well as address the building layout design, architectural standards, and landscape architecture. These elements collectively address all of the key design features that form the project. The intent of the City's design and development guidelines and the project's conceptual plans is to ensure an orderly development; achieve a high level of design quality; reflect features that are unique to the area; ensure compatibility among adjoining land uses; and to unify all of the elements that form the project.

  As illustrated in Figures 4.1.7 and 4.1.8, existing residential, commercial, and institutional uses within the City utilize façade accents (e.g., simulated horizontal wood siding, non-reflective metal canopies, and stone veneer), articulation at the roofline peaks, corner treatments, roof trim, a neutral color scheme, and landscaping (e.g., a variety of trees, shrubs, groundcover, and grasses planted along the project perimeter, internal drives, and throughout the on-site parking areas). It is anticipated that future development on Site 1 would utilize similar architectural elements as other residential, commercial, and institutional uses within the City. Although the rezoning of Site 1 could result in development that could alter the existing visual character of the site, adherence to established and proposed City requirements for architectural elements, design features, landscape requirements would reduce impacts to a less than significant level. No mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The development of Site 2 would result in the construction and operation of up to 608 multifamily residences and approximately 8 acres of commercial uses. Similar to what was identified for Site 1, although the visual characteristic of the project site would change, the proposed project would replace the vacant property with urban development that would utilize architectural elements, landscaping, and project design features similar to existing residential and commercial development within the City (Figures 4.1.7 and 4.1.8). In addition, the proposed project would be designed and constructed per applicable City Municipal Code and General Plan standards. Because no demonstrable negative aesthetic effect to the existing visual character or quality of Site 2 or its surroundings is anticipated to occur with implementation of the project, impacts associated with this issue are less than significant. No mitigation is required.

- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a mobile home park. The rezoning of Site 3 could result in the removal of the existing mobile homes from the site and would allow up to 320 multiple-family residences to fulfill regional housing requirements. Therefore, the redevelopment of Site 3 with similar residential uses would not introduce new land uses that would degrade the existing visual character or quality of the site and its surroundings. It is anticipated that any subsequent development that could occur on Site 3 would utilize similar project design features as other residential projects in the City (Figure 4.1.7). Therefore, impacts associated with this issue would be less than significant and no mitigation would be required.

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Photograph 1

Photograph 2

Photograph 3

Photograph 4

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FIGURE 4.1.7

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Existing Residential Development Design within the City

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PHOTOGRAPH 1: *Centerpoint Plaza*

PHOTOGRAPH 2: *Yucaipa Valley Center*

PHOTOGRAPH 3: *Yucaipa Valley Center*

PHOTOGRAPH 4: *Marketplace at 5th Street*

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FIGURE 4.1.8

Yucaipa Housing Element
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Existing Commercial Development Design within the City

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- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Development facilitated by these changes in regulations and procedures could involve intensification and reuse of properties within existing urban areas.

Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas in the City, which may result in development in areas that substantially degrade the existing visual character or quality of the site and its surroundings. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which would not change the existing visual character of the environment. Therefore, no impacts associated with this issue would occur. No mitigation is required.

4.1.5.4 Light and Glare

Threshold	Would the proposed project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** As previously identified, existing sources of light and glare within the project area include streetlights, exterior lighting from the nearby single-family residences, and vehicle headlights from motorists driving on adjacent roadways. Development of Site 1 with residential, commercial, and institutional uses would introduce new sources of light in the form of parking lot lighting and lighting for signage and buildings.

  The development of Site 1 would include the construction and operation of approximately 4 acres of commercial uses. The development of retail uses would introduce new sources of light from the buildings, building signs, parking lot lighting, and vehicular traffic. It is anticipated that the exterior surfaces of the proposed commercial component would be finished with a combination of architectural coatings and other materials (e.g., brick, wood, or stone) similar to other commercial developments within the City. It is also anticipated that materials utilized for the proposed commercial uses would not contain large expanses of reflective metal or other material that would generate glare. Previously referenced Figure 4.1.8 illustrates existing examples of commercial developments within the City. Therefore, the commercial portion of Site 1's development would not increase the amount of daytime light or glare in the project area. However, at night, lighting from commercial buildings, signs, and movement of vehicles with headlights in parking areas

would create additional sources of light in the project area. While the proposed project would add new lighting sources to the project area, the number and type of lighting sources is not anticipated to substantially differ from that commonly utilized at existing commercial uses within the City.

In addition to the proposed commercial uses, development of Site 1 would include approximately 660 multiple-family residential units. Development of future residential uses would necessitate the installation of outdoor lighting necessary for the maintenance of public safety and security. These sources of light would be in the form of residential lighting on the buildings, security lighting in the carports, garages and parking areas, and vehicle lights from project-related traffic. It is anticipated that the exterior surfaces of the proposed multifamily residences would be finished with a combination of architectural coatings (e.g., stucco) and other materials (e.g., brick, wood, or tile) similar to other existing multifamily residences in the City. Previously referenced Figure 4.1.7 provides examples of existing multifamily residences within the City. At night, lighting of the internal space of the apartments and movement of vehicles with headlights on in parking areas would create additional sources of light in the project area. Light from residential interiors would result from the operation of indoor lighting and appliances. Light coming from these interior sources typically are small enough (e.g., light from a lamp, light from a television) and easily contained (e.g., closing of drapes and curtains, switching off of the light) that any such residential lighting would not exceed the intensity necessary to significantly affect adjacent uses. Light from vehicle movement in the proposed parking areas would be blocked by existing concrete walls and vegetation located between the project site and adjacent uses.

All development in the City, which includes light generated from commercial buildings and parking lots, is required to adhere to lighting requirements contained in the City's Municipal Code. The City's Municipal Code states that all parking area lighting shall reflect light and glare away from public thoroughfares and adjacent residences.[1] The measures are uniformly applied to all development in the City. As such, adherence to these measures would be required and enforceable through the review and approval (or non-approval) of the project plans. Therefore, impacts associated with this issue are less than significant and no mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Due to the absence of on-site development within Site 2, no light is currently emitted within the project limits. Development of Site 2 would result in the construction and operation of up to 608 multiple-family residences and approximately 8 acres of commercial uses. The introduction of residential and commercial uses onto Site 2 would introduce new lighting sources in the area. It is anticipated that any subsequent development that could occur on Site 2 would have a similar type of design as illustrated in previously referenced Figures 4.1.7 and 4.1.8 that would not result in glare impacts. Similar to Site 1, adherence to measures identified in the City's Municipal Code would be required and enforceable through the review and approval (or non-approval) of Site 2 project plans. Therefore, impacts associated with this issue are less than significant and no mitigation is required.
- **Site 3: California Street/Avenue E.** As previously identified, Site 3 is developed with a mobile home park which emits nighttime lighting. Sources of light within Site 3 include light generated by outdoor lighting such as residential lighting on the mobile home buildings, security lighting in the carports, garages and parking areas, and vehicle lights from project-related traffic along California Street. The redevelopment of Site 3 with 320 multiple-family residences would have similar sources of light such as security lighting in the carports, parking areas, and on buildings. It is anticipated that any subsequent development that could occur on Site 3 would be built with similar building materials that would not cause glare (Figure 4.1.7). However, Site 3, unlike Site 1 and 2, does not have a commercial component and would not have any commercial-related lighting on the site. Since Site 3 is already developed with uses that emit light, the development of Site 3 with multiple-family residences would not introduce additional lighting sources. Therefore, light and glare impacts associated with the development of Site 3 would be less than significant and no mitigation measures would be required.

[1] *87.0605 Minimum Design Standards, Division 7 General Design Standards, Development Code,* City of Yucaipa Municipal Code, http://qcode.us/codes/yucaipa/, website accessed March 4, 2010.

- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Development facilitated by these changes in regulations and procedures could involve intensification and reuse of properties within existing urban areas.

Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas in the City, which may result in development in areas that may affected by or cause an substantial increase in light and glare. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not create a new source of substantial light or glare in the area. Therefore, no impacts associated with this issue would occur with implementation of this project component. No mitigation is required.

4.1.6 Significant Impacts

All potential aesthetic impacts of the proposed project have been determined to be less than significant. Therefore, no significant impacts associated with aesthetic resources would occur.

4.1.7 Cumulative Impacts

The cumulative effect on scenic vistas from the proposed project would be less than significant as scenic vistas would not be affected from viewpoints within certain project locations and adjacent roads. Although the development of the properties that may occur subsequent to adoption of the proposed land use actions would alter views of the surrounding area, vistas would not be completely obstructed from viewpoints afforded from the circulation network, openings between rows of buildings or trees, or at the end of vehicular rights-of-way. Compliance with the City's Municipal Code and General Plan standards would ensure that the proposed project in combination with other projects in the area would not result in significant impacts upon scenic vistas. As a result, the projects would create a less than significant cumulative impact on local scenic vistas.

Development of lands within the City would result in the cumulative conversion from open space to more urbanized land use. However, this is a continuing development trend currently occurring within the City that has been anticipated in the City's General Plan. The proposed project, in conjunction with other projects that may be developed in the City would be developed in a manner consistent with existing development trends in the City. Cumulatively, more lighting would be introduced into the area

by proposed, existing, and future development. As with past and currently proposed development, cumulative lighting-related impacts would be reduced through the adherence to applicable City lighting standards. No cumulatively significant lighting impact would result from implementation of the proposed project.

4.2 AGRICULTURAL AND FOREST RESOURCES

This chapter discusses agricultural and forest resource impacts attributable to the proposed project. It describes existing agricultural resources, respective State farmland classifications for the project site, and existing forest resources. This chapter focuses on discussions involving applicable State, regional, and local policies regarding agricultural and forest resources and the conversion of farmland and forest to non-agricultural and non-forest uses. The analysis contained in this chapter is based in part on the following reference documents:

- *A Guide to the Farmland Mapping and Monitoring Program*, California Department of Conservation, Division of Land Resources Protection, 2004 Edition.
- *California Land Evaluation and Site Assessment Model, Instruction Manual*, California Department of Conservation, Office of Land Conservation, 1997.
- *City of Yucaipa General Plan Update*, City of Yucaipa, September 2004.
- *City of Yucaipa General Plan Environmental Impact Report*, J.L. Webb Planning, Inc., August 1992.
- *Yucaipa Master Environmental Assessment*, J.L. Webb Planning, Inc., June 1992.
- *San Bernardino County Land Use Conversions, 2006–2008*, California Department of Conservation, Division of Land Resources Protection.
- *Soil Survey San Bernardino County Southwestern Part, California*, United States Department of Agriculture, January 1980.

4.2.1 Existing Setting

4.2.1.1 Agricultural Resources

Approximately 1,500 acres within the City are currently utilized for agricultural production, including poultry (egg farms), fruit, dry farm crops, irrigated grains, and Christmas trees. As identified in the City's General Plan, agriculture has been a leading industry in the City, with a project value currently assessed at over 15 million dollars.[1] Poultry farming is valued at approximately $12 million.[2] Agricultural production within the City has declined in recent years, primarily due to the effects of urban expansion, the availability or affordable of water resources, and economic considerations such as labor costs and taxes.

Site 1 is currently undeveloped land with dominant non-native vegetation interspersed with native vegetation. Site 2 can be described as vacant land with steep slopes covered by annual grasses with several eroded gullies or swales. Site 3 is developed as a mobile home park with scattered non-native ornamental trees. No open space, native vegetation, or natural drainages are present on Site 3. None of the sites appears to have been recently actively planted, cultivated, or otherwise utilized for agricultural purposes. Table 4.2.A provides the existing Farmland Mapping and Monitoring Program Designations (FMMP) for each of the three sites and adjacent lands.

Table 4.2.A: Farmland Mapping and Monitoring Program Designations

Site	Acres	On-site Designation(s)	Adjacent Designation(s)
Site 1	57.0	Grazing Land	Grazing Land (N, E, S); Urban and Built-Up Land (N, W)
Site 2	27.0	Grazing Land	Grazing Land (N, E, S, W); Urban and Built-Up Land (S)
Site 3	10.0	Urban and Built-Up Land	Urban and Built-Up Land (N, S, E, W)

Source: Farmland Mapping and Monitoring Program, San Bernardino County 2004–2006.

[1] *Open Space and Conservation Element,* City of Yucaipa General Plan Update, September 2004.
[2] *Open Space and Conservation Element,* City of Yucaipa General Plan Update, September 2004.

4.2.1.2 Forest Resources

There are currently no areas within the City designated as forest or for timber production.[1] Based on data from the Fire and Resource Assessment Program, San Bernardino County does not have land set aside for timber production.[2] In addition, no land is currently identified as suitable for timber sale production in Southern California. Harvesting of trees may occur to meet wildlife, fuels, watershed, or other needs.[3]

4.2.2 Policies and Regulations

The preservation of agricultural activities and soils has been an explicit goal of the United States Department of Agriculture (USDA) and California Department of Conservation (CDC). Agricultural soils are limited non-renewable resources that are usually confined to a particular location. However, not all agricultural activities occur on soils suitable for agriculture and not all soils highly suited for farming are used for crop production. Generally, policies implemented to preserve agriculture are aimed at either protection of agricultural areas or the protection of the soils most suitable for agricultural production.

4.2.2.1 Federal Regulations

Federal regulations, such as the **Forest and Rangeland Renewable Resources Planning Act of 1974 (RPA)** and **National Forest Management Act (NFMA) of 1976**, authorize long-range planning by the United States Forest Service (USFS) to ensure the future supply of forest resources, as well as to provide for the management of renewable resources on national forest lands. As no forest or timber resources are located within the City, no further discussion of these Federal regulations is warranted.

4.2.2.2 State Regulations

State Designated Farmland. The California Government Code (Section 65570) requires the collection and reporting of agricultural land use acreage and conversion by June 30 of each even-numbered year. Utilizing data from the USDA Natural Resource Conservation Service (NRCS) soil survey and current land use information, the CDC, the Farmland Mapping and Monitoring Program (FMMP)[4] compile important farmland maps for each county within the State. Farmland maps and statistics are produced biannually using a process that integrates aerial photo interpretation, field mapping, and a computerized mapping system. These maps delineate land use in eight mapping categories (and one overlay category) and represent an inventory of agricultural soil resources within each county. The categories of land delineated on these maps include:

- **Prime Farmland:** Land that has the best combination of physical and chemical characteristics for the production of crops. It has the soil quality, growing season, and moisture to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods.
- **Farmland of Statewide Importance:** Land that is similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to hold and store moisture.

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1 City of Yucaipa General Plan Land Use Map, City of Yucaipa, February 4, 2009.

2 *Table 7 Timberland Production Zone (TPZ) acreage by Site Class in California as of 2000–2001*, Timberland Site Class on Private Lands Zoned for Timber Production, Fire and Resource Assessment Program, Department of Forestry and Fire Protection, http://frap.cdf.ca.gov/publications/Timberland_Site_Class_on_Private_Lands_Zoned_for_Timber_Production.pdf.

3 *Vegetation Management Standards, Land Management Plan Part 3 Design Criteria for the Southern California National Forests, Angeles National Forest, Cleveland National Forest, Los Padres National Forest, San Bernardino National Forest*, United States Department of Agriculture Forest Service, September 2005.

4 A Guide to the Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resources Protection, 2004 Edition.

- **Unique Farmland:** Land of lesser-quality soils used to produce specific high economic value crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality or high yields of a specific crop when treated and managed according to current farming methods. It is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Examples of Unique Farmland crops include oranges, olives, avocados, rice, grape, and cut flowers.
- **Farmland of Local Importance:** Land of importance to the local agricultural economy, as determined by each county's board of supervisors and local advisory committees, i.e., dairies, dry land farming, aquaculture, and uncultivated areas with soils qualifying for Prime Farmland and Farmland of Statewide Importance. Farmland of Local Importance in San Bernardino County is defined[1] as:
    - Farmlands that include areas of soils that meet all the characteristics of Prime, Statewide, or Unique and which are not irrigated.
    - Farmlands not covered by above categories but are of high economic importance to the community. These farmlands include dry land grains of wheat, barley, oats, and dry land pasture.
- **Grazing Land:** Land on which the existing vegetation, whether grown naturally or through management, is suitable for grazing or browsing of livestock.
- **Urban and Built-Up Land:** Land used for residential, industrial, commercial, construction, institutional, public administrative purposes such as railroad yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment plants, water control structures, and other development purposes. Highways, railroads, and other transportation facilities also are included in this category.
- **Other Land:** Land not included in any of the other mapping categories. Common examples include low-density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres.
- **Water:** Water areas with an extent of at least 40 acres.
- **Land Committed to Nonagricultural Use:** This optional designation is an overlay to the standard farmland categories and represents existing farmland and grazing land and vacant areas which have a permanent commitment for development. Examples of Land Committed to Nonagricultural Use would include an area undergoing permanent infrastructure installation or for which bonds or assessments have been issued for public utilities. Such lands represent planning areas where there are commitments for future nonagricultural developments that are not reversible by a simple majority vote by a city council or board of supervisors.

California Land Conservation Act (Williamson Act). The California Land Conservation Act of 1965, also referred to as the Williamson Act, is a non-mandated State program administered by counties and cities for the preservation of agricultural land. This program enables local governments to enter into contracts with private landowners to restrict specific parcels of land to agricultural or related open space use.

Participation in the program is voluntary on the part of both landowners and local governments. Participation is implemented through the establishment of Agricultural Preserves and the execution of Williamson Act contracts. Individual property owners enter into a contract that restricts or prohibits development of their property to non-agricultural uses during the term of the contract in return for lower property taxes. Initially signed for a minimum ten-year period, the contracts are automatically

[1] *Farmland of Local Importance, Local Definitions,* http://www.conservation.ca.gov/dlrp/fmmp/Documents/Local_definitions_00.pdf, website accessed February 16, 2010.

renewed each year for a successive minimum ten-year period unless a notice of non-renewal is filed, or a contract cancellation is approved by the local government.

State regulations, such as the **Forest Taxation Reform Act of 1976** and the **Z'berg-Nejedly Forest Practice Act of 1973–California Forest Practice Act**, provide for the preservation of forest lands from encroachment by other incompatible land uses and provide for oversight of the management of forest practices and forest resources in California. As no forest or timber resources are located within the City, no further discussion of these State regulations is warranted.

4.2.2.3 Local Policies

City of Yucaipa General Plan Policies. The City of Yucaipa General Plan includes policies and goals that aim to reduce the loss or conversion of agricultural land. Table 4.2.B identifies goals and policies that apply to the proposed project.

Table 4.2.B: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies		Project Consistency
City of Yucaipa General Plan Land Use Element		
Policy LU-9.A	Prime agricultural lands must be protected from the adverse affects of urban encroachment, particularly increased erosion and sedimentation, trespass, and non-agricultural land development. 1. Areas of prime agriculture lands supporting commercially viable and valuable agriculture shall not be developed to urban intensity prior to the supply of non-productive areas being exhausted.	The three sites do not contain prime agricultural lands. Therefore, the project does not conflict with this policy.
Policy LU-9.D	Because agricultural uses are valuable, the City shall encourage the retention of productive, commercially-viable agricultural land and discourage the premature or unnecessary conversion of agricultural land to nonagricultural uses through the implementation of the following actions. 1. Preservation of land supporting viable agricultural operations will be considered an integral portion of the Open Space and Conservation Element of this General Plan when reviewing development proposals. 2. Utilize the provisions of the Williamson Act to further the preservation of commercially viable agricultural open space. 3. Establish minimum parcel sizes of 10 acres for prime and 40 acres for non-prime agricultural land, and encourage the consolidation of undersized parcels through the use of land use districts. 4. Support property and estate tax relief measures which assess long-term agriculture at farm use value. 5. Support the reduction and elimination of special district boundaries in agricultural areas where urban services are not planned. 6. Provide flexibility for individual farmers to convert their land to alternative uses at their current	The three sites are not under a Williamson Act Contract, nor do they contain existing agricultural uses. The project does not conflict with this policy.

Table 4.2.B: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies		Project Consistency
	locations by periodically reevaluating agricultural areas on the General Plan. 7. Within commercially viable agricultural areas, encourage only land uses that are compatible with agriculture. 8. Consider the availability and financing of public services and utilities in any decision to convert an area from agricultural to non-agricultural uses. This information should be documented in special study reports. 9. Establish necessary buffers between agricultural and other uses.	
City of Yucaipa General Plan Open Space and Conservation Element		
Policy OS-3.E	Because the production of food and fiber is a present and future need, both in terms of sustenance and in terms of economic diversity, the City shall encourage the preservation of soils for agricultural purposes. 1. All proposed Land Use map changes and discretionary land use proposals for areas identified on the Important Farmlands Map (Exhibit XII.1) as prime agricultural soils and/or those properties under Williamson Act contract shall be accompanied by a report which details the soil and agricultural resources located on the site. The report shall also outline appropriate mitigation measures to reduce the impacts due to the possible reduction of such resources. The conditions of approval for any land use application shall incorporate the identified mitigation measures to protect and preserve soil and agricultural resources.	The three sites are not under a Williamson Act Contract, nor do they contain existing agricultural uses. The three sites have been analyzed for agricultural resources in Section 4.2.5.2 of this Chapter. The project is consistent with this policy.
City of Yucaipa Municipal Code		
Section 812.01070 establishes that land is considered prime agricultural land by the City if it exhibits any of the following characteristics: (a) All land which qualifies for a rating as Class I or Class II in the Soil Conservation Service land use capability classifications. (b) Land which qualifies for a rating 80 through 100 in the Storie Index Rating. (c) Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture. (d) Land planted with fruit or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than $200 per acre. (e) Land from which the production of unprocessed agricultural plant products has returned an annual gross value of not less than $200 per acre for three of the previous five years.		The three sites do not contain prime agricultural lands. Therefore, the redesignation of one of the sites does not conflict with this policy.

Table 4.2.B: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies	Project Consistency
Section 89.0305 (b) Commercial Tree Harvesting. The commercial harvesting of trees shall be prohibited, except as allowed by and authorized by the State Department of Forestry and Fire Protection in accordance with the Forest Practice Act of 1973, as amended.	The project does not involve or propose the commercial harvesting of trees. Therefore, the project would be consistent with this policy.

4.2.3 Methodology

Important Farmland maps for San Bernardino County and the City were reviewed to determine whether the three sites contain or consist of Prime, Unique, or Statewide Important farmland. Second, the analysis evaluates the current General Plan land use designations and zoning applicable to the site to determine the existence of any conflicts between the proposed project and any potential existing agricultural general plan and zoning designations applicable to the site.

To quantify a development project's potential impacts on agricultural resources, the CDC has developed the California Agriculture Land Evaluation and Site Assessment (LESA) Model, a method of rating the relative quality of land resources and potential impacts to agricultural resources. The LESA Model is intended to provide lead agencies with a methodology to identify potentially significant impacts that may result from agricultural land conversions.

The LESA Model uses six different factors (two based on soil resource quality and four based on on-site and adjacent land characteristics) to develop a weighted score that identifies the significance of potential impacts to agricultural resources. The Land Evaluation (LE) scoring utilizes two soil factors. The Land Capability Classification (LCC) indicates the suitability of soils for most kinds of crops, and the risk of damage when they are used in agriculture, while the Storie Index provides a numeric rating (0–100) of the relative degree of suitability or value of a given soil for intensive agriculture. The Site Assessment (SA) scoring considers the size of the site to be converted, water supply restrictions in drought and non-drought years, and the presence (or absence) of adjacent agricultural, habitat, or parkland uses.

By assessing and weighing a variety of soil, water, and land use characteristics, it is possible that the conversion of a large parcel containing poor soils and with limited access to water would not result in a significant impact, while the conversion of a much smaller well-watered parcel with quality soils could be considered significant. To ensure potential impacts to adjacent agricultural activities are appropriately considered, the LESA model requires an examination of land use on all parcels within a Zone of Influence (ZOI) that extends a minimum 0.25 mile from the boundary of the site. For any site evaluated using the LESA model, the factors are rated, weighed, and combined, resulting in a single numeric score that becomes the basis for determining a project's potential significance.[1]

4.2.4 Thresholds of Significance

Appendix G of the *State CEQA Guidelines* recognizes the following thresholds related to agricultural and forest resources. Based on these significance thresholds, potential impacts to agricultural and forest resources could be considered significant if the proposed project:

- Results in the conversion of 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.
- Conflicts with existing zoning for agricultural use, or a Williamson Act contract.

[1] California Land Evaluation and Site Assessment Model, Instruction Manual, State of California Department of Conservation, Office of Land Conservation, 1997.

- Conflicts with existing zoning for, or causes rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined in Public Resources Code Section 4526).
- Results in the loss of forest land or conversion of forest land to non-forest use.
- Involves 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.

4.2.5 Less Than Significant Impacts

The following impacts were determined to be less than significant. For each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards, and policies would result in a less than significant level.

4.2.5.1 Termination of Williamson Act Contracts

Threshold	Would the proposed project conflict with a Williamson Act contract?

Program 3.a (Site-Specific and Creation of New Land Use District): For the implementation action, which includes site-specific changes to land use designations, there are a total of three sites that will be analyzed for the potential construction of residential units with a density of 20–24 units/acre. The objective is to rezone one or more sites totaling at least 19 acres of multiple-family zoning along with the adoption of multifamily design standards for the rezoned sites. Program 3.a also includes the creation of a new land use district RM-24 (Multiple Residential, 24 units per acre maximum).

- **Site 1: Oak Glen Road/Colorado Street.** As identified in Figure 4.2.1, Site 1 is not enrolled under a Williamson Act Contract.[1] Therefore, development that may occur subsequent to the rezoning of Site 1 would not conflict with any provisions of the Williamson Act. No impact associated with this issue would occur; therefore, no mitigation would be required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Site 2 of the proposed project is not covered under a Williamson Act Contract (Figure 4.2.1). Therefore, the development of Site 2 would not conflict with any Williamson Act contract provisions. No impacts associated with this issue would occur with development of Site 2 and no mitigation would be required.
- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home park and is not covered under a Williamson Act Contract (Figure 4.2.1). Therefore, the redevelopment of Site 3 would not conflict with any Williamson Act contract provisions. Similar to Sites 1 and 2, no impacts associated with this issue would occur with development of Site 3. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) would establish development standards and procedures for multifamily development at a density of 20 to 24 units per acre in the General Plan Land Use Element and Development Code. Subsequent “by right” development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for “by right” development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

[1] Williamson Act GIS Coverage, San Bernardino County, 2005.

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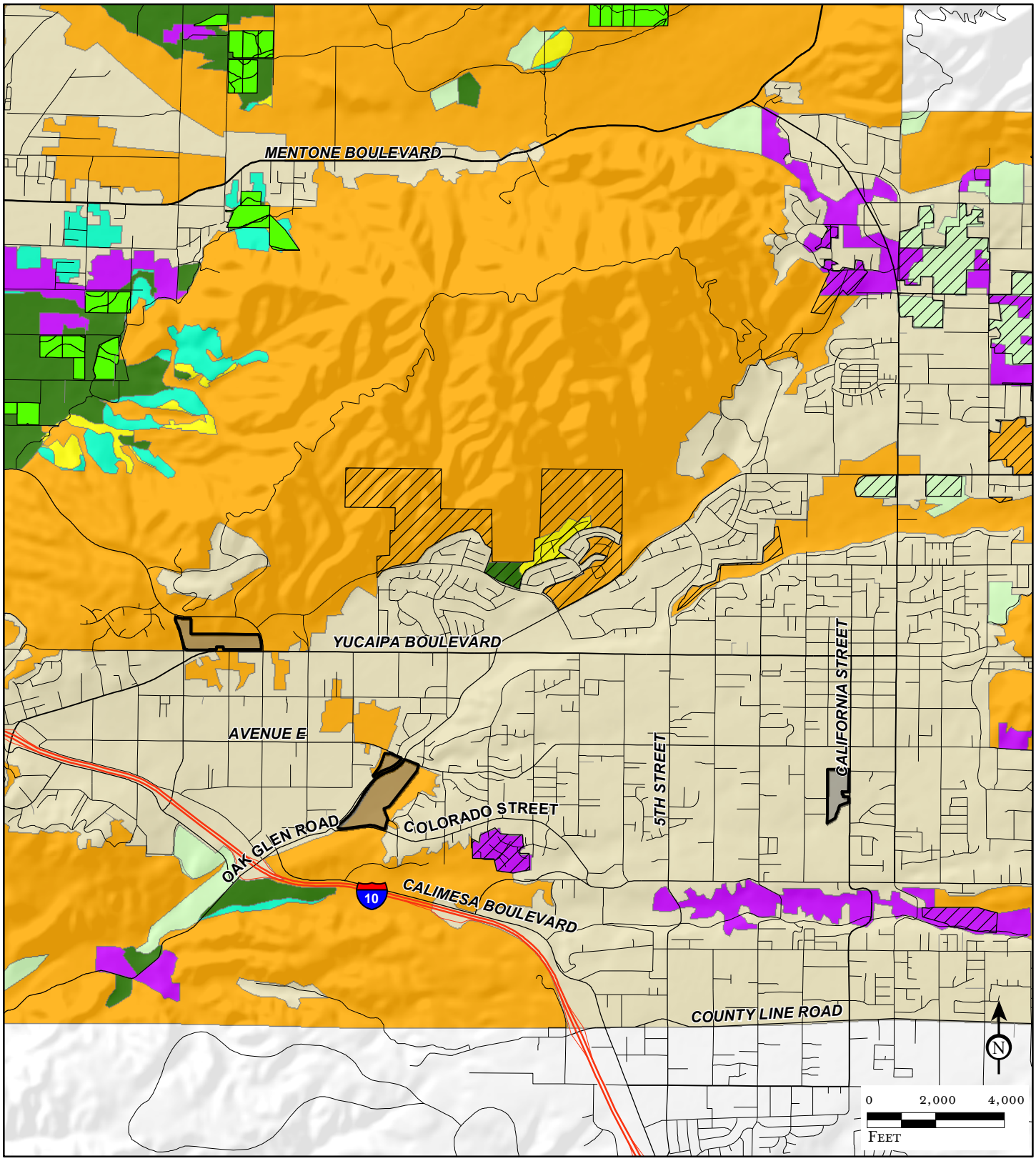

LSA

Project Sites
Committed Land, 2006
Williamson Act 2006

State Farmland Designations

Farmland of Local Importance
Farmland of Statewide Importance
Prime Farmland
Unique Farmland
Grazing Land
Urban and Built-up Land
Other Land

FIGURE 4.2.1

Yucaipa Housing Element Implementation Program Draft Environmental Impact Report

State Farmland Designations, Williamson Act and Committed Lands

SOURCE: Dept of Conservation FMMP, 2006; Thomas Bros., 2009

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Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. However, future housing that would be accommodated under these proposed changes could be located in a portion of the City that is currently under a Williamson Act contract. There are currently 320 acres under Williamson Act contracts within the City.[1]

Cancellation of a Williamson Act contract is not an act that inherently results in a physical impact on the environment as it is a contractual action. Under CEQA, adverse impacts are not considered significant unless they actually result in a physical impact on the environment. Therefore, the cancellation of a Williamson Act contract is not a CEQA concern unless it results in a physically adverse impact directly or indirectly. There are two potential physical results that would occur from cancellation of a Williamson Act contract: (1) development on the subject land itself resulting in physical changes; or (2) displacement of agricultural effort to other locations that result in off-site physical changes. Impacts due to actual physical conversion of Williamson Act contract land associated with future development accommodated under this program would be analyzed in subsequent environmental documents. Therefore, no impacts associated with this issue would occur with implementation of this project component. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, no impacts associated with this issue would occur with implementation of this project component. No mitigation is required.

4.2.5.2 Conflict with an Existing Agricultural Zone

Threshold	Would the proposed project conflict with existing zoning for agricultural use?

The City does not maintain an agricultural zone. Although there are no designated agricultural zones within the City, there are two agricultural overlay districts: the “Additional Agricultural (AA) Overlay District” and a 376-acre “Agricultural Preserve (AP) Overlay District,” which allows agricultural activities in areas designated for rural residential uses. The AA Overlay District creates, preserves, and improves areas for small and medium-scale agricultural enterprises utilizing productive agricultural lands for raising, processing, and selling of plant crops, animals, or their primary products. It is an overlay district where agricultural uses exist compatibly with a variety of rural residential lifestyles. The AP Overlay District was created to protect vital agricultural uses by limiting land use activity to those uses which are compatible with and supportive of agriculture and related uses.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** Site 1 is designated as “Rural Living, 2.5-acre minimum lot size, Agricultural Preserve Overlay District” (RL 2.5-AP) by the City.[2] A General Plan Land Use District Change is proposed to remove the AP overlay and establish a 40-acre mixed-

[1] *Open Space and Conservation Element*, City of Yucaipa General Plan Update, September 2004.
[2] *City of Yucaipa General Plan Official Land Use Districts,* City of Yucaipa, map updated on December 8, 2008.

use district that could include up to 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 acres of open space land uses.

In the event Site 1 is selected, the removal of the AP Overlay concurrent with the redesignation of the site for RM-24 uses would ensure that no subsequent agricultural land use incompatibility would occur. The selection of Site 1 for mixed-use development would ultimately result in the removal of Site 1 from the AP Overlay District and would eliminate the potential for agricultural uses to occur within its the site boundaries. While this represents a reduction in the amount of land available in the City where agricultural activities can occur; Site 1 has not does not possess the physical qualities sufficient for sustained, agricultural production. Furthermore, though the AP overlay has been long assigned to the property, Site 1 is not currently nor has it been recently utilized for agricultural activities. In the absence of any on-site City or State-identified significant agricultural resource, as well as the current/recent lack of on-site agricultural activities, it is reasonable to conclude that the removal of Site 1 from the AP Overlay District would not result in any significant impact to agricultural resources in the City.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Site 2 of the proposed project is designated General Commercial Industrial (CG) in the City's General Plan.[1] Development of Site 2 as proposed would not conflict with existing zoning for agricultural uses as Site 2 does not have any agricultural zoning. Therefore, no impacts associated with this issue would occur and no mitigation would be required.
- **Site 3: California Street/Avenue E.** Site 3 is designated as "Multiple Residential, 7,200-square foot minimum lot size" (RM-72C) by the City.[2] Similar to Site 2, Site 3 does not have agricultural zoning. Therefore, the development of Site 3 would not conflict with existing zoning for agricultural uses. No impacts associated with this issue would occur with the development of Site 3. No mitigation would be required.
- **Creation of New Land Use District.** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) is an administrative action that would not result in any physical change to the existing environment. Therefore, no impacts associated with this issue would occur with the creation of the new land use district. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures in the General Plan and Development Code associated with density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. However, future housing that would be accommodated under these proposed changes could be located in a portion of the City that is within the Agricultural (AA) or Agricultural Preserve (AP) Overlay District identified by the City.

Since this project component is programmatic (i.e., applies to all applicable development Citywide), there is no specific site identified at this time. It is anticipated that when an applicable future development is proposed, subsequent environmental analysis would be conducted and this issue would be analyzed on a site-specific level at that time. Therefore, no impacts would occur with implementation of this project component. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): As previously stated, implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the

[1] *City of Yucaipa General Plan Official Land Use Districts,* City of Yucaipa, map updated on December 8, 2008.
[2] Ibid.

environment. Therefore, implementation of this project would not conflict with existing zoning for agricultural uses. No impacts associated with this issue would occur and not mitigation is required.

4.2.5.3 Conversion of Agricultural Lands to Non-Agricultural Uses

Threshold	Would the proposed project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

This Draft EIR utilizes the LESA model as one of the analytical tools by which to assess the proposed project's impacts on agricultural conversion. Appendix G of the CEQA Guidelines states: "In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland." Further, as stated above, the LESA model was specifically created by the Department of Conservation in order to provide "specific guidance concerning how agencies should address farmland conversion impacts." Because of its use of localized input as part of the model, the LESA model is generally considered the preferred methodological tool by which to assess the significance of a proposed project's impacts on agricultural resources.

The City of Yucaipa considers land as prime agricultural land if it exhibits any one of five characteristics.[1] Site 1 and Site 2 exhibit at least one of these five characteristics and would therefore be classified as prime agricultural land by the City. To assess potential agricultural resource impacts that may result from development of the proposed sites, the LESA model was completed for Sites 1 and 2. An LESA model was not conducted for Site 3 since Site 3 does not contain any agricultural uses. The worksheets detailing the variables considered during the evaluation of each site are included as Appendix B of this EIR. Table 4.2.C identifies the LESA Model Significance Determination.

Table 4.2.C: LESA Model Significance Determination

Total LESA Score	Scoring Decision
0–39 Points	Not considered significant
40–59 Points	Considered significant *only* if LE and SA subscores are each *greater* than or equal to 20 points
60–79 Points	Considered significant *unless* either LE or SA subscore is *less* than 20 points
80–100 Points	Considered significant

Source: California Land Evaluation and Site Assessment Model, Instruction Manual, State of California Department of Conservation, Office of Land Conservation, 1997.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** Approximately half of Site 1 has a Class II soil rating in the Soil Conservation Service land use capability classification system. This meets one of the City's five characteristics for prime agricultural land. As previously stated, a LESA analysis was prepared for Site 1 to assess potential agricultural resource impacts that may result from development of this site. The results of the LESA analysis for Site 1 are provided in Table 4.2.D.

[1] City of Yucaipa Municipal Code Section 812.01070.

Table 4.2.D: Site 1 Land Evaluation and Site Assessment Scoring

Factor Name	Factor Rating (0–100 Points)	×	Factor Weighting (Total = 1.00)	=	Weighted Factor Rating
Land Evaluation					
1. Land Capability Classification	60.14	×	0.25	=	15.0
2. Storie Index Rating	50.02	×	0.25	=	12.5
Land Evaluation (LE) Subscore					**27.5**
Site Assessment					
1. Project Size	50	×	0.15	=	7.5
2. Water Resource Availability	30	×	0.15	=	4.5
3. Surrounding Agricultural Land	0	×	0.15	=	0
4. Protected Resource Lands	0	×	0.15	=	0
Site Assessment (SA) Subscore					**12.0**
Phase 1 TOTAL LESA SCORE (LE + SA)					**39.5**

Source: LSA Associates, Inc. June 2009.

The limited size of the Site 1 in combination with the absence of on-site agricultural uses, and the limited amount of agricultural operations within the ZOI for Site 1 results in a low SA subscore. As identified in Table 4.2.C, the total LESA score of 39.5 for Site 1 is not considered significant. Therefore, no significant agricultural resource impact would result from development that may occur subsequent to the rezoning of the site. No mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Portions of Site 2 have a Class II soil rating in the Soil Conservation Service land use capability classification system and have a Storie Index of 86. These meet two of the City's five characteristics for prime agricultural land. As previously stated, a LESA analysis was prepared for Site 2 to assess potential agricultural resource impacts that may result from development of this site. The results of the LESA analysis for Site 2 are provided in Table 4.2.E.

Table 4.2.E: Site 2 Land Evaluation and Site Assessment Scoring

Factor Name	Factor Rating (0–100 Points)	×	Factor Weighting (Total = 1.00)	=	Weighted Factor Rating
Land Evaluation					
1. Land Capability Classification	67.75	×	0.25	=	16.93
2. Storie Index Rating	72.30	×	0.25	=	18.07
Land Evaluation (LE) Subscore					**35.00**
Site Assessment					
1. Project Size	10	×	0.15	=	1.50
2. Water Resource Availability	30	×	0.15	=	4.50
3. Surrounding Agricultural Land	0	×	0.15	=	0
4. Protected Resource Lands	0	×	0.15	=	0
Site Assessment (SA) Subscore					**6.0**
Phase 2 TOTAL LESA SCORE (LE + SA)					**41.0**

Source: LSA Associates, Inc. June 2009.

Similar to Site 1, the limited size of the Site 2 in combination with the absence of on-site agricultural uses, and the limited amount of agricultural operations within the ZOI for the site results in a low LESA score. As indicated in Table 4.2.C, the total LESA score of 41.0 is considered less than significant only if both the LE and SA scores are greater than 20 points.

Since the SA score for Site 2 is less than 20 points, impacts associated with this issue are less than significant. No mitigation is required.

- **Site 3: California Street/Avenue E.** Site 3 is a manufactured home park and does not contain any agricultural uses. Therefore, development of this site would not result in the conversion of agricultural land to urban lands. No impacts associated with this issue would occur. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) is an administrative action that would not result in any physical change to the existing environment. Therefore, no impacts associated with this issue would occur with the creation of the new land use district. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment.

Future housing that would be accommodated under these proposed changes could result in the conversion of agricultural land to non-agricultural uses. However, since this component is programmatic (i.e., applies to all applicable development Citywide), there is no specific site identified at this time. It is anticipated that when an applicable future development is proposed, subsequent environmental analysis would be conducted and this issue would be analyzed on a site-specific level at that time. Therefore, no impacts would occur with implementation of this project component. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component would amend the General Plan and Development Code to require that a minimum of 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, no impacts associated with this issue would occur with implementation of this project component. No mitigation is required.

4.2.5.4 Conflict with an Existing Forest Zone or Loss/Conversion of Forest Lands to Non-Forest Uses

Threshold	Would the proposed project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined in Public Resources Code Section 4526)? Would the proposed project result in the loss of forest land or conversion of forest land to non-forest use?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** Site 1 does not have any designated forest land use and is currently zoned Rural Living – 2.5-acre minimum lot size, Agricultural Preserve Overlay District (RL-2.5-AP). The rezoning of this site would not conflict with existing forest zoning, cause rezoning of forest land, or result in the loss or conversion of forest lands to non-forest uses. Therefore, no impacts associated with these issues would occur. No mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Site 2 does not have any designated forest land use on site and is currently zoned General Commercial (CG). The rezoning of Site 2 would not conflict with existing forest zoning, cause rezoning of forest land, or result in the loss or conversion of forest lands to non-forest uses. No impacts associated with these issues would occur and no mitigation would be required.
- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home park and is currently zoned Multiple Residential, 7,200-square foot minimum lot size (RM-72C). Similar to Sites 1 and 2, the rezoning of Site 3 would not result in the rezoning of forest land, conflict with existing zoning for forest land, or result in the loss or conversion of forest lands to non-forest uses. Therefore, no impacts associated with this issue would occur. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) would establish development standards and procedures for multifamily development at a density of 20 to 24 units per acre in the General Plan Land Use Element and Development Code. Housing that could be accommodated under this new land use district could be located in multiple locations in the City. However, since no site within the City is currently designated or zoned for forest use, the creation of this new land use district would not result in a significant impact to forest resources. Therefore, no impacts associated with this component would occur and no mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to applicable developments on a City-wide level. Since no site within the City is currently designated or zoned for forest use, the amendments associated with this project component would not result in the rezoning of forest land, conflict with existing zoning for forest land, or result in the loss or conversion of forest lands to non-forest uses. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. No forest or timber resources are located within the City. Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, there would be no significant impacts to forest resources with implementation of this project component. No mitigation is required.

4.2.6 Significant Impacts

The following were determined to have potentially significant impacts. In each of the following issues, mitigation measures have been recommended to reduce the significance of the identified impacts.

4.2.6.1 Conversion of Prime, Unique, or Statewide Important Farmland

Impact 4.2.6.1: *The proposed land use actions and potential subsequent land development that may occur have the potential to result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.*

Threshold	Would the proposed project result in the conversion of 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?

As discussed above, the CDC, as part of the FMMP process, publishes a Farmland Conversion Report every two years. This report documents land use conversion by acreage for each county in the State. The amount of Prime Farmland inventoried in San Bernardino County during the last countywide survey of farmland totaled 14,089 acres. The most recent data are for the 2006–2008 survey period, during which San Bernardino County experienced a net loss of 2,957 acres of Prime Farmland.[1]

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** As illustrated in previously referenced Figure 4.2.1, Site 1 is designated as Grazing Land by the FMMP.[2] Since there is no Prime, Unique, or Statewide Important Farmland identified on Site 1, no impact associated with the conversion of Prime, Unique, or Statewide Important Farmland would occur. No mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** All of Site 2 is designated as Grazing Land by the FMMP. Since Site 2 does not contain any Prime, Unique, or Statewide Important Farmland, development that may occur on site subsequent to the rezoning of the property would not result in the conversion of land designated as Prime, Unique, or Statewide Important Farmland. Therefore, no impact associated with this issue would occur. No mitigation is required.
- **Site 3: California Street/Avenue E.** Site 3 is designated as Urban and Built-Up Land by the FMMP. The development of Site 3 with future residential uses would replace the existing mobile home park on site. Therefore, the development that could subsequently occur with the rezoning of the property would not result in the conversion of land designated as Prime, Unique, or Statewide Important Farmland. No impact associated with this issue; therefore, no mitigation measure is required.
- **Creation of New Land Use District:** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) would establish development standards and procedures for multifamily development at a density of 20 to 24 units per acre in the General Plan Land Use Element and Development Code. While none of the alternative sites is identified as Prime, Unique, or Statewide Important Farmland, there is a future potential that additional areas classified as farmland (which have not been specifically identified in this Draft EIR) could be redesignated with the new Land Use District. In the event Prime, Unique, or Statewide Important farmland is proposed for designation under the new RM-24 land use district, **Mitigation Measure 4.2.6.1A** shall apply.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Development facilitated by these changes in regulations and procedures could involve intensification and reuse of properties within existing urban areas.

As identified in previously referenced Figure 4.2.1, the majority of the City is classified by the FMMP as “Urban and Built-Up” Land. Future housing that would be accommodated under these proposed changes could be located in a portion of the City that is designated as Prime, Unique, or Statewide Important Farmland. However, since this project component is programmatic (i.e., applies to all applicable development Citywide), there is no specific site identified at this time. It is anticipated that when an applicable future development is proposed, subsequent environmental analysis would be

[1] Table A-28 San Bernardino County 2006–2008 Land use Conversion, Farmland Mapping and Monitoring Program, California Department of Conservation Division of Land Resource Protection, http://redirect.conservation.ca.gov/dlrp/fmmp/county_info_results.asp; website accessed February 16, 2010.

[2] Farmland Mapping and Monitoring Program, San Bernardino County 2004–2006.

conducted and this issue would be analyzed on a site-specific level at that time. Therefore, no impacts would occur with implementation of this project component. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, there would be no significant impacts to Prime, Unique, or Statewide Important Farmland with implementation of this project component. No mitigation is required.

Mitigation Measures. The following mitigation measure has been identified to reduce potential impacts to agricultural resources:

4.2.6.1A If future redesignation of land under the RM-24 district is proposed on a site(s) designated by the Farmland Mapping and Monitoring Program (FMMP) as Prime, Unique, or Statewide Important Farmland, the City shall prepare a Land Evaluation Site Assessment (LESA) as outlined by the California Department of Conservation (CDC). In the event the LESA analysis indicates that a significant impact to agricultural resources would occur, the City shall require either (1) the identification of appropriate mitigation measures to offset any identified agricultural resource impact, or (2) provide sufficient findings that the economic, social, and/or public benefit of the land use redesignation will offset any significant agricultural resource impact. The type, location, and extent of mitigation and/or sufficiency of findings shall be approved and/or adopted by the City prior to final City action on any future land use redesignation of Prime, Unique, or Statewide Important Farmland.

Level of Significance After Mitigation. For future land use redesignation action requiring completion of **Mitigation Measure 4.2.6.1A**, the total LESA score will generally determine the level of significance. If, through completion of the LESA analysis, agricultural resource impacts are not identified as significant, then no further action is required. Because the location and agricultural quality of land that could be redesignated in the future is not known, it is not possible with any reasonable level of certainty at this time, to know the significance of possible future significant agricultural impacts; therefore, the significance determination for potential future actions is rightly reserved until such time any potential future land use redesignation is made.

4.2.7 Cumulative Impacts

As identified in Table 4.2.F, the agricultural acreage inventoried in San Bernardino County by the FMMP has declined in each of the five past reporting cycles.

Table 4.2.F: San Bernardino County Agricultural Acreage Inventoried

	Reporting Period					
	2008	**2006**	**2004**	**2002**	**2000**	**1998**
Acres	926,992	933,773	950,224	957,410	980,828	984,026

Note: Though designated agricultural land, acreage may not necessarily be planted or otherwise used for agricultural uses.
Source: California Farmland Conversion Summary, California Department of Conservation, 2008.

While agricultural land is a finite resource, the City, through its designation of the sites for non-agricultural uses in its General Plan has previously considered that continuing development pressures in the City and region would result in the conversion of agricultural land in the City to non-

agricultural uses. The adopted General Plan anticipated that all 1,300 acres of land currently zoned for agricultural uses in the City would be converted to other uses at General Plan build out. The current trend and rate of urbanizing agricultural areas has significantly changed the role of agriculture within the City. As identified in the City's General Plan EIR, continued urbanization of agricultural lands at current levels will likely result in a declining role for agriculture in the City's economy.[1]

The General Plan recognizes that impacts to agricultural resources in the City and surrounding area are primarily related to the expansion of urban development and the unfavorable economic environment for many farming operations. As urban expansion encroaches into agricultural areas, remaining agricultural developments often become surrounded by urban activities. This situation further exacerbates the conversion of agricultural land to the presence of urban services extensions such as sewer and water, the associated increase in potential land values for urban uses (which often exceeds the agricultural dollar value), and the increased incidence of land use incompatibility. As farmers relocate, agricultural uses often change to more specialized and high unit value crops which can be grown in terrain considered less desirable in terms of urban development. The net result of this situation is that the amount of vacant land that can be converted to most agricultural uses is steadily diminishing.

The City has recognized (as evidenced in its General Plan and the absence of agricultural preservation mitigation program) that the eventual conversion of agricultural uses within the City would occur and is in fact planned for. Since the City has already identified the eventual conversion of agricultural uses within the City, cumulative impacts associated with this issue would be less than significant.

[1] *Final General Plan Program EIR, Agricultural Resources pg. 61,* City of Yucaipa, August 1992.

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4.3 AIR QUALITY

This section analyzes the potential air quality impacts of the proposed project with regard to the physical setting of the proposed project; regulatory framework for air quality; data on existing air quality; and air quality impacts. Modeled air quality levels are based upon vehicle data and project trip generation included in the *Traffic Study*[1] prepared for the proposed project (Appendix G). Air pollutant emissions and related calculations are contained in Appendix C of this EIR.

This evaluation was prepared in conformance with procedures and methodologies from the *CEQA Air Quality Handbook* of the South Coast Air Quality Management District (SCAQMD), published in April 1993. The SCAQMD is in the process of developing an *Air Quality Analysis Guidance Handbook*[2] to replace the *CEQA Air Quality Handbook*.

4.3.1 Existing Setting

4.3.1.1 Climate and Meteorology

The South Coast Air Basin (Basin), a geographic area that encompasses the coastal plain and connects broad inland valleys and low hills, is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. This basin experiences a persistent temperature inversion (increasing temperature with increasing altitude) as a result of the Pacific High, a large subtropical high pressure system, which holds air contaminants relatively near the ground.

Air quality in the project area is not only affected by various emission sources (mobile, industry, etc.), but also by atmospheric conditions such as wind speed, wind direction, temperature, and rainfall. The combination of topography, low mixing height, abundant sunshine, and emissions from the second largest urban area in the United States gives the Basin one of the worst air pollution problems in the nation.

Winds in the Basin are predominantly of relatively low velocities, averaging about 4.0 miles per hour (mph). These low average wind speeds, together with a persistent temperature inversion, limit the vertical dispersion of air pollutants throughout the Basin. Strong, dry, north or northeasterly winds, known as Santa Ana winds, occur during the fall and winter months, dispersing air contaminants, and these conditions tend to last for several days at a time.

During periods of low inversions and low wind speeds, air pollutants generated in urbanized areas are transported predominantly onshore into Riverside and San Bernardino Counties. In the winter, the greatest pollution problems are carbon monoxide (CO) and oxides of nitrogen (NO_X), because of extremely low inversions and air stagnation during the night and early morning hours. In the summer, the longer daylight hours and the brighter sunshine combine to cause a reaction between hydrocarbons and NO_X to form photochemical smog.

4.3.1.2 Regional Air Quality

Both the State of California and the Federal government have established health-based ambient air quality standards (AAQS) for six air pollutants:

- Carbon monoxide (CO)
- Lead (Pb)
- Nitrogen dioxide (NO_2)
- Ozone (O_3)
- Particulate matter with a diameter of 10 microns or less (PM_{10})
- Sulfur dioxide (SO_2)

[1] *Traffic Impact Analysis, General Plan Housing Element Update,* LSA Associates, Inc., March 24, 2010.
[2] South Coast Air Quality Management District, *Air Quality Analysis Guidance Handbook,* found at http://www.aqmd.gov/CEQA/hdbk.html, accessed on January 17, 2007.

Federal standards for 8-hour ozone and for fine particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) have also been adopted. In addition, the State has set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety and are listed in Table 4.3.A.

In addition to setting out AAQS, the State has established a set of episode criteria for O_3, CO, NO_2, SO_2, and PM_{10}. These episode criteria refer to periods of short-term exposure to air pollutants that threaten public health. Health effects are progressively more severe as pollutant levels increase from Stage One to Stage Three. An alert level is that concentration of pollutants at which initial stage control actions are to begin. An alert will be declared when any one of the pollutant alert levels is reached at any monitoring site and meteorological conditions are such that the pollutant concentrations can be expected to remain at these levels for 12 or more hours or to increase; or, in the case of oxidants, the situation is likely to recur within the next 24 hours unless control actions are taken. At times, meteorological conditions are so adverse to pollutant dispersion that concentrations of ozone exceed the State air quality standard by as much as a factor of three. The California Air Resources Board (CARB) has defined Episode Levels of ozone air pollution as follows:

- **Health Advisory Levels** occur when hourly ozone concentrations equal or exceed 0.15 parts per million (ppm). At this level, residents are advised to avoid prolonged, vigorous outdoor exercise, and persons with respiratory or coronary disease should avoid exercise.
- **Stage 1 Episodes** occur when hourly ozone concentrations equal or exceed 0.20 ppm. At these times, persons with respiratory or coronary artery disease should be notified to take precautions against exposure and should stay indoors as much as possible. Schools are also notified to advise against strenuous physical activity for their students. To this end, schools are in regular communication with the SCAQMD.
- **Stage 2 Episodes** occur when hourly ozone concentrations equal or exceed 0.35 ppm. The SCAQMD requires industry to take prompt actions to reduce emissions at those times. No Stage 2 episodes occurred between 1989 and 1992.
- **Stage 3 Episodes** occur when hourly ozone concentrations equal or exceed 0.50 ppm. The last Stage 3 episode occurred in the Basin in 1974.

Pollutant alert levels:

- O_3: 392 micrograms per cubic meter ($\mu g/m^3$) (0.20 ppm), 1-hour average.
- CO: 17 milligrams per cubic meter (mg/m^3) (15 ppm), 8-hour average.
- NO_2: 1,130 $\mu g/m^3$ (0.6 ppm) 1-hour average; 282 $\mu g/m^3$ (0.15 ppm) 24-hour average.
- SO_2: 800 $\mu g/m^3$ (0.3 ppm), 24-hour average.
- Particulates, measured as PM_{10}: 350 $\mu g/m^3$, 24-hour average.

Health effects are progressively more severe as pollutant levels increase from Stage 1 to Stage 3. These health effects will not occur unless the standards are exceeded by a large margin or for a prolonged period of time. Among the pollutants, O_3 and particulate matter ($PM_{2.5}$ and PM_{10}) are considered regional pollutants, while the others have more localized effects. Table 4.3.B lists the health effects of these criteria pollutants and their potential sources.

Indirect sources of pollution are generated when minor sources collectively emit a substantial amount of pollution. Examples of this would be the motor vehicles at intersections, malls, and on highways. The California Clean Air Act (CCAA) provides the SCAQMD with the authority to manage transportation activities at indirect sources. The SCAQMD also regulates stationary sources of pollution throughout its jurisdictional area. Direct emissions from motor vehicles are regulated by the CARB.

Table 4.3.A: Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards[1]		Federal Standards[2]		
		Concentration[3]	Method[4]	Primary[3,5]	Secondary[3,6]	Method[7]
Ozone (O_3)	1-Hour	0.09 ppm (180 µg/m^3)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry
	8-Hour	0.07 ppm (137 µg/m^3)		0.075 ppm (147 µg/m^3)		
Respirable Particulate Matter (PM_{10})	24-Hour	50 µg/m^3	Gravimetric or Beta Attenuation	150 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m^3		—		
Fine Particulate Matter ($PM_{2.5}$)	24-Hour	No Separate State Standard		35 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m^3	Gravimetric or Beta Attenuation	15.0 µg/m^3		
Carbon Monoxide (CO)	8-Hour	9.0 ppm (10 mg/m^3)	Non-Dispersive Infrared Photometry (NDIR)	9 ppm (10 mg/m^3)	None	Non-Dispersive Infrared Photometry (NDIR)
	1-Hour	20 ppm (23 mg/m^3)		35 ppm(40 mg/m^3)		
	8-Hour (Lake Tahoe)	6 ppm (7 mg/m^3)		—	—	—
Nitrogen Dioxide (NO_2)	Annual Arithmetic Mean	0.030 ppm (57 µg/m^3)	Gas Phase Chemiluminescence	0.053 ppm (100 µg/m^3)	Same as Primary Standard	Gas Phase Chemiluminescence
	1-Hour	0.18 ppm (339 µg/m^3)		0.100 ppm (see footnote 8)	None	
Sulfur Dioxide (SO_2)	Annual Arithmetic Mean	—	Ultraviolet Fluorescence	0.030 ppm (80 µg/m^3)	—	Spectrophotometry (Pararosaniline Method)
	24-Hour	0.04 ppm (105 µg/m^3)		0.14 ppm (365 µg/m^3)	—	
	3-Hour	—		—	0.5 ppm (1300 µg/m^3)	
	1-Hour	0.25 ppm (655 µg/m^3)		—	—	
Lead[10]	30 Day Average	1.5 µg/m^3	Atomic Absorption	—	—	High-Volume Sampler and Atomic Absorption
	Calendar Quarter	—		1.5 µg/m^3	Same as Primary Standard	
	Rolling 3-Month Average[9]	—		0.15 µg/m^3		
Visibility-Reducing Particles	8-Hour	Extinction coefficient of 0.23 per kilometer - visibility of ten miles or more (0.07-30 miles or more for Lake Tahoe) due to particles when relative humidity is less than 70 percent. Method: Beta Attenuation and Transmittance through Filter Tape.		**No Federal Standards**		
Sulfates	24-Hour	25 µg/m^3	Ion Chromatography			
Hydrogen Sulfide	1-Hour	0.03 ppm (42 µg/m^3)	Ultraviolet Fluorescence			
Vinyl Chloride[9]	24-Hour	0.01 ppm (26 µg/m^3)	Gas Chromatography			

Source: California Air Resources Board, February 16, 2010.

Footnotes

1 California standards for ozone; carbon monoxide (except Lake Tahoe); sulfur dioxide (1- and 24-hour); nitrogen dioxide; suspended particulate matter - PM_{10}, $PM_{2.5}$ and visibility reducing particles, are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

2 National standards (other than ozone, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth-highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM_{10}, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m^3 is equal to or less than one. For $PM_{2.5}$, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the EPA for further clarification and current federal policies.

3 Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

4 Any equivalent procedure which can be shown to the satisfaction of ARB to give equivalent results at or near the level of the air quality standard may be used.

5 National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

6 National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

7 Reference method as described by the EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the EPA.

8 To attain this standard, the 3-year average of the 98th percentile of the daily maximum 1-hour average at each monitor within an area must not exceed 0.100 ppm (effective January 22, 2010).

9 The ARB has identified lead and vinyl chloride as "toxic air contaminants" with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

10 National lead standard, rolling 3-month average: final rule signed October 15, 2008.

°C = degrees Celsius
EPA = United States Environmental Protection Agency
□g/m^3 = micrograms per cubic meter
mg/m^3 = milligrams per cubic meter
ppm = parts per million

Table 4.3.B: Summary of Health Effects of the Major Criteria Air Pollutants

Pollutants	Sources	Primary Effects
Ozone (O_3)	▪ Atmospheric reaction of organic gases with nitrogen oxides in the presence of sunlight.	▪ Aggravation of respiratory and cardiovascular diseases. ▪ Irritation of eyes. ▪ Impairment of cardiopulmonary function. ▪ Plant leaf injury.
Nitrogen Dioxide (NO_2)	▪ Motor vehicle exhaust. ▪ High temperature stationary combustion. ▪ Atmospheric reactions.	▪ Aggravation of respiratory illness. ▪ Reduced visibility. ▪ Reduced plant growth. ▪ Formation of acid rain.
Carbon Monoxide (CO)	▪ Byproducts from incomplete combustion of fuels and other carbon containing substances, such as motor exhaust. ▪ Natural events, such as decomposition of organic matter.	▪ Reduced tolerance for exercise. ▪ Impairment of mental function. ▪ Impairment of fetal development. ▪ Death at high levels of exposure. ▪ Aggravation of some heart diseases (angina).
Suspended Particulate Matter ($PM_{2.5}$ and PM_{10})	▪ Stationary combustion of solid fuels. ▪ Construction activities. ▪ Industrial processes. ▪ Atmospheric chemical reactions.	▪ Reduced lung function. ▪ Aggravation of the effects of gaseous pollutants. ▪ Aggravation of respiratory and cardiorespiratory diseases. ▪ Increased cough and chest discomfort. ▪ Soiling. ▪ Reduced visibility.
Sulfur Dioxide (SO_2)	▪ Combustion of sulfur-containing fossil fuels. ▪ Smelting of sulfur-bearing metal ores. ▪ Industrial processes.	▪ Aggravation of respiratory diseases (asthma, emphysema). ▪ Reduced lung function. ▪ Irritation of eyes. ▪ Reduced visibility. ▪ Plant injury. ▪ Deterioration of metals, textiles, leather, finishes, coatings, etc.
Lead (Pb)	▪ Contaminated soil (e.g., from leaded fuels and lead based paints).	▪ Impairment of blood function and nerve construction. ▪ Behavioral and hearing problems in children.

Source: California Air Resources Board 2009 (http://www.arb.ca.gov/research/health/fs/fs1/fs1.htm).

Table 4.3.C: Attainment Status of Criteria Pollutants in the South Coast Air Basin

Pollutant	State	Federal
O_3 1-hour	Nonattainment	N/A
O_3 8-hour	Nonattainment	Severe-17 Nonattainment
PM_{10}	Nonattainment	Serious Nonattainment
$PM_{2.5}$	Nonattainment	Nonattainment
CO	Attainment	Attainment/Maintenance
NO_2	Attainment	Attainment/Maintenance
SO_2	Attainment	Attainment
Pb	Attainment	Attainment
All others	Attainment/Unclassified	Attainment/Unclassified

Unclassified designation: a pollutant that is designated unclassified if the data are incomplete and do not support a designation of attainment or nonattainment.
Attainment designation: a pollutant is designated attainment if the State standard for that pollutant was not violated at any site in the area during a 3-year period.
Nonattainment: a pollutant is designated nonattainment if there was at least one violation at any site in the area during a 3-year period.
Source: California Air Resources Board website: www.arb.ca.gov/desig/desig.htm, 2010.

4.3.1.3 Air Pollution Constituents and Attainment Status

The CARB has many responsibilities with respect to air quality, including the following:

- Coordinates and oversees State and Federal air pollution control programs in California;
- Oversees activities of local air quality management agencies (e.g., the SCAQMD);
- Responsible for incorporating air quality management plans for local air basins into a State Implementation Plan (SIP) for EPA approval; and
- Maintains air quality monitoring stations throughout the State in conjunction with local air districts.

Data collected at these stations are used by the CARB to classify air basins as "attainment" or "nonattainment" with respect to each pollutant and to monitor progress in attaining air quality standards. The State is divided geographically into 15 air basins for the purpose of managing the air resources of the State on a regional basis. An air basin generally has similar meteorological and geographic conditions throughout. Significant authority for air quality control within them has been given to local air districts that regulate stationary source emissions and develop local nonattainment plans. Table 4.3.C (previous page) identifies the attainment status for the criteria pollutants in the Basin.

4.3.1.4 Local Air Quality

The SCAQMD, together with the CARB, maintains ambient air quality monitoring stations in the Basin. The air quality monitoring station closest to the site is the Redlands-Dearborn Station. This station monitors ozone and PM_{10} only. The next nearest station is the San Bernardino-4th Street station, which monitors most criteria pollutants except SO_2. The SO_2 concentrations were obtained from the Fontana-Arrow Highway station. These stations characterize the air quality representative of the ambient air quality in the project area.[1] The ambient air quality data in Table 4.3.D identify that CO, NO_2, and SO_2 levels are consistently below the relevant State and Federal standards in the project vicinity. O_3, PM_{10}, and $PM_{2.5}$ levels all exceed State and/or Federal standards regularly.

Table 4.3.D: Ambient Air Quality Monitored at Redlands-Dearborn, San Bernardino-4th Street, and Fontana-Arrow Highway Stations

Pollutant	Standard	2006	2007	2008
Carbon Monoxide (CO) from San Bernardino–4th Street Station				
Maximum 1-hr concentration (ppm)		2.8	3.7	2.2
Number of days exceeded:	State: > 20 ppm	0	0	0
	Federal: > 35 ppm	0	0	0
Maximum 8-hr concentration (ppm)		2.2	2.3	1.7
Number of days exceeded:	State: ≥ 9.0 ppm	0	0	0
	Federal: ≥ 9 ppm	0	0	0
Ozone (O_3) from Redlands–Dearborn Station				
Maximum 1-hr concentration (ppm)		0.165	0.149	0.154
Number of days exceeded:	State: > 0.09 ppm	62	54	72
Maximum 8-hr concentration (ppm)		0.135	0.124	0.120
Number of days exceeded:	State: > 0.07 ppm	80	79	100
	Federal: > 0.075 ppm	62[1]	58	75
Coarse Particulates (PM_{10}) from Redlands–Dearborn Station				
Maximum 24-hr concentration (μg/m^3)		103	97	58

[1] Air quality data, 2006–2008; EPA and CARB websites.

Table 4.3.D: Ambient Air Quality Monitored at Redlands-Dearborn, San Bernardino-4th Street, and Fontana-Arrow Highway Stations

Pollutant	Standard	2006	2007	2008
Number of days exceeded:	State: > 50 µg/m^3	37	38	38
	Federal: > 150 µg/m^3	0	0	0
Annual arithmetic average concentration (µg/m^3)		34.4	37.5	27.5
Exceeded for the year:	State: > 20 µg/m^3	Yes	Yes	Yes
Fine Particulates ($PM_{2.5}$) from San Bernardino–4th Street Station				
Maximum 24-hr concentration (µg/m^3)		55.0	72.1	43.5
Number of days exceeded:	Federal: > 35 µg/m^3	9[3]	11	1
Annual arithmetic average concentration (µg/m^3)		17.8	17.8	13.8
Exceeded for the year:	State: > 12 µg/m^3	Yes	Yes	Yes
	Federal: > 15 µg/m^3	Yes	Yes	No
Nitrogen Dioxide (NO_2) from San Bernardino–4th Street Station				
Maximum 1-hr concentration (ppm)		0.088	0.083	0.091
Number of days exceeded:	State: > 0.18 ppm	0	0	0
Annual arithmetic average concentration (ppm)		0.025	0.024	0.022
Exceeded for the year:	State: > 0.030 ppm	No	No	No
	Federal: > 0.053 ppm	No	No	No
Sulfur Dioxide (SO_2) from Fontana–Arrow Highway Station				
Maximum 24-hr concentration (ppm)		0.003	0.004	0.003
Number of days exceeded:	State: > 0.04 ppm	0	0	0
	Federal: > 0.14 ppm	0	0	0
Annual arithmetic average concentration (ppm)		0.002	0.002	0.002
Exceeded for the year:	Federal: > 0.030 ppm	No	No	No

1 The exceedances of the federal 8-hour O_3 standard are based on the old 0.08 ppm standard. In April 2008, the EPA revised the standard to 0.075 ppm.
2 No data available.
3 The exceedances of the federal 24-hour $PM_{2.5}$ standard are based on the old 65 µg/m^3 standard. In 2006, the EPA revised the standard to 35 µg/m^3.
µg/m^3 = micrograms per cubic meter
ARB = California Air Resources Board
EPA = United States Environmental Protection Agency
ppm = parts per million
Sources: EPA and ARB websites: www.epa.gov/air/data/index.html and www.arb.ca.gov/adam/welcome.html.

4.3.1.5 Sensitive Land Uses in the Project Vicinity

Sensitive receptors include residences, schools, medical offices, convalescent facilities, and similar uses that are sensitive to air pollutants. For Site 1, the nearest existing sensitive receptors are houses to the east along Lotus Ave and 11th Street; the closest is approximately 20 m (66 ft) from the property line. For Site 2, the nearest existing sensitive receptors are houses to the south across Yucaipa Boulevard, approximately 25 m (82 ft) from the property line. For Site 3, the nearest existing sensitive receptors are houses in the surrounding manufactured home park approximately 10 m (33 ft) from the property line.

4.3.1.6 Existing Project Area Emissions

Site 1 and Site 2 are currently undeveloped and do not generate any emissions. Site 3 is currently developed with a manufactured home park with scattered ornamental trees. Site 3 currently produces

emissions associated with residential uses such as those resulting from the use of natural gas and landscape maintenance equipment.

4.3.1.7 Existing CO Concentration Levels

Table 4.3.E provides the existing CO concentration for intersections within the project vicinity of the three sites.

Table 4.3.E: Existing CO Concentration Levels

Intersection	Distance from Road Centerline to Maximum CO Concentration (Meters)	Existing One-Hour CO Concentration (ppm)	Existing Eight-Hour CO Concentration (ppm)	Exceeds State Standards	
				1-Hr (20 ppm)	8-Hr (9 ppm)
16th Street and Sand Canyon Road	7	3.7	2.5	No	No
	10	3.7	2.5	No	No
	7	3.6	2.5	No	No
	14	3.6	2.5	No	No
Campus Drive East and Sand Canyon Road	12	3.8	2.6	No	No
	7	3.7	2.5	No	No
	14	3.7	2.5	No	No
	14	3.7	2.5	No	No
Chapman Heights Road and Sand Canyon Road	7	3.8	2.6	No	No
	14	3.8	2.6	No	No
	7	3.7	2.5	No	No
	10	3.7	2.5	No	No
Tennessee Street and Yucaipa Boulevard	10	4.3	2.9	No	No
	7	4.2	2.9	No	No
	7	4.2	2.9	No	No
	10	4.1	2.8	No	No
14th Street and Yucaipa Boulevard	13	4.3	2.9	No	No
	14	4.3	2.9	No	No
	14	4.2	2.9	No	No
	14	4.2	2.9	No	No
Oak Glen Road and Yucaipa Boulevard	14	4.6	3.2	No	No
	15	4.4	3.0	No	No
	14	4.4	3.0	No	No
	21	4.4	3.0	No	No
California Street and Yucaipa Boulevard	8	3.9	2.7	No	No
	14	3.9	2.7	No	No
	8	3.8	2.6	No	No
	8	3.7	2.5	No	No
Oak Glen Road and Avenue E	14	4.3	2.9	No	No
	14	4.2	2.9	No	No
	14	4.2	2.9	No	No
	14	4.1	2.8	No	No

Table 4.3.E: Existing CO Concentration Levels

Intersection	Distance from Road Centerline to Maximum CO Concentration (Meters)	Existing One-Hour CO Concentration (ppm)	Existing Eight-Hour CO Concentration (ppm)	Exceeds State Standards	
				1-Hr (20 ppm)	8-Hr (9 ppm)
5th Street and Avenue E	8	3.9	2.7	No	No
	8	3.8	2.6	No	No
	8	3.8	2.6	No	No
	8	3.8	2.6	No	No
California Street and Avenue E	12	3.6	2.5	No	No
	12	3.6	2.5	No	No
	12	3.6	2.5	No	No
	12	3.6	2.5	No	No
Oak Glen Road and Colorado Street	7	4.3	2.9	No	No
	14	4.2	2.9	No	No
	7	4.1	2.8	No	No
	12	4.0	2.7	No	No

Note: Includes ambient one-hour concentration of 3.1 ppm and ambient eight-hour concentration of 2.1 ppm. Measured at the 24302 4th Street, San Bernardino, CA AQ Station in San Bernardino County. State 1-hour standard is 20 ppm and the 8-hour standard is 9 ppm.
CO = carbon monoxide
hr = hour
ppm = parts per million
Source: LSA Associates, Inc., March 2010.

4.3.2 Policies and Regulations

4.3.2.1 Federal Regulations

Clean Air Act. Pursuant to the Federal Clean Air Act (CAA) of 1970, the EPA established national ambient air quality standards (NAAQS). The NAAQS were established for six major pollutants, termed "criteria" pollutants. Criteria pollutants are defined as those pollutants for which the Federal and State governments have established ambient air quality standards, or criteria, for outdoor concentrations in order to protect public health.

The EPA established new national air quality standards for ground-level O_3 and $PM_{2.5}$ matter in 1997. On May 14, 1999, the Court of Appeals for the District of Columbia Circuit issued a decision ruling that the CAA, as applied in setting the new public health standards for O_3 and particulate matter, was unconstitutional as an improper delegation of legislative authority to the EPA. On February 27, 2001, the U.S. Supreme Court upheld the way that the government sets air quality standards under the CAA. The Court unanimously rejected industry arguments that the EPA must consider financial cost as well as health benefits in writing standards. The Justices also rejected arguments that the EPA took too much lawmaking power from Congress when it set tougher standards for O_3 and soot in 1997. Nevertheless, the Court threw out the EPA's policy for implementing new O_3 rules, stating that the EPA ignored a section of the law that restricts its authority to enforce such rules.

In April 2003, the EPA was cleared by the White House Office of Management and Budget (OMB) to implement the eight-hour ground-level O_3 standard. The EPA issued the proposed rule implementing the eight-hour O_3 standard in April 2003. The EPA completed final eight-hour nonattainment status on April 15, 2004. The EPA issued the final $PM_{2.5}$ implementation rule in fall 2004. The EPA issued final designations on December 14, 2004.

4.3.2.2 State Regulations

Mulford-Carrell Act. The State began to set California Ambient Air Quality Standards (CAAQS) in 1969 under the mandate of the Mulford-Carrell Act. The CAAQS are generally more stringent than the NAAQS. In addition to the six criteria pollutants covered by the NAAQS, there are CAAQS for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles.

Originally, there were no attainment deadlines for CAAQS; however, the CCAA of 1988 provided a time frame and a planning structure to promote their attainment. The CCAA required nonattainment areas in the State to prepare attainment plans and proposed to classify each such area on the basis of the submitted plan, as follows: moderate, if CAAQS attainment could not occur before December 31, 1994; serious, if CAAQS attainment could not occur before December 31, 1997; and severe, if CAAQS attainment could not be conclusively demonstrated at all. The attainment plans are required to achieve a minimum 5 percent annual reduction in the emissions of nonattainment pollutants unless all feasible measures have been implemented. The EPA has designated the Southern California Association of Governments (SCAG) as the Metropolitan Planning Organization (MPO) responsible for ensuring compliance with the requirements of the CAA for the Basin.

4.3.2.3 Regional Regulations

Lewis Air Quality Management Act. The 1976 Lewis Air Quality Management Act established the SCAQMD and other air districts throughout the State. The Federal CAA Amendments of 1977 required that each state adopt an implementation plan outlining pollution control measures to attain the Federal standards in nonattainment areas of the state.

The CARB is responsible for incorporating air quality management plans for local air basins into an SIP for EPA approval. Significant authority for air quality control within them has been given to local air districts that regulate stationary source emissions and develop local nonattainment plans.

Regional Air Quality Management Plan (AQMP). The SCAQMD and the SCAG are responsible for formulating and implementing the AQMP, which has a 20-year horizon for the Basin. The SCAQMD and SCAG must update the AQMP every three years. The current regional air quality plan is the Final 2007 Air Quality Management Plan (AQMP) adopted by the SCAQMD on June 1, 2007.

The Final 2007 AQMP proposes attainment demonstration of the Federal $PM_{2.5}$ standards through a more focused control of sulfur oxides (SO_X), directly-emitted $PM_{2.5}$, and nitrogen oxides (NO_X) supplemented with volatile organic compounds (VOC) by 2015. The 8-hour ozone control strategy builds upon the $PM_{2.5}$ strategy, augmented with additional NO_X and VOC reductions to meet the standard by 2024 assuming a bump-up[1] is obtained.

The Final 2007 AQMP proposes policies and measures currently contemplated by responsible agencies to achieve Federal standards for healthful air quality in the Basin and those portions of the Salton Sea Air Basin that are under District jurisdiction. This Final Plan also addresses several Federal planning requirements and incorporates significant new scientific data, primarily in the form of updated emissions inventories, ambient measurements, new meteorological episodes, and new air quality modeling tools. This Final Plan builds upon the approaches taken in the 2003 AQMP for the Basin for the attainment of the Federal ozone air quality standard.[2] The Basin is currently a Federal and State nonattainment area for PM_{10}, $PM_{2.5}$, and ozone.

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1 A "bump-up" is a voluntary reclassification of a nonattainment area to a higher classification allowing for an extension of an attainment deadline.

2 *Final 2007 Air Quality Management Plan,* South Coast Air Quality Management District, June 1, 2007.

4.3.3.4 Local Policies

City of Yucaipa General Plan Policies. The City of Yucaipa General Plan includes policies and goals that apply to air quality. Table 4.3.F identifies goals and policies that apply to the proposed project.

Table 4.3.F: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies		Project Consistency
City of Yucaipa General Plan Air Quality Element		
Policy 1.b.v:	Support Innovative Approaches. Because utilization of all available means of improving air quality will be necessary to meet attainment requirements, the City shall advocate and support innovative strategies to improve air quality such as the following:	The proposed project would be consistent with this policy as identified in Sections 4.4.6.1, 4.4.6.2, 4.4.6.3, and 4.4.6.4 and associated mitigation measures identified.
Program 1.b.v(a):	Support new approaches to improving air quality through the following steps: (1) Support legislation. (2) Cooperate with regional bodies. (3) Establish pilot programs. (4) Fund and/or participate in private/public partnerships. Potential actions could include the following: (5) Support legislation which would authorize the imposition of consumer product emission fees, either at retail outlets or manufacturing points. (6) Institute time of day, seasonal and place control measures. (7) Implement an auto buy-back program for older makes and/or high emission vehicles. (8) Create an emissions reduction trust to administer emission offsets. (9) Investigate the feasibility of highway electrification and automation. Support state-enabling legislation to reassess the distribution of property and sales tax revenues.	The measures identified in the Draft EIR are consistent with the City's policy to improve air quality.
Policy 2.b.1:	Eliminate Vehicle Trips. Because the elimination of vehicle trips (VT) is one of the most effective ways of reducing airborne emissions, the City shall use incentives, regulations and/or Transportation Demand Management (TDM) in cooperation with other jurisdictions in the South Coast Air Basin to eliminate vehicle trips which would otherwise be made.	The proposed project would be consistent with this policy as identified in Sections 4.4.6.1, 4.4.6.2, 4.4.6.3, and 4.4.6.4 and associated mitigation measures identified.

Table 4.3.F: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies		Project Consistency
Program 2.b.1 (a):	Establish and implement a Transportation Demand Management Program through actions such as the following: (1) Encourage Transportation Management Association (TMA) establishment for large employers and commercial/industrial complexes. (2) Implement employee rideshare and transit incentives in public agencies. (3) Encourage employee rideshare and transit incentives for employers with more than 25 employees at a single location. (4) Participate in cooperate efforts to establish legislation affording incentives for the purchase of Vanpools. (5) Participate in the design and establishment of incentives which would eliminate vehicle trips. (6) Implement teleconferencing and telecommuting programs in public agencies. (7) Encourage teleconferencing and telecommuting for private employers with more than 25 employees at a single location. (8) Participate with SANBAG to develop a private/public telecommunication center in San Bernardino County.	The project would be consistent with this policy as discussed in Section 4.4.6.1.
Program 2.b.1 (b):	Define and implement auto limitation procedures in selected areas and at selected times, provided that alternative transportation modes are available by establishing incentives, regulations and/or procedures to limit direct auto access to special event centers and in auto-free zones during peak periods.*	The project would be consistent with this policy as discussed in Section 4.4.6.3.
Program 2.b.1 (c):	Establish incentives and/or regulations to eliminate work trips, including such actions as the following.* (1) Implement staggered, flexible and compressed work schedules in public agencies.* (2) Encourage work schedule flexibility programs for employers with more than 25 employees at a single location.	The project would be consistent with this policy as discussed in Section 4.4.6.4.
Policy 2.b.vi:	Reduce Vehicle Miles Traveled. Because the reduction of vehicle miles traveled (VMT) will reduce mobile source emissions, the City shall use incentives, regulation, and/or Transportation Demand Management in cooperation with other jurisdictions in the South Coast Air Basin to reduce the vehicle miles traveled for auto trips which still need to be made.	The project would be consistent with this policy as discussed in Sections 4.4.6.1, 4.4.6.2, 4.4.6.3, and 4.4.6.4.
Program 2.b.vi (a):	Establish and implement a Transportation Demand Management Program through such actions as the following: (1) Encourage TMA establishment for large employers and commercial/industrial complexes. (2) Implement employee rideshare and transit incentives in public agencies. (3) Encourage employee rideshare and transit incentives for employers with more than 25 employees at a single location. (4) Participate in cooperative efforts to establish legislation affording incentives for the purchase of vanpools. (5) Participate in the design and establishment of incentives which would eliminate vehicle trips.	The project would be consistent with this policy as discussed in Section 4.4.6.3.

Table 4.3.F: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies		Project Consistency
Policy 2.c.i:	Modify Work Schedules. Because increased traffic congestion results in increased emissions, the City shall promote and establish modified work schedules which reduce peak period auto travel.	The project would be consistent with this policy as discussed in Section 4.4.6.3.
Program 2.d.i (d):	Develop design standards that promote access to transit facilities.	The project would be consistent with this policy as discussed in Section 4.4.6.3.
Policy 2.e.i:	Promote Non-motorized Transportation. Because reduced emissions are promoted by the use of bicycles and pedestrian facilities as alternative forms of transportation, the City shall provide bicycle and pedestrian pathways to encourage non-motorized trips.	The project would be consistent with this policy as discussed in Section 4.4.6.3.
Program 2.e.i (a):	Develop standards and guidelines for support facilities to incorporate into development plans for increased bicycle and pedestrian routes to link appropriate activity centers to nearby residential development.	The project would be consistent with this policy as discussed in Section 4.4.6.3.
Policy 4.b.i:	Manage Growth. Because congestion resulting from increased growth is expected to result in a significant increase in the air quality degradation of the air basin, the City may manage growth by insuring the timely provision of infrastructure to serve new development.	The project would be consistent with this policy as discussed in Section 4.4.6.3.
Program 4.b.i (a):	Incorporate phasing policies and requirements in general plans and development plans to achieve the timely provision of infrastructure (particularly transportation facilities) to serve development through tying growth the Level of Service (LOS) standards and using Urban Limit Lines or phasing areas to manage growth.	The project would be consistent with this policy as discussed in Section 4.4.6.3.
Policy 4.b.ii:	Balance Growth. Because a more even distribution between jobs and housing will result in fewer vehicle trips and vehicle miles traveled, the City shall manage growth in order to create a more efficient urban form.	The project would be consistent with this policy as discussed in Section 4.4.6.3.
Program 4.b.ii (a):	Manage growth through new development and redevelopment project reviews and actions such as the following: (1) Project review procedures which ensure that individual projects have a positive or neutral impact on VT/VMT. (2) Revision of the General Plan land use designations. (3) Revision of the Development Code. (4) Imposition of exactions or linkage fees on projects which negatively impact VT/VMT. (5) Project review procedures which ensure that site design allows for alternative modes of transportation (bus stops, bus turnouts, bikeways, pedestrian routes, etc.). (6) Phasing of growth to ensure that job expansion and housing production occur at a targeted pace. (7) Indexing of residential development in housing-rich areas to commercial/industrial construction or availability. (8) Encouragement of mixed use development. (9) Provision of density/intensity bonuses to projects which improve the housing/jobs balance. (10) Encouragement of Planned Unit Development.	The project would be consistent with this policy as discussed in Section 4.4.6.3.

Table 4.3.F: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies		Project Consistency
	(11) Incentives for employer-provided housing. (12) Provision of subsidies to attract new businesses. (13) Utilization of tax-exempt bond financing to encourage job-creating businesses. (14) Provision of infrastructure improvements and/or land for industrial and commercial development.	
Program 4.b.ii (b):	Improve growth management at a sub-regional level in relation to major activity centers as new development occurs by allowing/encouraging intensified development around transit nodes and along transit corridors and using urban limit lines or phasing areas to manage growth.	The project would be consistent with this policy as discussed in Section 4.4.6.3.
Policy 4.b.iii:	Protect Sensitive Receptors. Because some land uses support populations that are especially sensitive to air contaminants (such as schools and hospitals), the City shall support a regional approach to regulating the location and design of land uses which are especially sensitive to air pollution.	The project would be consistent with this policy as discussed in Section 4.4.6.3.
Policy 4.b.iv:	Integrate Planning Process. Because the interrelationship of land use and transportation has a significant effect on air quality, the City shall integrate air quality planning with the land use and transportation process.	The project would be consistent with this policy as discussed in Section 4.4.6.3.
Program 4.b.iv (a):	Locate and design new development in a manner that will minimize direct and indirect emission of air contaminants through such means as the following. (1) Promote mixed use development to reduce the length and frequency of vehicle trips. (2) Provide for increased intensity of development along existing and proposed transit corridors. (3) Provide for the location of ancillary employee services (including, but not limited to, child care, restaurants, banking facilities and convenience markets) at major employment centers for the purpose of reducing mid-day vehicle trips.	The project would be consistent with this policy as discussed in Section 4.4.6.3.
Policy 5.b.i:	Control Dust. Because particulate emissions exceed federal and state standards in the air basin, the City shall reduce particulate emissions from roads, parking lots, construction sites and agricultural lands.	The project would be consistent with this policy as discussed in Section 4.4.6.3.
Policy 5.b.ii:	Reduce Emissions from Building Materials and Methods. Because particulate emissions are affected by the type of materials and methods utilized, the City shall reduce emissions from building materials and methods which generate excessive pollutants.	The project would be consistent with this policy as discussed in Section 4.4.6.3.

4.3.3 Methodology

The *Air Quality Analysis*[1] evaluated the air quality impacts associated with the implementation of the housing element program. Evaluation of air quality impacts associated with the proposed project includes the following:

- Determine the short-term construction air quality impacts based on SCAQMD emissions thresholds;

[1] LSA Associates, Inc. March 2010.

- Determine the long-term air quality impacts, including vehicular traffic, on both on-site and off-site air quality sensitive uses based on SCAQMD emissions thresholds; and
- Determine the required mitigation measures to reduce short-term and long-term on-site air quality impacts from all sources.

Localized air quality in the project area would be affected by both heavy-duty construction equipment usage on site as well as local traffic due to the equipment delivery, construction worker commuting, and demolition material removal. The SCAQMD CEQA methodology[1] was used to analyze the criteria pollutant emissions from these activities.

Air quality in the project area would be affected by long-term air pollutant emissions from stationary sources and mobile sources related to the proposed project. The URBEMIS 2007 model was used to predict these project-related long-term impacts. Localized air quality impacts (i.e., CO concentrations [CO hot spots]) in the project area would be affected by increased traffic flow due to the proposed project. The Caltrans CALINE4 model and the CARB EMFAC 2007 model were used to assess the project's impact on the local CO concentrations.

4.3.4 Thresholds of Significance

Based on Appendix G of the *CEQA Guidelines*, air quality impacts would occur if the proposed project would:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Violate any air quality standard or contribute substantially to an existing or projected air quality violation;
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors);
- Expose sensitive receptors to substantial pollutant concentrations; and/or
- Create objectionable odors affecting a substantial number of people.

In addition to the Federal and State AAQS, there are daily emissions thresholds for construction and operation of a proposed project in the Basin. The Basin is administered by the SCAQMD, and guidelines and emissions thresholds established by the SCAQMD in its *CEQA Air Quality Handbook*[2] are used in this analysis. It should be noted that the emissions thresholds were established based on the attainment status of the air basin with regard to air quality standards for specific criteria pollutants. Because the concentration standards were set at a level that protects public health with an adequate margin of safety (EPA), these emissions thresholds are regarded as conservative and would overstate an individual project's contribution to health risks.

4.3.4.1 Thresholds for Construction Emissions

The following CEQA significance thresholds for construction emissions have been established by the SCAQMD for the Basin:

- 75 pounds per day of reactive organic compounds (ROC).
- 100 pounds per day of NO_X.
- 550 pounds per day of CO.

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1 *CEQA Air Quality Handbook*, April 1993.
2 Ibid.

- 150 pounds per day of PM_{10}.
- 150 pounds per day of SO_X.
- 55 pounds per day of $PM_{2.5}$.

Projects in the Basin with construction-related emissions that exceed any of the emission thresholds are considered to be significant under CEQA.

4.3.4.2 Thresholds for Operational Emissions

Projects with operation-related emissions that exceed any of the emission thresholds listed below are considered significant under the SCAQMD guidelines.

- 55 pounds per day of ROC.
- 55 pounds per day of NO_X.
- 550 pounds per day of CO.
- 150 pounds per day of PM_{10}.
- 150 pounds per day of SO_X.
- 55 pounds per day of $PM_{2.5}$.

4.3.4.3 Air Pollutant Standards for CO with Localized Effects

The significance of localized project impacts under CEQA depends on whether ambient CO levels in the vicinity of the project are above or below State and Federal CO standards (previously referenced Table 4.3.A). If ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a State or Federal standard, project emissions are considered significant if they increase one-hour CO concentrations by 1.0 ppm or more or eight-hour CO concentrations by 0.45 ppm or more. The Basin meets State and Federal attainment standards for CO; therefore, the proposed project would have a significant CO impact if project emissions result in an exceedance of State or Federal one-hour or eight-hour standard. The following emission concentration standards for CO, based on the SCAQMD *CEQA Air Quality Handbook* (1993), apply to the proposed project:

- California State one-hour CO standard of 20.0 ppm.
- California State eight-hour CO standard of 9.0 ppm.

4.3.4.4 Localized Significance Thresholds

Localized Significance Thresholds (LSTs) represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable Federal or State ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). The use of LSTs by local government is voluntary, to be implemented at the discretion of the local agencies.

The emissions analyzed under the LST methodology are NO_2, CO, PM_{10}, and $PM_{2.5}$. For attainment pollutants, NO_2 and CO, the LSTs are derived using an air quality dispersion model to estimate the emissions per day that would cause or contribute to a violation of any ambient air quality standard for a particular SRA. LSTs for NO_2 and CO are derived by adding the incremental emission impacts from the project activity to the peak background NO_2 and CO concentrations and comparing the total concentration to the most stringent ambient air quality standards. The most stringent standard for NO_2 is the 1-hour State standard of 25 parts per hundred million and for CO, it is the 1-hour and 8-hour

State standards of 9 ppm and 20 ppm, respectively. For PM_{10} and $PM_{2.5}$, for which the Basin is in nonattainment, the operational LST is derived using an air quality dispersion model to estimate the emissions necessary to make an existing violation in the specific SRA worse, using the allowable change in concentration thresholds approved by the SCAQMD. For PM_{10} and $PM_{2.5}$, the allowable change in concentration thresholds is 2.5 $\mu g/m^3$.

According to the SRA/City table on the SCAQMD LST web site,[1] the appropriate SRA is the East San Bernardino Valley No. 35. Site 1 encompasses approximately 57 acres, Site 2 encompasses approximately 40 acres, and Site 3 encompasses approximately 10 acres. Following the SCAQMD LST methodology, for sites larger than 5 acres, dispersion modeling needs to be conducted. While each of the project areas is larger than the 5-acre limit of the LST lookup methodology, because at the time of this air quality analysis the sites do not have any construction details, schedules, etc., using the 5-acre lookup values provides a conservative estimate of the off-site impacts.

For Site 1, the nearest existing sensitive receptors are located approximately 20 m (66 ft) from the property line. For Site 2, the nearest existing sensitive receptor are located approximately 25 m (82 ft) from the property line. For Site 3, the nearest existing sensitive receptors are located approximately 10 m (33 ft) from the property line. The SCAQMD LST guidelines state that for receptors within 25 m of the project site, the LST values for 25 m should be used.

Construction thresholds for a 5-acre site:

- 270 lbs/day of NO_X at 82 feet (25 meters);
- 2,075 lbs/day of CO at 82 feet (25 meters);
- 14 lbs/day of PM_{10} at 82 feet (25 meters); and
- 9 lbs/day of $PM_{2.5}$ at 82 feet (25 meters).

Operational thresholds for a 5-acre site:

- 270 lbs/day of NO_X at 82 feet (25 meters);
- 2,075 lbs/day of CO at 82 feet (25 meters);
- 4 lbs/day of PM_{10} at 82 feet (25 meters); and
- 3 lbs/day of $PM_{2.5}$ at 82 feet (25 meters).

4.3.5 Less than Significant Impacts

The following impacts were determined to be less than significant. For each of the following issues either no impact would occur (and, therefore, no mitigation would be required) or adherence to established regulations, standards and policies would reduce potential impacts to a less than significant level.

4.3.5.1 Air Quality Management Plan Consistency

Threshold	Would the proposed project conflict with or obstruct implementation of the applicable air quality plan?

The current regional air quality management plan is the *Final 2007 Air Quality Management Plan* adopted by the SCAQMD on June 1, 2007. The Final 2007 AQMP proposes attainment demonstration of the Federal $PM_{2.5}$ standards through a more focused control of SO_X, directly-emitted

[1] www.aqmd.gov/ceqa/handbook/LST/LST.html.

$PM_{2.5}$, and NO_X supplemented with VOC by 2015. The 8-hour ozone control strategy builds upon the $PM_{2.5}$ strategy, augmented with additional NO_X and VOC reductions to meet the standard by 2024 assuming a bump-up[1] is obtained.

The Final 2007 AQMP proposes policies and measures currently contemplated by responsible agencies to achieve Federal standards for healthful air quality in the Basin and those portions of the Salton Sea Air Basin that are under SCAQMD jurisdiction. This AQMP also addresses several Federal planning requirements and incorporates significant new scientific data, primarily in the form of updated emissions inventories, ambient measurements, new meteorological episodes, and new air quality modeling tools. This AQMP builds upon the approaches taken in the 2003 AQMP for the Basin for the attainment of the Federal ozone air quality standard.[2] The Basin is currently a Federal and State nonattainment area for PM_{10}, $PM_{2.5}$, and ozone.

To assess the environmental impacts as a result of new development accurately, environmental pollution and population growth are projected by the SCAQMD in the AQMP for future scenarios. The AQMP projections are based, in part, on the growth forecasts and General Plans from cities and counties located in the Basin. As the Growth Management Chapter of the SCAG's Regional Comprehensive Plan and Guide (RCPG) forms the basis of the land use and transportation control portions of the AQMP, projects that are consistent with the projections of employment and population forecasts identified in the Growth Management Chapter are considered consistent with the AQMP growth projections. A consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the air quality plans. It fulfills the CEQA goal of fully informing local agency decision-makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are addressed. Only new or amended General Plan elements, Specific Plans, and significantly unique projects need to undergo a consistency review due to the air quality plan strategy being based on projections from local General Plans.

Program 3.a (Site-Specific and Creation of New Land Use District): For the implementation action, which includes site-specific changes to land use designations, there are a total of three sites that are analyzed for the potential construction of residential units with a density of 20–24 units/acre. The objective is to rezone one or more sites totaling at least 19 acres of multiple–family zoning along with the adoption of multifamily design standards for the rezoned sites. Program 3.a also includes the creation of a new land use district RM-24 (Multiple Residential, 24 units per acre maximum).

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of up to 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 of open space land uses. The potential addition of up to 660 multiple-family residences would generate an estimated 1,861 new residents in City (based on a citywide average household size of 2.82 persons per housing unit).[3] The City's population as of January 2009 was 51,317 residents.[4] By comparison, the population forecasts in the SCAQMD's AQMP, upon which regional air quality planning are based, estimate the City's 2007 population at 51,683. Therefore, the actual 2009 population is well within the population parameters considered in the AQMP and the new residents that could be added if Site 1 was developed with the 660 multiple-family residences would be consistent with forecasted AQMP population forecasts. Thus, impacts associated with this issue are less than significant and no mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the development of up to 608 multiple-family dwelling units and 8 acres of commercial land uses. The

1 A "bump-up" is a voluntary reclassification of a nonattainment area to a higher classification allowing for an extension of an attainment deadline.
2 *Final 2007 Air Quality Management Plan,* South Coast Air Quality Management District, June 1, 2007.
3 *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001–2009, with 2000 Benchmark,* State of California Department of Finance, Sacramento, California, May 2009.
4 Ibid.

potential addition of up to 608 multiple-family residences would generate an estimated 1,715 new residents in City (based on a citywide average household size of 2.82 persons per housing unit).[1] The City's population as of January 2009 was 51,317 residents.[2] By comparison, the population forecasts in the SCAQMD's AQMP, upon which regional air quality planning are based, estimate the City's 2007 population at 51,683. Therefore, the actual 2009 population is well within the population parameters considered in the AQMP and the new residents that could be added if Site 2 was developed with the 608 multiple-family residences would be consistent with forecasted AQMP population forecasts. Thus, impacts associated with this issue are less than significant and no mitigation is required.

- **Site 3: California Street/Avenue E.** The rezoning of Site 3 could result in the development of up to 320 multiple-family dwelling units. The potential addition of up to 320 multiple-family residences would generate up to 902 new residents in City (based on a citywide average household size of 2.82 persons per housing unit).[3] The City's population as of January 2009 was 51,317 residents.[4] By comparison, the population forecasts in the SCAQMD's AQMP, upon which regional air quality planning are based, estimate the City's 2007 population at 51,683. Therefore, the actual 2009 population is well within the population parameters considered in the AQMP and the new residents that could be added if Site 3 was developed with the 320 multiple-family residences would be consistent with forecasted AQMP population forecasts. Thus, impacts associated with this issue are less than significant and no mitigation is required.
- **Creation of New Land Use District.** This component is an administrative action that would accommodate the growth projection in the project vicinity and itself is not a growth-inducing project. Emissions projections used to establish SCAQMD attainment objectives reflect adopted regional and local land use plans. Therefore, implementation of this component would not conflict with the adopted AQMP. No impacts associated with this issue would occur and no mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Development facilitated by these changes in regulations and procedures could involve intensification and reuse of properties within existing urban areas. This component is an administrative action that would accommodate the growth projection in the project vicinity and itself is not a growth-inducing project. Emissions projections used to establish SCAQMD attainment objectives reflect adopted regional and local land use plans. Therefore, implementation of this component would not conflict with the adopted AQMP. No impacts associated with this issue would occur and no mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. When completed, the General Plan and Development Code will be consistent with the SCAG Regional Comprehensive Plan (RCP) Guidelines and the SCAQMD AQMP. Therefore, this component is consistent with the regional AQMP. No impacts associated with this issue would occur. No mitigation is required.

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1 *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001–2009, with 2000 Benchmark,* State of California Department of Finance, Sacramento, California, May 2009.
2 Ibid.
3 Ibid.
4 Ibid.

4.3.5.2 Odors

Threshold	Would the proposed project create objectionable odors affecting a substantial number of people?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** SCAQMD Rule 402 dictates that air discharged from any source shall not cause injury, nuisance, or annoyance to the health, safety, or comfort of the public. With the exception of short-term construction-related odors (e.g., equipment exhaust and asphalt odors), the proposed uses that could occur on Site 1 do not include uses that are generally considered to generate offensive odors (e.g., agricultural uses, wastewater treatment plants, or landfills). While the application of architectural coatings and installation of asphalt may generate odors, these odors are temporary and not likely to be noticeable beyond the project boundaries. SCAQMD Rules 1108 and 1113 identify standards regarding the application of asphalt and architectural coatings, respectively. Adherence to applicable provisions of these rules is standard for all development within the Basin. In addition, conditions for the design of waste storage areas on Site 1 would be established through the permit process to ensure enclosures are appropriately designed and maintained to prevent the proliferation of odors. Solid waste generated by the proposed on-site uses will be collected by a contracted waste hauler, ensuring that any odors resulting from on-site uses would be adequately managed. Therefore, impacts associated with this issue would be less than significant. No mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the subsequent development of the site with residential and commercial uses. Similar to Site 1, odors are anticipated to be limited to construction-related activities (e.g., equipment exhaust and asphalt odors). Adherence to SCAQMD Rules 402, 1108, and 1113 would reduce impacts associated with this issue to a less than significant level. Potential operational odors on Site 2 would be limited to solid waste generated these residential and commercial uses. However, it is anticipated that any solid waste generated by future residential and commercial uses will be collected by a contracted waste hauler, ensuring that any odors resulting from on-site uses would be adequately managed. Therefore, impacts associated with this issue would be less than significant. No mitigation is required.
- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home park. The rezoning of Site 3 could result in the subsequent redevelopment of the site with multi-family uses. Similar to Sites 1 and 2, odors are anticipated to be limited to demolition or construction-related activities. Adherence to SCAQMD Rules 402, 1108, and 1113 would reduce impacts associated with this issue to a less than significant level. Potential operational odors on Site 3 would be limited to solid waste generated by residential uses. However, solid waste would be collected by a contacted waste hauler. This would ensure that any odors resulting from on-site uses would be adequately managed. Therefore, impacts associated with this issue would be less than significant. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. However, future housing that could be accommodated under this new land use district would still be subject to the provisions SCAQMD Rules 402, 1108, and 1113 as well as any City waste disposal standards or regulations. Therefore, future development that could occur within this new land use district would not create substantial objectionable odors. A less than significant impact associated with this issue would occur. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. The implementation of this project component is an administrative action that

does not include any activities that would generate odors. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment. Therefore, there no impacts associated with odors would occur. No mitigation is required.

4.3.5.3 Long-Term Microscale (CO Hot Spot) Emissions

Threshold	Would the proposed project violate any air quality standard or contribute substantially to an existing or projected air quality violation? For CO, the applicable thresholds are: - California State one-hour CO standard of 20.0 ppm; and - California State eight-hour CO standard of 9.0 ppm.

Vehicular trips associated with the implementation of the proposed project would contribute to congestion at intersections and along roadway segments in the project vicinity. Localized air quality impacts would occur when emissions from vehicular traffic increase in local areas as a result of the proposed project. The primary mobile source pollutant of local concern is CO, which is a direct function of vehicle idling time and, thus, traffic flow conditions. CO transport is extremely limited; it disperses rapidly with distance from the source under normal meteorological conditions. However, under certain extreme meteorological conditions, CO concentrations proximate to a congested roadway or intersection may reach unhealthful levels affecting local sensitive receptors (residents, schoolchildren, etc).

High CO concentrations are typically associated with roadways or intersections operating at unacceptable levels of service or with very high traffic volumes. In areas with high ambient background CO concentrations, modeling is recommended to determine a project's effect on local CO levels.

An assessment of project-related impacts on localized ambient air quality requires that future ambient air quality levels be projected. Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored at the San Bernardino Station, the closest station with monitored CO data, showed a highest recorded 1-hour concentration of 3.7 ppm (State standard is 20 ppm) and a highest 8-hour concentration of 2.3 ppm (State standard is 9 ppm) during the past 3 years (see previously referenced Table 4.3.D).

The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis. Based on the Traffic Impact Analysis,[1] CO hotspot analyses were conducted for existing and future cumulative conditions. The impact on local CO levels was assessed with the CARB-approved CALINE4 air quality model, which allows microscale CO concentrations to be estimated along roadway corridors or near intersections. This model is designed to identify localized concentrations of CO, often termed "hot spots." A brief discussion of input to the CALINE4 model follows. The analysis was performed for the worst-case wind angle and wind speed condition and is based upon the following assumptions:

- Selected modeling locations represent the intersections closest to the project site, with the highest project-related vehicle turning movements and the worst level of service deterioration.

[1] LSA Associates, Inc. March 2010.

- Twenty receptor locations with the possibility of extended outdoor exposure from 7 to 21 m (approximately 23 to 69 ft) of the roadway centerline near intersections were modeled to determine CO concentrations.
- The calculations assume a meteorological condition of almost no wind (0.5 m/second), a suburban topographical condition between the source and receptor, and a mixing height of 1,000 m, representing a worst-case scenario for CO concentrations.
- CO concentrations are calculated for the 1-hour averaging period and then compared to the 1-hour standards. CO 8-hour averages are extrapolated using techniques outlined in the SCAQMD *CEQA Air Quality Handbook* (updated April 1993) and compared to the 8-hour standards; a persistence factor of 0.7 was used to predict the 8-hour concentration.
- Concentrations are given in parts per million at each of the receptor locations.
- The "at-grade" link option with speed adjusted based on average cruise speed and number of vehicles per lane per hour was used rather than the "intersection" link selection in the CALINE4 model (Caltrans has suggested that the "intersection" link should not be used due to an inappropriate algorithm based on outdated vehicle distribution.) Emission factors from the EMFAC2007 model were used for the vehicle fleet.
- The highest levels of the second highest 1-hour and 8-hour CO concentrations monitored at the Riverside-Rubidoux Station in the past 3 years were used as background concentrations (3.1 ppm for the 1-hour CO and 2.1 ppm for the 8-hour CO). The "background" concentrations are then added to the model results for future with and without the proposed project conditions.

Tables 4.3.G and 4.3.H provide the future year 2014 and the future year 2035 CO concentration levels (with and without project) for intersections adjacent to each of the three sites. Appendix C provides the specific assumptions used in developing these CO concentration levels and the model printouts.

Table 4.3.G: Future Year (2014) CO Concentrations Without and With the Project

Intersection	Receptor Distance to Road Centerline (Meters)	Without/With Project 1-Hour CO Concentration (ppm)	Without/With Project 8- Hour CO Concentration (ppm)	Project Related Increase 1-hr/8-hr (ppm)	Exceeds State Standards	
					1-Hr	8-Hr
16th Street and Sand Canyon Road	7 / 7	3.5 / 3.6	2.4 / 2.5	0.1/0.1	No	No
	7 / 10	3.5 / 3.6	2.4 / 2.5	0.1/0.1	No	No
	10 / 7	3.5 / 3.5	2.4 / 2.4	0.0/0.0	No	No
	7 / 7	3.4 / 3.5	2.3 / 2.4	0.1/0.1	No	No
Campus Drive East and Sand Canyon Road	12 / 12	3.6 / 3.6	2.5 / 2.5	0.0/0.0	No	No
	7 / 14	3.5 / 3.6	2.4 / 2.5	0.1/0.1	No	No
	12 / 7	3.5 / 3.5	2.4 / 2.4	0.0/0.0	No	No
	7 / 12	3.5 / 3.5	2.4 / 2.4	0.0/0.0	No	No
Chapman Heights Road and Sand Canyon Road	7 / 7	3.6 / 3.7	2.5 / 2.5	0.1/0.0	No	No
	14 / 7	3.6 / 3.6	2.5 / 2.5	0.0/0.0	No	No
	7 / 10	3.5 / 3.6	2.4 / 2.5	0.1/0.1	No	No
	10 / 12	3.5 / 3.6	2.4 / 2.5	0.1/0.1	No	No
Tennessee Street and Yucaipa Boulevard	7 / 7	3.9 / 4.0	2.7 / 2.7	0.1/0.0	No	No
	7 / 7	3.9 / 4.0	2.7 / 2.7	0.1/0.0	No	No
	10 / 10	3.9 / 4.0	2.7 / 2.7	0.1/0.0	No	No
	10 / 10	3.8 / 3.9	2.6 / 2.7	0.1/0.1	No	No
14th Street and Yucaipa Boulevard	14 / 13	4.0 / 4.1	2.7 / 2.8	0.1/0.1	No	No
	13 / 14	3.9 / 4.1	2.7 / 2.8	0.2/0.1	No	No
	14 / 14	3.9 / 4.0	2.7 / 2.7	0.1/0.0	No	No
	14 / 14	3.9 / 4.0	2.7 / 2.7	0.1/0.0	No	No

Table 4.3.G: Future Year (2014) CO Concentrations Without and With the Project

Intersection	Receptor Distance to Road Centerline (Meters)	Without/With Project 1-Hour CO Concentration (ppm)	Without/With Project 8- Hour CO Concentration (ppm)	Project Related Increase 1-hr/8-hr (ppm)	Exceeds State Standards	
					1-Hr	8-Hr
Oak Glen Road and Yucaipa Boulevard	14 / 14	4.2 / 4.2	2.9 / 2.9	0.0/0.0	No	No
	17 / 15	4.0 / 4.1	2.7 / 2.8	0.1/0.1	No	No
	15 / 14	4.0 / 4.1	2.7 / 2.8	0.1/0.1	No	No
	14 / 21	4.0 / 4.1	2.7 / 2.8	0.1/0.1	No	No
California Street and Yucaipa Boulevard	8 / 8	3.7 / 3.7	2.5 / 2.5	0.0/0.0	No	No
	14 / 8	3.7 / 3.7	2.5 / 2.5	0.0/0.0	No	No
	8 / 14	3.6 / 3.7	2.5 / 2.5	0.1/0.0	No	No
	8 / 8	3.5 / 3.6	2.4 / 2.5	0.1/0.1	No	No
Oak Glen Road and Avenue E	14 / 14	4.0 / 4.0	2.7 / 2.7	0.0/0.0	No	No
	14 / 14	3.9 / 4.0	2.7 / 2.7	0.1/0.0	No	No
	14 / 14	3.9 / 3.9	2.7 / 2.7	0.0/0.0	No	No
	14 / 14	3.8 / 3.9	2.6 / 2.7	0.1/0.1	No	No
5th Street and Avenue E	8 / 8	3.6 / 3.7	2.5 / 2.5	0.1/0.0	No	No
	8 / 8	3.6 / 3.6	2.5 / 2.5	0.0/0.0	No	No
	8 / 8	3.6 / 3.6	2.5 / 2.5	0.0/0.0	No	No
	8 / 8	3.6 / 3.6	2.5 / 2.5	0.0/0.0	No	No
California Street and Avenue E	12 / 12	3.5 / 3.5	2.4 / 2.4	0.0/0.0	No	No
	12 / 12	3.4 / 3.5	2.3 / 2.4	0.1/0.1	No	No
	12 / 12	3.4 / 3.5	2.3 / 2.4	0.1/0.1	No	No
	12 / 12	3.4 / 3.5	2.3 / 2.4	0.1/0.1	No	No
Oak Glen Road and Colorado Street	7 / 7	3.9 / 4.2	2.7 / 2.9	0.3/0.2	No	No
	14 / 7	3.9 / 4.1	2.7 / 2.8	0.2/0.1	No	No
	7 / 14	3.8 / 4.1	2.6 / 2.8	0.3/0.2	No	No
	14 / 14	3.7 / 3.9	2.5 / 2.7	0.2/0.2	No	No

Includes ambient one-hour concentration of 3.1 ppm and ambient eight-hour concentration of 2.1 ppm. Measured at the 24302 4th Street, San Bernardino, AQ Station in San Bernardino County.

CO = carbon monoxide Hr = hour ppm = parts per million

Source: LSA Associates, Inc., March 2010.

Table 4.3.H: Future Year (2035) CO Concentrations Without and With the Project

Intersection	Receptor Distance to Road Centerline (Meters)	Without/With Project 1-Hour CO Concentration (ppm)	Without/With Project 8- Hour CO Concentration (ppm)	Project Related Increase 1-hr/8-hr (ppm)	Exceeds State Standards	
					1-Hr	8-Hr
16th Street and Sand Canyon Road	7 / 7	3.3 / 3.4	2.2 / 2.3	0.1/0.1	No	No
	7 / 7	3.3 / 3.3	2.2 / 2.2	0.0/0.0	No	No
	7 / 7	3.3 / 3.3	2.2 / 2.2	0.0/0.0	No	No
	7 / 7	3.3 / 3.3	2.2 / 2.2	0.0/0.0	No	No
Campus Drive East and Sand Canyon Road	7 / 7	3.3 / 3.3	2.2 / 2.2	0.0/0.0	No	No
	12 / 12	3.3 / 3.3	2.2 / 2.2	0.0/0.0	No	No
	12 / 12	3.3 / 3.3	2.2 / 2.2	0.0/0.0	No	No
	7 / 7	3.3 / 3.3	2.2 / 2.2	0.0/0.0	No	No
Chapman Heights Road and Sand Canyon Road	7 / 7	3.3 / 3.4	2.2 / 2.3	0.1/0.1	No	No
	10 / 7	3.3 / 3.3	2.2 / 2.2	0.0/0.0	No	No
	12 / 10	3.3 / 3.3	2.2 / 2.2	0.0/0.0	No	No
	7 / 12	3.3 / 3.3	2.2 / 2.2	0.0/0.0	No	No

Table 4.3.H: Future Year (2035) CO Concentrations Without and With the Project

Intersection	Receptor Distance to Road Centerline (Meters)	Without/With Project 1-Hour CO Concentration (ppm)	Without/With Project 8- Hour CO Concentration (ppm)	Project Related Increase 1-hr/8-hr (ppm)	Exceeds State Standards	
					1-Hr	8-Hr
Tennessee Street and Yucaipa Boulevard	10 / 7	3.5 / 3.5	2.4 / 2.4	0.0/0.0	No	No
	7 / 7	3.4 / 3.5	2.3 / 2.4	0.1/0.1	No	No
	7 / 10	3.4 / 3.5	2.3 / 2.4	0.1/0.1	No	No
	7 / 7	3.4 / 3.4	2.3 / 2.3	0.0/0.0	No	No
14th Street and Yucaipa Boulevard	13 / 13	3.5 / 3.5	2.4 / 2.4	0.0/0.0	No	No
	14 / 14	3.5 / 3.5	2.4 / 2.4	0.0/0.0	No	No
	14 / 14	3.5 / 3.5	2.4 / 2.4	0.0/0.0	No	No
	14 / 12	3.5 / 3.5	2.4 / 2.4	0.0/0.0	No	No
Oak Glen Road and Yucaipa Boulevard	14 / 14	3.8 / 3.8	2.6 / 2.6	0.0/0.0	No	No
	15 / 17	3.7 / 3.7	2.5 / 2.5	0.0/0.0	No	No
	14 / 15	3.7 / 3.7	2.5 / 2.5	0.0/0.0	No	No
	14 / 14	3.7 / 3.7	2.5 / 2.5	0.0/0.0	No	No
California Street and Yucaipa Boulevard	8 / 8	3.3 / 3.4	2.2 / 2.3	0.1/0.1	No	No
	8 / 8	3.3 / 3.3	2.2 / 2.2	0.0/0.0	No	No
	8 / 8	3.3 / 3.3	2.2 / 2.2	0.0/0.0	No	No
	8 / 8	3.3 / 3.3	2.2 / 2.2	0.0/0.0	No	No
Oak Glen Road and Avenue E	14 / 14	3.7 / 3.7	2.5 / 2.5	0.0/0.0	No	No
	14 / 14	3.7 / 3.7	2.5 / 2.5	0.0/0.0	No	No
	14 / 14	3.6 / 3.7	2.5 / 2.5	0.1/0.0	No	No
	14 / 14	3.5 / 3.6	2.4 / 2.5	0.1/0.1	No	No
5th Street and Avenue E	8 / 8	3.3 / 3.3	2.2 / 2.2	0.0/0.0	No	No
	8 / 8	3.3 / 3.3	2.2 / 2.2	0.0/0.0	No	No
	8 / 8	3.3 / 3.3	2.2 / 2.2	0.0/0.0	No	No
	8 / 8	3.3 / 3.3	2.2 / 2.2	0.0/0.0	No	No
California Street and Avenue E	12 / 12	3.3 / 3.3	2.2 / 2.2	0.0/0.0	No	No
	12 / 12	3.3 / 3.3	2.2 / 2.2	0.0/0.0	No	No
	12 / 12	3.2 / 3.3	2.2 / 2.2	0.1/0.0	No	No
	12 / 12	3.2 / 3.2	2.2 / 2.2	0.0/0.0	No	No
Oak Glen Road and Colorado Street	7 / 7	3.7 / 3.8	2.5 / 2.6	0.1/0.1	No	No
	7 / 7	3.7 / 3.7	2.5 / 2.5	0.0/0.0	No	No
	14 / 14	3.7 / 3.7	2.5 / 2.5	0.0/0.0	No	No
	12 / 14	3.6 / 3.6	2.5 / 2.5	0.0/0.0	No	No

Includes ambient one-hour concentration of 3.1 ppm and ambient eight-hour concentration of 2.1 ppm. Measured at the 24302 4th Street, San Bernardino, AQ Station in San Bernardino County.

CO = carbon monoxide Hr = hour ppm = parts per million

Source: LSA Associates, Inc., March 2010.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** Site 1 is located along Oak Glen Road and Colorado Street, south of Avenue E. As identified in Tables 4.3.G and 4.3.H, under the future conditions both without and with the project, the intersections analyzed for the daily peak hour would experience 1-hour and 8-hour CO concentrations below the Federal and State standards. The proposed project would contribute at most a 0.3 ppm increase and a 0.1 ppm increase to the 1-hour and 8-hour CO concentrations, respectively. Because exceedance of the State or Federal 1-hour and 8-hour concentrations would not occur, no CO hot spots would result from the potential future development of Site 1. Therefore, no impacts associated with this issue would occur. No mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Roadways adjacent to Site 2 include Sand Canyon Road and Yucaipa Boulevard. As identified in Tables 4.3.G and 4.3.H, under the future conditions both without and with the project, the intersections analyzed for the daily peak hour would experience 1-hour and 8-hour CO concentrations below the Federal and State standards. The proposed project would contribute at most a 0.3 ppm increase and a 0.1 ppm increase to the 1-hour and 8-hour CO concentrations, respectively. Because exceedance of the State or Federal 1-hour and 8-hour concentrations would not occur, no CO hot spots would result from potential future development of Site 2. Therefore, the rezoning and subsequent development of Site 2 would not have a significant impact on local air quality for CO, and no mitigation measures are required.
- **Site 3: California Street/Avenue E.** California Street is adjacent to Site 3. As identified in Tables 4.3.G and 4.3.H, under the future conditions both without and with the project, the intersections analyzed for the daily peak hour would experience 1-hour and 8-hour CO concentrations below the Federal and State standards. The proposed project would contribute at most a 0.3 ppm increase and a 0.1 ppm increase to the 1-hour and 8-hour CO concentrations, respectively. Because exceedance of the State or Federal 1-hour and 8-hour concentrations would not occur, no CO hot spots would result from potential future development of Site 3. No impacts associated with CO hot spots would occur. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. Subsequent "by right" development on any of the three alternate sites under the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

  In the event the City elects to assign the RM-24 land use district to additional lands outside the three alternate sites discussed in this EIR, subsequent CEQA analysis will be required to address the potential environmental effects associated with such future change(s) in zoning.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. This component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with CO hot spots would occur with implementation of this project component. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. This component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with CO hot spots would occur with implementation of this project component. No mitigation is required.

4.3.6 Significant Impacts

The following impacts were determined to be potentially significant. In each of the following issues, mitigation measures have been recommended to reduce the significance of the identified impacts.

4.3.6.1 Construction Equipment Exhaust Emissions

Impact 4.3.6.1: *The proposed land use actions and potential subsequent land development that may occur have the potential to exceed applicable daily thresholds for construction operations.*

Threshold	Would the proposed project violate any AAQS or contribute to an existing or projected air quality violation; or expose sensitive receptors to pollutants? For construction operations, the applicable daily thresholds are: - 75 pounds per day of ROC; - 100 pounds per day of NO_X; - 550 pounds per day of CO; - 150 pounds per day of PM_{10}; - 150 pounds per day of SO_X; and - 55 pounds per day of $PM_{2.5}$.

Grading and other construction activities produce combustion emissions from various sources such as site grading, utility engines, on-site heavy-duty construction vehicles, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions during these construction activities will vary daily as construction activity levels change. The use of construction equipment on site would result in localized exhaust emissions. Activity during peak grading days typically generates a greater amount of air pollutants than other project construction activity.

While the actual details of the future construction schedule are not known, it is expected that rough grading will take from 5–10 months, and the construction of the buildings and infrastructure will take from 2–4 years. Appendix C includes details of the emission factors and other assumptions.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** Projected emissions resulting from grading and construction activities for Site 1 are identified in Table 4.3.I, which lists a representative set of emissions sources that is likely to be active on site during a peak grading day. This analysis assumes that construction of the various project phases do not overlap.

Table 4.3.I: Peak-Day Mitigated Emissions from Site 1 Construction Operations

Construction Phases	Pollutant Emissions (lbs/day)						
	CO	ROCs	NO_X	SO_X	PM_{10}	$PM_{2.5}$	CO_2
Mass Grading	34	7.5	60	0.0029	83	20	6,400
Fine Grading	17	3.7	30	0.0016	82	18	3,200
Trenching	8.9	1.8	15	0.0013	0.74	0.68	1,800
Paving	14	6.4	26	0.018	1.8	1.7	3,200
Building	77	6.6	39	0.12	2.6	2.1	13,000
Coating	9.4	280	0.53	0.014	0.1	0.055	1,400
SCAQMD Threshold	**550**	**75**	**100**	**150**	**150**	**55**	**No Threshold**
Exceeds Threshold?	**No**	**Yes**	**No**	**No**	**No**	**No**	
Localized Significance Thresholds	**2,075**	**—**	**270**	**—**	**14**	**9**	
Significant Emissions?	**No**	**—**	**No**	**—**	**Yes**	**Yes**	

CO = carbon monoxide
CO_2 = carbon dioxide
lbs/day = pounds per day
NO_x = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
ROCs = reactive organic compounds
SO_x = sulfur oxides
SCAQMD = South Coast Air Quality Management District
Source: LSA Associates, Inc., March 2010.

As identified in Table 4.3.I, construction equipment exhaust emissions during the anticipated peak grading day for Site 1 would exceed SCAQMD daily construction thresholds for ROC. **Mitigation Measure 4.3.6.1A** has been identified for ROC emission impacts.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Projected emissions resulting from grading and construction activities for Site 2 are identified in Table 4.3.J, which lists a representative set of emissions sources that is likely to be active on site during a peak grading day. This analysis assumes that construction of the various project phases do not overlap.

Table 4.3.J: Peak-Day Mitigated Emissions from Site 2 Construction Operations

Construction Phases	Pollutant Emissions (lbs/day)						
	CO	ROCs	NO_X	SO_X	PM_{10}	$PM_{2.5}$	CO_2
Mass Grading	34	7.5	60	0.0029	56	14	6,400
Fine Grading	17	3.7	30	0.0016	54	12	3,200
Trenching	8.9	1.8	15	0.0013	0.74	0.68	1,800
Paving	13	4.8	20	0.013	1.5	1.3	2,500
Building	84	7.1	44	0.13	2.9	2.3	15,000
Coating	9.7	360	0.54	0.015	0.11	0.057	1,400
SCAQMD Threshold	**550**	**75**	**100**	**150**	**150**	**55**	**No Threshold**
Exceeds Threshold?	**No**	**Yes**	**No**	**No**	**No**	**No**	
LST Thresholds	**2,075**	**—**	**270**	**—**	**14**	**9**	
Significant Emissions?	**No**	**—**	**No**	**—**	**Yes**	**Yes**	

CO = carbon monoxide
CO_2 = carbon dioxide
lbs/day = pounds per day
NO_x = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
ROCs = reactive organic compounds
SO_x = sulfur oxides
SCAQMD = South Coast Air Quality Management District
Source: LSA Associates, Inc., March 2010.

As identified in Table 4.3.J, construction equipment exhaust emissions during the anticipated peak grading day for Site 2 would exceed SCAQMD daily construction thresholds for ROC. **Mitigation Measure 4.3.6.1A** has been identified for ROC emission impacts.

- **Site 3: California Street/Avenue E.** Projected emissions resulting from grading and construction activities for Site 3 are identified in Table 4.3.K, which lists a representative set of emissions sources that is likely to be active on site during a peak grading day.

Table 4.3.K: Peak-Day Mitigated Emissions from Site 3 Construction Operations

Construction Phases	Pollutant Emissions (lbs/day)						
	CO	ROCs	NO_X	SO_X	PM_{10}	$PM_{2.5}$	CO_2
Demolition	9.0	1.8	16	0.016	12	3.2	2,400
Mass Grading	32	7.0	57	0.0026	22	6.6	6,100
Fine Grading	12	2.7	22	0.0013	21	5.1	2,400
Trenching	8.9	1.8	15	0.0013	0.74	0.68	1,800
Paving	12	3.3	17	0.0066	1.4	1.2	1,900
Building	37	4.4	23	0.044	1.6	1.3	6,000
Coating	4.1	95	0.23	0.0063	0.045	0.024	600
SCAQMD Threshold	**550**	**75**	**100**	**150**	**150**	**55**	**No Threshold**
Exceeds Threshold?	**No**	**Yes**	**No**	**No**	**No**	**No**	
LST Thresholds	**2,075**	**—**	**270**	**—**	**14**	**9**	
Significant Emissions?	**No**	**—**	**No**	**—**	**Yes**	**No**	

CO = carbon monoxide
CO_2 = carbon dioxide
lbs/day = pounds per day
NO_x = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
ROCs = reactive organic compounds
SO_x = sulfur oxides
SCAQMD = South Coast Air Quality Management District
Source: LSA Associates, Inc., March 2010.

As identified in Table 4.3.K, construction equipment exhaust emissions during the anticipated peak grading day for Site 3 would exceed SCAQMD daily construction thresholds for ROC. **Mitigation Measure 4.3.6.1A** has been identified for ROC emission impacts.

- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. Subsequent "by right" development on any of the three alternate sites under the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

  In the event the City elects to assign the RM-24 land use district to additional lands outside the three alternate sites discussed in this EIR, subsequent CEQA analysis will be required at the time of any such proposed action is proposed to address the potential and specific environmental effects associated with such future change(s) in zoning.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component is an administrative action that would not require a physical change in the environment. Therefore, implementation of this project would not require the use of construction equipment and would not generate any construction emissions. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, implementation of this component would not require the use of construction equipment and would not generate any construction emissions. No impacts associated with this issue would occur. No mitigation is required.

Mitigation Measures. The following measures have been identified to reduce potential construction emission impacts associated with ROCs on any of the three alternate sites:

4.3.6.1A Prior to the issuance of building permits, the project proponent shall submit to the City for review and approval, construction documents that detail measures to be implemented to reduce the level of ROCs emitted during construction activities. These measures shall include, but shall not be limited to utilization of pre-coated, pre-colored, and naturally colored building materials; application of paints using either high-volume low-pressure (HVLP) spray equipment or by hand application; use of coatings and solvents with a ROC content lower than required under SCAQMD Rule 1113; and/or use of -ROC paints and architectural coatings without ROC emissions. As determined by the City, the project proponent shall identify the measure(s) sufficient to reduce ROC emissions to below established SCAQMD significance thresholds.

Level of Significance After Mitigation. The use of an HVLP spray method would increase the transfer efficiency from 25 to 65 percent. This increase in efficiency would reduce the ROC emissions to approximately 131, 168, and 44 lbs/day for Site 1, 2 and 3, respectively. With implementation of **Mitigation Measure 4.3.6.1A**, ROC emissions for Site 3 would be reduced to below the 75 lbs/day ROC daily threshold. Adherence to **Mitigation Measure 4.3.6.1A** would require the incorporation of other ROC reduction measures, which in tandem with the HLVP method, will mandate the reduction of short-term ROC construction emissions for Sites 1 and 2, ROC construction emissions would to below SCAQMD daily significance thresholds. With adherence to the requirements outlined in this mitigation, no significant impact would occur.

4.3.6.2 Localized Construction Emissions

Impact 4.3.6.2: *The proposed land use actions and potential subsequent land development that may occur have the potential to exceed the localized daily thresholds for construction activities.*

Threshold	Would the proposed project violate any AAQS or contribute to an existing or projected air quality violation; or expose sensitive receptors to pollutants? For short-term construction, the applicable localized daily thresholds at 25 meters are: - 2,075 pounds per day of CO; - 270 pounds per day of NO_X; - 14 pounds per day of PM_{10}; and - 9 pounds per day of $PM_{2.5}$.

The SCAQMD has developed an LST methodology that can be used to determine whether or not a project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable Federal or State ambient air quality standard. These emission levels have been developed based on the ambient concentrations of that pollutant for each source receptor area. The emissions of concern from construction activities are NO_X and CO combustion emissions from construction equipment and fugitive PM_{10} and $PM_{2.5}$ dust from construction site preparation activities. Although the project's maximum daily disturbance area for each Development Unit exceeds 5 acres, the SCAQMD localized thresholds for a 5-acre project site was utilized for a worst-case analysis. Additionally, to model worst-case conditions during construction receptors were conservatively placed at 25 meters for emissions of CO, NO_X, PM_{10}, and $PM_{2.5}$, as the SCAQMD recommends utilizing this distance when receptors are located 25 meters or less from the project site.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** Previously referenced Table 4.3.G identifies that short-term construction emissions associated with the grading of Site 1 would exceed the localized threshold established for PM_{10} and $PM_{2.5}$.

  Fugitive dust emissions are generally associated with land clearing and exposure of soils to the air and wind, and cut-and-fill grading operations. Dust generated during construction varies substantially on a project-by-project basis, depending on the level of activity, the specific operations, and weather conditions at the time of construction. Fugitive dust emissions can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors. The proposed project will be required to comply with SCAQMD Rules 402 and 403 to control fugitive dust. There are a number of feasible control measures that can be reasonably implemented to significantly reduce PM_{10} emissions from construction.

  The proposed project is required to comply with regional rules that assist in reducing short-term air pollutant emissions. SCAQMD Rule 402 requires implementation of dust-suppression techniques to prevent fugitive dust from creating a nuisance off site. SCAQMD Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Applicable dust suppression techniques from Rule 403 are summarized below. Implementation of these dust suppression techniques can reduce the fugitive dust generation (and thus the PM_{10} component). Compliance with these rules would reduce impacts on nearby sensitive receptors. The applicable Rule 403 measures are as follows:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
- Water active sites at least twice daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.)
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code (CVC) section 23114.
- Pave construction access roads at least 100 ft onto the site from the main road.
- Reduce traffic speeds on all unpaved roads to 15 mph or less.

As identified in Tables 4.3.G through 4.3.I, emissions for PM_{10}, and $PM_{2.5}$ on Sites 1 and 2 and emissions for PM_{10} on Site 3 would exceed localized daily construction thresholds. To maximize the reduction of fugitive emissions during project construction, the following additional recommended measures, which incorporate the applicable provisions identified in SCAQMD Rule 403, shall be implemented:

- Revegetate disturbed areas as quickly as possible.
- Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.
- Sweep all streets once per day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).
- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site.
- Pave, water, or chemically stabilize all on-site roads as soon as feasible.
- Minimize at all time the area disturbed by clearing, grading, earthmoving, or excavation operations.

However, as previously stated, short-term construction emissions associated with the grading of Site 1 would exceed the localized threshold established for PM_{10} and $PM_{2.5}$. This is a significant impact requiring mitigation.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Previously referenced Table 4.3.H identifies that short-term construction emissions associated with the grading of Site 2 would exceed the localized threshold established for PM_{10} and $PM_{2.5}$. This is a significant impact requiring mitigation.
- **Site 3: California Street/Avenue E.** Previously referenced Table 4.3.I identifies that short-term construction emissions associated with the grading of Site 3 would exceed the localized threshold established for PM_{10}. This is a significant impact requiring mitigation.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. Subsequent "by right" development on any of the three alternate sites under the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

  In the event the City elects to assign the RM-24 land use district to additional lands outside the three alternate sites discussed in this EIR, subsequent CEQA analysis will be required to address the potential environmental effects associated with such future change(s) in zoning on those specific properties.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with localized construction emissions would occur with implementation of this project component. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. This component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Mitigation Measures. The following mitigation measures would reduce short-term localized construction emissions of PM_{10}.

4.3.6.2A Prior to the issuance of a grading permit, the project developer shall require by contract specifications that all off-road diesel-powered equipment (e.g., dozers, motor graders, loaders, and excavators) used during any phase of construction activity will meet CARB Tier 2 Certification standards or better.[1] Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.

4.3.6.2B Prior to the issuance of a grading permit, the project developer shall require by contract specifications that all heavy-duty diesel-powered equipment operating and refueling at the project site would use low-NO_X diesel fuel (this does not apply to diesel-powered trucks traveling to and from the project site). Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.

4.3.6.2C Prior to the issuance of a grading permit, the project developer shall require by contract specifications that construction equipment engines will be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.

4.3.6.2D Prior to the issuance of a grading permit, the project developer shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than five minutes. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.

4.3.6.2E Prior to the issuance of a grading permit, the project developer shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site rather than electrical generators powered by internal combustion engines. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.

4.3.6.2F Prior to the issuance of grading permits, the construction contractor shall time the construction activities so as not to interfere with peak hour traffic and to minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways, and support and encourage ridesharing and transit incentives for the construction crew.

[1] Implementation of this measure is estimated to reduce emissions of VOCs, NO_X, PM_{10}, and $PM_{2.5}$ from associated construction equipment by approximately 78.31%, 54.57%, 54.82%, and 50.43%, respectively. (South Coast Air Quality Management District http://aqmd.gov/ceqa/handbook/mitigation/offroad/MM_offroad.html, accessed September 30, 2009.)

Level of Significance after Mitigation. The implementation of CARB Tier 2 Certified or better equipment would reduce PM_{10} and $PM_{2.5}$ emissions that would otherwise result from off-road equipment in use (e.g., dozers, motor graders, loaders, and excavators). Implementation of these mitigation measures would reduce PM_{10} and $PM_{2.5}$ emissions, but not below localized thresholds. As a conservative measure, implementation of the above mitigation measures has not been quantified in this analysis.

It is not possible to quantify the reduction in the amount of emissions that may occur. During project operation, it is not known specifically what type of on-site equipment will be used (e.g., natural gas or propane fueled); therefore, no additional reduction in operational emissions were taken. No other feasible mitigation measures have been identified to reduce the localized operational emissions of PM_{10} to a less than significant level. Localized project operational emissions will continue to exceed thresholds for Sites 1 and 2 (for PM_{10} and $PM_{2.5}$) as well as for Site 3 (for PM_{10}). In the absence of mitigation to reduce the proposed project's localized emission contribution of PM_{10} and $PM_{2.5}$ to below SCAQMD LST thresholds, potential long-term air quality impacts resulting from the operation of the proposed project will remain significant and unavoidable.

4.3.6.3 Long-Term Operational Emissions

Impact 4.3.6.3: *The proposed land use actions and potential subsequent land development that may occur have the potential to exceed applicable daily thresholds for operational activities.*

Threshold	Would the proposed project violate any AAQS or contribute to an existing or projected air quality violation; or expose sensitive receptors to pollutants? For long-term operations, the applicable daily thresholds are: - 55 pounds of ROC; - 55 pounds of NO_X; - 550 pounds of CO; - 150 pounds of PM_{10}; - 55 pounds of $PM_{2.5}$; and - 150 pounds of SO_X.

Long-term air pollutant emission impacts that would result from the proposed project are those associated with stationary sources and mobile sources involving any project-related change (e.g., emissions from landscape maintenance activities and other facility maintenance operations and the use of motor vehicles by project-generated traffic). The analysis assesses the mobile source emissions generated by vehicles driving to and from the proposed land uses, as well as area source emissions generated by project maintenance operations.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** Projected emissions resulting from operational activities for Site 1 are identified in Table 4.3.L.

Table 4.3.L: Site 1 Operational Emissions

Source	Pollutant Emissions, lbs/day					
	CO	ROG	NO_X	SO_X	PM_{10}	$PM_{2.5}$
Emissions Sources						
Mobile Sources	570	50	75	0.68	110	22
Stationary Sources						
Natural Gas	2.8	0.5	6.5	0	0.01	0.01

Table 4.3.L: Site 1 Operational Emissions

Source	Pollutant Emissions, lbs/day					
	CO	ROG	NO_X	SO_X	PM_{10}	$PM_{2.5}$
Hearth	1.6	0.21	3.7	0.02	0.3	0.29
Landscape	3.1	0.25	0.04	0	0.01	0.01
Consumer Products	0	34	0	0	0	0
Architectural Coatings	0	1.6	0	0	0	0
Total Project Emissions	578	87	85	0.7	110	22
SCAQMD Thresholds	**550**	**55**	**55**	**150**	**150**	**55**
Significant?	**Yes**	**Yes**	**Yes**	**No**	**No**	**No**

Note: Table values rounded to two significant digits and thus may not appear to sum correctly.

CO = carbon monoxide
lbs/day = pounds per day
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
ROG = reactive organic gases
SO_X = sulfur oxides

Source: LSA Associates, Inc., March 2010.

As identified in Table 4.3.L, operational emissions for Site 1 would exceed SCAQMD daily operational thresholds for CO, ROG, and NO_X. Therefore, Site 1 project-related long-term air quality impacts for CO, ROG, and NO_X would be significant and mitigation measures are required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Projected emissions resulting from operational activities for Site 2 are identified in Table 4.3.M.

Table 4.3M: Site 2 Operational Emissions

Source	Pollutant Emissions, lbs/day					
	CO	ROG	NO_X	SO_X	PM_{10}	$PM_{2.5}$
Emissions Sources						
Mobile Sources	760	66	100	0.92	150	29
Stationary Sources						
Natural Gas	2.5	0.46	6.0	0	0.01	0.01
Hearth	1.4	0.2	3.4	0.02	0.27	0.27
Landscape	3.1	0.25	0.04	0	0.01	0.01
Consumer Products	0	31	0	0	0	0
Architectural Coatings	0	2.1	0	0	0	0
Total Project Emissions	767	100	109	0.94	150	29
SCAQMD Thresholds	**550**	**55**	**55**	**150**	**150**	**55**
Significant?	**Yes**	**Yes**	**Yes**	**No**	**No**	**No**

Note: Table values rounded to two significant digits and thus may not appear to sum correctly.

CO = carbon monoxide
lbs/day = pounds per day
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
ROG = reactive organic gases
SO_X = sulfur oxides

Source: LSA Associates, Inc., March 2010.

As identified in Table 4.3.M, operational emissions for Site 2 would exceed SCAQMD daily operational thresholds for CO, ROG, and NO_X. Therefore, Site 2 project-related long-term air quality impacts for CO, ROG, and NO_X would be significant and mitigation measures are required.

- **Site 3: California Street/Avenue E.** Projected emissions resulting from operational activities for Site 2 are identified in Table 4.3.N.

Table 4.3.N: Site 3 Operational Emissions

Source	Pollutant Emissions, lbs/day					
	CO	ROG	NO_X	SO_X	PM_{10}	$PM_{2.5}$
Emissions Sources						
Mobile Sources	170	15	22	0.2	33	6.5
Stationary Sources						
Natural Gas	1.3	0.24	3.1	0	0.01	0.01
Hearth	0.75	0.1	1.8	0.01	0.14	0.14
Landscape	1.6	0.12	0.02	0	0.01	0.01
Consumer Products	0	16	0	0	0	0
Architectural Coatings	0	0.55	0	0	0	0
Total Project Emissions	174	32	27	0.21	33	6.7
SCAQMD Thresholds	**550**	**55**	**55**	**150**	**150**	**55**
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

Note: Table values rounded to two significant digits and thus may not appear to sum correctly.

CO = carbon monoxide
lbs/day = pounds per day
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
ROG = reactive organic gases
SO_X = sulfur oxides

Source: LSA Associates, Inc., March 2010.

As identified in Table 4.3.N, operational emissions for Site 3 would not exceed SCAQMD daily operational thresholds for any of the listed criteria pollutants. Therefore, Site 3 project-related long-term air quality impacts would be less than significant. No mitigation measures are required.

- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. Subsequent "by right" development on any of the three alternate sites under the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

  In the event the City elects to assign the RM-24 land use district to additional lands outside the three alternate sites discussed in this EIR, subsequent CEQA analysis will be required to address the potential environmental effects associated with such future change(s) in zoning on those specific properties.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component is an administrative action that would not require a physical change in the environment. Therefore, implementation of this project would not generate any operational emissions. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, implementation of this component would not generate any operational emissions. No impacts associated with this issue would occur. No mitigation is required.

Mitigation Measures. The following measures have been identified to reduce operational emissions of CO, ROG, and NO_X:

4.3.6.3A Prior to issuance of building permits for Sites 1 or 2, the project proponent shall develop and provide to the City, a Travel Demand Management (TDM) Plan. These measures shall encourage home to work commute alternatives that may include (but shall not be limited to):

- Provide preferential parking spaces for carpools and vanpools and provide 7 feet, 2 inches of minimum vertical clearance in parking facilities for vanpool access.
- Implement an on-site circulation plan in parking lots to reduce vehicle queuing.
- Improve traffic flow at drives-through by designing separate windows for different functions and by providing temporary parking for orders not immediately ready for pickup.
- Implement a home dispatching system by which employees receive a routing schedule by phone instead of driving to work.
- Implement a lunch shuttle service from a worksite to food establishments.
- Implement compressed work-week schedules where weekly work hours are compressed into fewer than five days.
- Develop a trip reduction plan to achieve 1.5 persons average vehicle ridership for businesses with fewer than 100 employees or multi-tenant worksites.
- Establish a home-based telecommuting program.
- Provide on-site child care and after-school facilities or contribute to off-site development within walking distance.
- Require retail facilities or special event centers to offer travel incentives such as discounts on purchases for transit riders.
- Provide on-site employee services such as cafeterias, banks, etc.
- Establish a shuttle service from residential core areas to the worksite.
- Construct on-site or off-site bus turnouts, passenger benches, or shelters.
- Implement a pricing structure for single-occupancy employee parking and/or provide discounts to ridesharers.
- Utilize parking in excess of code requirements as on-site park-n-ride lots or contribute to construction of off-site lots.
- Construct off-site bicycle facility improvements such as bicycle trails linking the facility to designated bicycle commuting routes, or on-site improvements such as bicycle paths.
- Include bicycle parking facilities such as bicycle lockers and racks.
- Include showers for bicycling and/or pedestrian employees' use.
- Construct off-site pedestrian facility improvements such as overpasses and wider sidewalks.
- Construct on-site pedestrian facility improvements such as building access that is physically separated from street and parking lot traffic and walk paths.
- Provide shuttles to major rail transit stations and multimodal centers.
- Contribute to regional transit system (e.g., right-of-way, capital improvements).
- Charge visitors to park.
- Synchronize traffic lights on streets affected by development.
- Reschedule truck deliveries and pickups for off-peak hours.
- Set up paid parking systems where drivers pay at walk-up kiosk and exit via a stamped ticket to reduce emissions from queuing vehicles.

- Require on-site truck loading zones.
- Implement or contribute to public outreach programs.

Level of Significance after Mitigation. It is not feasible to accurately calculate the reduction in emissions that may result from the implementation of a TDM Plan; therefore, no reduction in emissions has been taken. As identified in Tables 4.3.L and 4.3.M, in the absence of a reasonably quantifiable reduction, emissions of CO, ROG, and NO_X in excess of SCAQMD significance thresholds would occur, resulting in a significant and unavoidable operational air quality impact for Sites 1 and 2.

4.3.6.4 Localized Operational Emissions

Impact 4.3.6.4: *The proposed land use actions and potential subsequent land development that may occur have the potential to exceed the localized daily thresholds for operational activities.*

Threshold	Would the proposed project violate any AAQS or contribute to an existing or projected air quality violation; or expose sensitive receptors to pollutants? For long-term operation, the applicable localized daily thresholds at 82 feet (25 meters) are: - 2,075 pounds per day of CO; - 270 pounds per day of NO_X; - 4 pounds per day of PM_{10}; and - 3 pounds per day of $PM_{2.5}$.

The primary emissions from operational activities include, but are not limited to, NO_X and CO combustion emissions from stationary sources and/or on-site mobile equipment. Emissions levels were evaluated for on-site area and mobile source operations. (LST guidance states that off-site mobile emissions from the project should not be included in emissions compared to LSTs.) The LST analysis only includes on-site sources for the three identified sites; however, it is unknown exactly what percentage of mobile sources will be on each of the sites. For a worst-case scenario assessment, the emissions identified in Table 4.3.O include all on-site stationary sources and 8 percent of the mobile sources, which is an estimate of the amount of project-related vehicle traffic that will occur on each of the sites. Considering the average trip length included in the URBEMIS2007 model, which ranges from 7.4 to 13.3 mi, and a typical on-site travel distance of less than ½ mile (approximately 5.4% on average), the 8 percent assumption is considered to be conservative. Table 4.3.O provides the calculated emissions for the proposed operational activities on each of the three project sites compared with the appropriate LSTs.

Table 4.3.O: Project LST Operational Impacts

Emissions Source	Pollutant Emissions (lbs/day)			
	CO	NO_X	PM_{10}	$PM_{2.5}$
Site 1 On-site emissions	53	16	9.1	2.1
Site 2 On-site emissions	68	17	12	2.6
Site 3 On-site emissions	17	6.7	2.8	0.68
LST Thresholds	**2,075**	**270**	**4**	**3**
Significant Emissions?	**No**	**No**	**Yes**	**No**

Note: Assuming 8% of Project vehicle traffic occurs on site, East San Bernardino Valley SRA (35), 5-acre site, 25-meter distance.
CO = carbon monoxide
lbs/day = pounds per day
LST = localized significance threshold
NO_X = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in size
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
SRA = Source Receptor Area
Source: LSA Associates, Inc., March 2010.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** Previously referenced Table 4.3.O identifies that long-term operational emissions associated with Site 1 would exceed the localized threshold established for PM_{10}. This is a significant impact requiring mitigation.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Previously referenced Table 4.3.O identifies that long-term operational emissions associated with Site 2 would exceed the localized threshold established for PM_{10}. This is a significant impact requiring mitigation.
- **Site 3: California Street/Avenue E.** Previously referenced Table 4.3.O identifies that long-term operational emissions associated with Site 3 would not exceed the localized thresholds identified for CO, NOx, PM_{10}, and $PM_{2.5}$. Therefore, a less than significant impact associated with this issue would occur. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. Subsequent "by right" development on any of the three alternate sites under the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

  In the event the City elects to assign the RM-24 land use district to additional lands outside the three alternate sites discussed in this EIR, subsequent CEQA analysis will be required to address the potential environmental effects associated with such future change(s) in zoning on those specific properties.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with localized operational emissions would occur with implementation of this project component. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. This component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Mitigation Measures. There are no feasible mitigation measures that can be implemented to reduce long-term operational emissions of PM_{10} and $PM_{2.5}$.

Level of Significance after Mitigation. It is not possible to quantify the reduction in the amount of emissions that may occur. During project operation on Sites 1, 2, or 3, it is not known specifically what type of on-site equipment will be used (i.e., natural gas or propane fueled); therefore, no additional reduction in operational emissions were taken. No other feasible mitigation measures have been identified to reduce the localized operational emissions of PM_{10} or $PM_{2.5}$ to a less than significant level. Localized project operational emissions will continue to exceed thresholds for Sites 1 and 2 (for PM_{10} or $PM_{2.5}$) and for Site 3 (PM_{10}).

Because the sites are located in a nonattainment air basin for criteria pollutants, the addition of air pollutants resulting from operation of the proposed project would contribute to the continuation of nonattainment status in the Basin. In the absence of mitigation to reduce the localized emission

contribution of PM_{10} and $PM_{2.5}$ to below SCAQMD LST thresholds, potential long-term air quality impacts resulting from the operation of the proposed project will remain significant and unavoidable.

4.3.7 Cumulative Impacts

4.3.7.1 Short-Term Air Quality Impacts

The cumulative area for air quality impacts is the Basin. The implementation of the project would contribute criteria pollutants to the area during project construction. A number of individual projects in the area may be under construction simultaneously with the proposed project. Depending on construction schedules and actual implementation of projects in the area, generation of fugitive dust and pollutant emissions during construction would result in substantial short-term increases in air pollutants. However, each project would be required to comply with the SCAQMD's standard construction measures. Therefore, cumulative impacts associated with this issue would be less than significant.

4.3.7.2 CO Hot Spot Impacts

As indicated in Section 4.3.6.3, no significant CO hot spot impacts would occur for any of the three sites. It is anticipated that CO emissions in the future will decrease with advances in technology. As previously identified, background concentrations in future years are anticipated to continue to decrease as the concerted effort to improve regional air quality progresses. Therefore, CO concentrations in the future years would generally be lower than existing conditions. Based on the analysis, because no CO hot spot impacts would occur, it is reasonable to assume that a less than significant cumulative CO impact would occur.

4.3.7.3 Long-Term Regional Air Quality Impacts

Previously identified Tables 4.3.L through 4.3.O indicate that the long-term operation of the project would contribute to long-term regional air pollutants despite implementation of mitigation measures. The Basin is in nonattainment for PM_{10}, $PM_{2.5}$, and ozone at the present time; therefore, the operation of the proposed project would exacerbate nonattainment of air quality standards within the Basin and contribute to adverse cumulative air quality impacts. Implementation of the proposed project would unavoidably contribute to significant long-term cumulative air quality impacts.

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4.4 BIOLOGICAL RESOURCES

This chapter identifies and evaluates the proposed project's potential to result in adverse impacts to biological resources. It provides a discussion of impacts potentially attributable to the proposed project components, the criteria used to determine impact significance to biological resources, and mitigation to reduce the effect implementation of the proposed project would have on biological resources.

The analysis contained in this chapter is based on the following technical study prepared for the proposed project:

- *General Biological Resources Report–Housing Element Update, City of Yucaipa, San Bernardino County, California,* LSA Associates, Inc., June 2009 (Appendix D of this EIR).

In addition to this technical study, the analysis contained in this chapter is also based on the following reference document:

- *City of Yucaipa General Plan Update,* City of Yucaipa, September 2004.

4.4.1 Existing Setting

4.4.1.1 Topography and Soils[1]

Site 1 encompasses approximately 57 acres and ranges in elevation from 2,070 to 2,080 feet above mean sea level (amsl). Mapped soils on site include Psamments and Fluvents (frequently flooded), San Emigdio fine sandy loam (2–9% slopes), San Emigdio sandy loam (9–15% slopes), and San Timoteo loam (30–50% slopes, eroded).

Site 2 is approximately 27 acres and ranges in elevation from 2,125 to 2,200 feet amsl. Mapped soils on site include Greenfield sandy loam (9–15% slopes), Hanford coarse sandy loam (2–9% slopes), Ramona sandy loam (9–15% slopes), and Ramona sandy loam (15–30% slopes).

Site 3 is currently developed with a manufactured home park and encompasses approximately 10 acres. Elevation on Site 3 ranges from 2,780 to 2,640 feet amsl. Mapped soils on site include Ramona sandy loam (2–9% slopes) and Saugus sandy loam (30–40% slopes).

4.4.1.2 Vegetation

Vegetation on Site 1 consists of nonnative trees intermixed with nonnative grasses, nonnative annuals, and native riparian vegetation. Vegetation identified on Site 1 includes tree of heaven (*Ailanthus altissima*), palo verde trees (*Cercidium* sp.), sycamore (*Platanus racemosa*), cottonwood (*Populus fremontii*), Goodding's willow (*Salix gooddingii*), mule fat (*Baccharis salicifolia*), California buckwheat (*Eriogonum fasciculatum*), deerweed (*Lotus scoparius*), goldenbush (*Isocoma* sp.), and white sage (*Salvia apiana*). Appendix D includes a complete listing of species observed on Site 1. Figure 4.4.1 illustrates on-site vegetation communities for Site 1.

Vegetation on Site 2 consists of annual nonnative grasses and a few scattered shrubs. Vegetation identified on Site 2 includes California buckwheat and goldenbush. Appendix D includes a complete listing of species observed on Site 2. Figure 4.4.2 illustrates on-site vegetation communities for Site 2.

Vegetation on Site 3 consists of ornamental and nonnative annual vegetation. Vegetation identified on Site 3 includes pine trees (*Pinus* spp.), cedars (*Cedrus* sp.), fan palms (*Washingtonia robusta*), and tree of heaven. Appendix D includes a complete listing of species observed on Site 3. Figure 4.4.3 illustrates on-site vegetation communities for Site 3.

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[1] *Soil Survey of San Bernardino County,* California Soil Conservation Service, 1980.

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FIGURE 4.4.1

Site 1 Boundary
Potential Jurisdictional Waters
No OHWM/Bed and Bank

Vegetation
Annual Grassland
Ornamental Trees (Invasive)
Mixed Invasive Non-native Trees, with Native Willow and Mule Fat
Mulefat, Elderberry, Willow Scrub

N

0 200 400
FEET

SOURCE: AirPhoto USA, 2008

Yucaipa Housing Element Implementation Program
Draft Environmental Impact Report

Site 1: Potential Jurisdictional Waters and Vegetation Map

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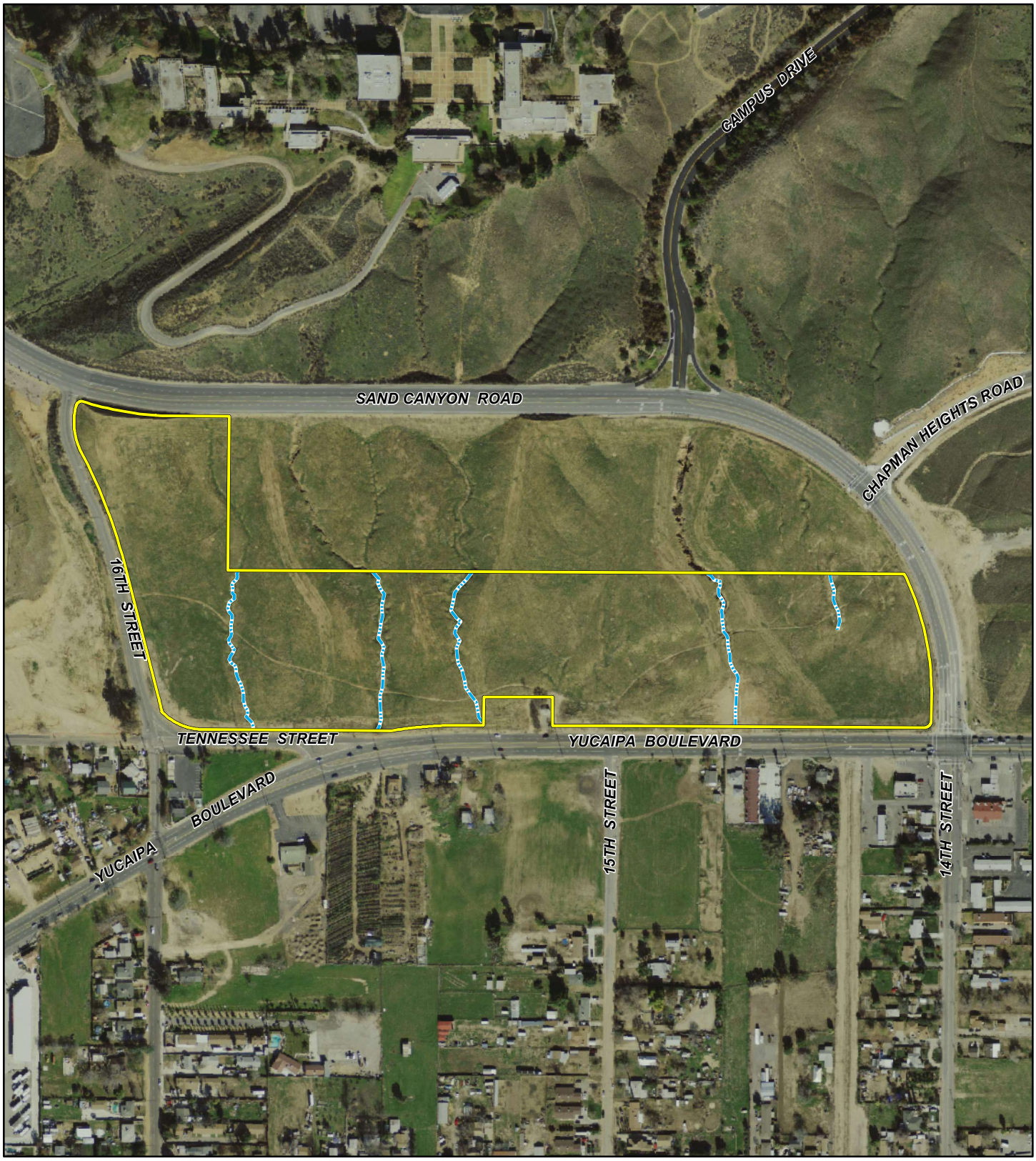

LSA

FIGURE 4.4.2

Site 2 Boundary

Potential Jurisdictional Waters

Note: Entire site is annual grassland (27.22 Acres)

N

0 200 400

FEET

SOURCE: AirPhoto USA, 2008

Yucaipa Housing Element Implementation Program Draft Environmental Impact Report

Site 2: Potential Jurisdictional Waters and Vegetation Map

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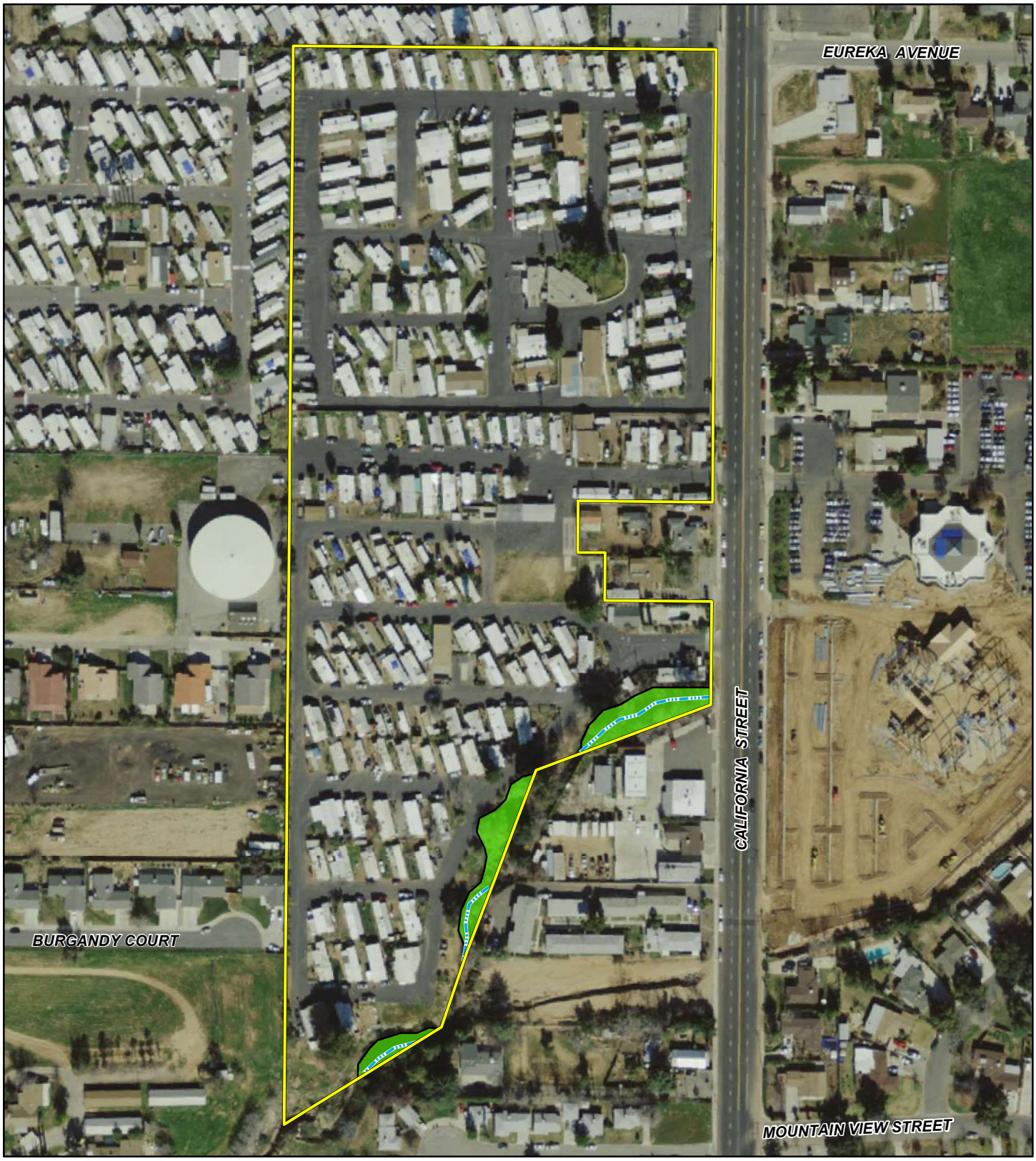

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Site 3 Boundary

Potential Jurisdictional Waters

Vegetation

Ornamental Trees (Invasive) 0.433 Acres

Note: Entire site is considered developed.

0 100 200
FEET

SOURCE: AirPhoto USA, 2008

FIGURE 4.4.3

Yucaipa Housing Element Implementation Program Draft Environmental Impact Report

Site 3: Potential Jurisdictional Waters and Vegetation Map

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4.4.1.3 Wildlife

Wildlife observed or other presence noted (e.g., scat, tracks, and burrows) during the field visit of Site 1 include the desert cottontail (*Sylvilagus* sp.), crows (*Corvus brachyrhynchos*), ravens (*Corvus corax*), mourning doves (*Zenaida macroura*), Anna's hummingbird (*Calypte anna*), house finch (*Carpodacus mexicanus*), lesser goldfinch (*Carduelis psaltria*), violet-green swallows (*Tachycineta thalassina*), and western tanagers (*Piranga ludoviciana*). Appendix D includes a complete list of animal species observed on site during the biological resource assessment. Wildlife observed on Site 2 consisted of a few species commonly found in developed areas and fallow fields, such as western meadowlark (*Sturnella neglecta*) and house finch. Appendix D includes a list of animal species observed on Site 2. No wildlife species were observed during the site visit for Site 3.

4.4.1.4 Sensitive Biological Resources

Sensitive species are plant and animal species or subspecies for which there is concern for population sustainability, including plant and animal species that are found on the federal list of threatened and endangered species, the California Department of Fish and Game's (CDFG) State-listed species, the California Native Plant Society's (CNPS) inventory of plants, and species that could become candidates for listing. Legal protection for sensitive species varies widely, from the comprehensive protection extended to federally-listed threatened and/or endangered species to species without a legal status at the current time. The CDFG, U.S. Fish and Wildlife Service (USFWS), local agencies, and special interest groups, such as the CNPS, publish watch-lists of declining species.

It is the general practice to base the presence or potential presence of sensitive species within a specific area on the following criteria:

- Direct observation of the species or its sign in the study area or immediate vicinity during site-specific surveys conducted for this study or reported in previous biological studies;
- Sighting by other qualified observers;
- Record reported by the Natural Diversity Data Base (NDDB) published by CDFG;
- Presence or location of specific species lists provided by private groups (e.g., CNPS); and
- Study area lies within known distribution of a given species and contains appropriate habitat.

4.4.1.5 Sensitive, Threatened, and Endangered Species

City-Designated Sensitive Species. According to the City's General Plan Open Space and Conservation Element,[1] the sensitive wildlife and sensitive plant species identified in Table 4.4.A have been previously recorded or recently observed within the City.

Table 4.4.A: City Designated Species

Common Name	Scientific Name	Status	
		Federal	State
Wildlife Species			
California gnatcatcher	*Polioptila californica*	Category 2**	Threatened
San Diego horned lizard	*Phrynosoma coronatum blainvillei*	Candidate	Not Designated
Stephens' kangaroo rat	*Dipodomys stephensi*	Endangered	Threatened

[1] *Open Space and Conservation Element, City of Yucaipa General Plan Update,* City of Yucaipa, September 2004.

Table 4.4.A: City Designated Species

Common Name	Scientific Name	Status	
		Federal	State
Plant Species			
Slender-horned spineflower	*Dodecahema leptoceras*	Endangered	Endangered
Santa Ana River woollystar	*Eriastrum densifolium* spp. *sanctorum*	Endangered	Endangered
Nevin's barberry	*Berberis nevinii*	Category 1*	Endangered
Parish's checkerbloom	*Sidalcea hickmanii* spp. *parishii*	Category 2**	Rare

Notes:
An "endangered" species is one that is in danger of extinction throughout all or a significant portion of its range.
A "threatened" species is one that is likely to become endangered in the foreseeable future.
* Enough data are on file to support the Federal listing.
** Threat and/or distribution data are insufficient to support the Federal listing.
Source: *City of Yucaipa General Plan Update,* City of Yucaipa, September 2004.

Threatened and Endangered Species. The USFWS and the CDFG list species as threatened or endangered under the Federal and California Endangered Species Acts (FESA and CESA, respectively). The USFWS may designate "critical habitat" that identifies specific areas, both occupied and unoccupied, that are essential to the conservation of a listed species. To make a determination of critical habitat, biologists consider the following physical and biological habitat features needed for life and successful reproduction of the species:

- Space for individual and population growth and for normal behavior;
- Cover or shelter;
- Food, water, air, light, minerals, or other nutritional or physiological requirements;
- Sites for breeding and rearing offspring; and
- Habitats that are protected from disturbances or are representative of the historic geographical and ecological distributions of a species.

Critical habitat areas may require special management considerations or protections. Table 4.4.B identifies threatened and endangered species that may potentially occur in the project vicinity.

Table 4.4.B: Threatened and Endangered Species Potentially Occurring in the Project Vicinity

Common Name	Scientific Name	Status	
		Federal	State
Wildlife Species			
Southern mountain yellow-legged frog	*Rana muscosa*	Endangered	Species of Special Concern
Southwestern willow flycatcher	*Empidonax traillii extimus*	Endangered	Endangered
Coastal California gnatcatcher	*Polioptila californica californica*	Threatened	Species of Special Concern
Least Bell's vireo	*Vireo bellii pusillus*	Endangered	Endangered
San Bernardino kangaroo rat	*Dipodomys merriami parvus*	Endangered	Species of Special Concern
Stephens' kangaroo rat	*Dipodomys stephensi*	Endangered	Threatened
Plant Species			
Nevin's barberry	*Berberis nevinii*	Endangered	Endangered

Table 4.4.B: Threatened and Endangered Species Potentially Occurring in the Project Vicinity

Common Name	Scientific Name	Status	
		Federal	State
Slender-horned spineflower	*Dodecahema leptoceras*	Endangered	Endangered
Santa Ana River woollystar	*Eriastrum densifolium* ssp. *sanctorum*	Endangered	Endangered

Notes:
An "endangered" species is one that is in danger of extinction throughout all or a significant portion of its range.
A "threatened" species is one that is likely to become endangered in the foreseeable future.
The term "Species of Special Concern" commonly refers to species that are declining or appear to be in need of conservation. The California Department of Fish and Game established an administrative designation, "Species of Special Concern," in 1978. The designation was intended to identify those species that were either declining or vulnerable and may have warranted listing under either the California Endangered Species Act.
Source: *General Biological Resources Report Housing Element Update, City of Yucaipa,* LSA Associates, Inc., June 2009.

Other Special Interest Species. In addition to endangered and threatened species, the CDFG, USFWS, local agencies, and special interest groups, such as the CNPS, maintain lists of species that they consider require monitoring. Table 4.4.C identifies special interest species that have the potential to occur in the project vicinity.

Table 4.4.C: Special Interest Species Potentially Occurring in the Project Vicinity

Common Name	Scientific Name	Status	
		Federal	State
Wildlife Species			
Santa Ana speckled dace	*Rhinichthys osculus* ssp.	Not Protected	Species of Special Concern
Orange-throated whiptail	*Aspidoscelis hyperythra*	Not Protected	Species of Special Concern
San Bernardino ringneck snake	*Diadophis punctatus modestus*	Not Protected	Not Protected
California mountain kingsnake (San Bernardino population)	*Lampropeltis zonata (parvirubra)*	Not Protected	Species of Special Concern
Coast horned lizard	*Phrynosoma blainvillii (coronatum)*	Not Protected	Species of Special Concern
Two-striped garter snake	*Thamnophis hammondii*	Not Protected	Species of Special Concern
Southern California rufous-crowned sparrow	*Aimophila ruficeps canescens*	Not Protected	Not Protected
Burrowing owl	*Athene cunicularia*	Not Protected	Species of Special Concern
Northwestern San Diego pocket mouse	*Chaetodipus fallax fallax*	Not Protected	Species of Special Concern
Western yellow bat	*Lasiurus xanthinus*	Not Protected	Not Protected
Plant Species			
Yucaipa onion	*Allium marvinii*	Not Protected	Not Protected
Plummer's mariposa lily	*Calochortus plummerae*	Not Protected	Not Protected
California satintail	*Imperata brevifolia*	Not Protected	Not Protected
Robinson's pepper-grass	*Lepidium virginicum* var. *robinsonii*	Not Protected	Not Protected
Parish's bush mallow	*Malacothamnus parishii*	Not Protected	Not Protected

Table 4.4.C: Special Interest Species Potentially Occurring in the Project Vicinity

Common Name	Scientific Name	Status	
		Federal	State
San Bernardino aster	*Symphyotrichum defoliatum (Aster defoliatus)*	Not Protected	Not Protected

Notes:
The term "Species of Special Concern" commonly refers to species that are declining or appear to be in need of conservation. The California Department of Fish and Game established an administrative designation, "Species of Special Concern," in 1978. The designation was intended to identify those species that were either declining or vulnerable and may have warranted listing under the California Endangered Species Act.
Source: *General Biological Resources Report–Housing Element Update, City of Yucaipa, San Bernardino County, California*, LSA Associates, Inc., June 2009.

4.4.1.6 On-site Drainages

Site 1 is in the flood zone of Wilson Creek and Chicken Springs Wash, an intermittent tributary. The Chicken Springs Wash streambed of the tributary is no longer active. All flows are contained within the constructed flood control. The constructed flood control channel has an earthen bottom with ungrouted boulder riprap. The eastern slopes of Site 1 receive runoff from the existing residential development on the ridgeline to the east. This runoff has created deep gullies on the hillside and now supports dense mule fat/willow scrub in the southern half of Site 1. Site 1 may contain jurisdictional waters (previously referenced Figure 4.4.1).

Flows coming onto Site 2 primarily originate from land in and surrounding the Crafton Hills College site to the north. Runoff onto the site has eroded four deeply incised and steeply sloped gullies into the hill; however, the gullies do not connect with any storm drain culvert or catch basin (previously referenced Figure 4.4.2). This mix of isolated gullies or swales is likely to be non-jurisdictional under Section 404 of the Federal Clean Water Act (CWA).

Site 3 is located in a densely developed section of the City of Yucaipa and is currently developed with a manufactured home park. A natural drainage occurs along the southern parcel boundary. The drainage is not perennial but is shown on the USGS topographic map as a blue line stream. A street culvert was installed on site to direct water coming from Site 3 under California Street. The drainage eventually enters into municipal storm drains and flood control channels that eventually drain into Yucaipa Creek (previously referenced Figure 4.4.3). This drainage would be regulated by the U.S. Army Corps of Engineers (ACOE), CDFG, and Regional Water Quality Control Board (RWQCB).

4.4.2 Policies and Regulations

4.4.2.1 Federal Regulations

Federal Endangered Species Act (FESA). The FESA was created to protect any plant or animal species that is endangered or threatened with extinction. Section 9 of the FESA prohibits "take" of federally threatened or endangered wildlife. As defined under the FESA, "take" means to harass, harm, pursue, hunt, wound, kill, trap, capture, collect, or attempt to engage in any such conduct.[1] Section 9 also prohibits the removal and reduction of endangered plants from lands under federal jurisdiction, and the removal, cutting, digging, damage, or destruction of endangered plants on any other area in "knowing violation of State law or regulation."

Clean Water Act. The ACOE regulates discharges of dredged or fill material into waters of the United States. These waters include wetlands and non-wetland bodies of water that meet specific criteria, including a direct or indirect connection to interstate commerce. The ACOE regulatory jurisdiction

[1] (16 USC 1532[19])

pursuant to Section 404 of the CWA is founded on a connection, or nexus, between the water body in question and interstate commerce. This connection may be direct (through a tributary system linking a stream channel with traditional navigable waters used in interstate or foreign commerce) or may be indirect (through a nexus identified in the ACOE regulations). The ACOE typically regulates as non-wetland waters of the U.S. any body of water displaying an ordinary high water mark (OHWM). In order to be considered a jurisdictional wetland under Section 404, an area must possess three wetland characteristics: hydrophytic vegetation, hydric soils, and wetland hydrology. Each characteristic has a specific set of mandatory wetland criteria that must be satisfied in order for that particular wetland characteristic to be met.

In 2006, the United States Supreme Court, in the consolidated cases *Rapanos v. United States* and *Caravell v. United States*, Nos. 04-1034 and 04-1384 (*Rapanos*: June 19, 2006), addressed CWA jurisdiction over wetlands adjacent or abutting navigable, non-navigable, and ephemeral tributaries and jurisdiction over permanent and relatively permanent non-navigable tributaries. The ACOE uses a significant nexus analysis. A water body is considered to have a "significant nexus" with a traditional navigable water (TNW)[1] if its flow characteristics and functions in combination with the ecologic and hydrologic functions performed by all wetlands adjacent to such a tributary, affect the chemical, physical, and biological integrity of a downstream traditional navigable water.

The CDFG, through provisions of the California Fish and Game Code (Sections 1601–1603), is empowered to issue agreements for any alteration of a river, stream, or lake where fish or wildlife resources may be adversely affected. The CDFG regulates wetland areas only to the extent that those wetlands are part of a river, stream, or lake as defined by the CDFG.

The RWQCB is responsible for the administration of Section 401 of the CWA, through water quality certification of any activity that may result in a discharge to jurisdictional waters of the U.S. The RWQCB may also regulate discharges to "waters of the State," including wetlands, under the California Porter-Cologne Water Quality Control Act.

4.4.2.2 State Regulations

California Endangered Species Act (CESA). The CESA is similar to the FESA in that its intent is to protect species of fish, wildlife, and plants that are in danger of, or threatened with, extinction or severe curtailment, or because of overexploitation, disease, predation, or other factors.

Under certain conditions, CESA has provisions for take through a Section 2081 Permit or a Section 2081 Memorandum of Understanding. The impacts of the authorized take must be minimized and fully mitigated. No permit may be issued if the issuance of the permit would jeopardize the continued existence of the species.

California Environmental Quality Act (CEQA). Section 15380(b) of the *CEQA Guidelines* provides that a species not listed on the federal or state lists of protected species may be considered rare or endangered if the species can be shown to meet specified criteria.[2]

California Fish and Game Code Section 3503 and the Migratory Bird Treaty Act. Section 3503 of the California Fish and Game Code prohibits the destruction of bird nests except as otherwise provided for in the Fish and Game Code. The Migratory Bird Treaty Act (MBTA) similarly protects the nests of migratory birds. These regulations apply to the individual nests of these species, but do not regulate impacts to the species' habitats.

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[1] A "traditional navigable water" includes all of the "navigable waters of the United States," defined in 33 C.F.R. § 329 and by numerous decisions of the Federal courts, plus all other waters that are navigable-in-fact.

[2] These criteria have been modeled after the definitions in FESA and CESA and § 2780-2781 of Article 1 of the California Fish and Game Code dealing with the California Wildlife Protection Act of 1990.

Streambed Alteration Agreement. Sections 1600 et seq. of the California Fish and Game Code require public and private applicants to obtain an agreement for projects that would "divert, obstruct, or change the natural flow or bed, channel, or bank of any river, stream, or lake designated by CDFG in which there is at any time an existing fish or wildlife resource or from which those resources derive benefit, or would use material from the streambed designated by the department." The CDFG, through provisions of the Code (Sections 1601–1603), is empowered to issue agreements for any alteration of a river, stream, or lake where fish or wildlife resources may be adversely affected. Streams (and rivers) are defined by the presence of a channel bed and banks and at least an intermittent flow of water. The CDFG regulates wetland areas only to the extent that those wetlands are part of a river, stream, or lake as defined by the CDFG.

Native Plant Protection Act (NPPA). Sections 1900–1913 of the California Fish and Game Code (Native Plant Protection Act) direct the CDFG to carry out the Legislature's intent to "…preserve, protect and enhance endangered or rare native plants of this state." The NPPA gives the California Fish and Game Commission the power to designate native plants as "endangered" or "rare" and protect endangered and rare plants from take.

4.4.2.3 Local Policies

City of Yucaipa General Plan Policies. The City of Yucaipa General Plan includes policies and goals that aim to protect and preserve biological resources. Table 4.4.D identifies goals and policies that apply to the proposed project.

Table 4.4.D: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies		Project Consistency
City of Yucaipa General Plan Open Space and Conservation Element		
Policy OS-5.A	Because all rare, endangered, and threatened species' habitats require management for preservation, the following actions shall be taken. 1. All proposed Land Use Map changes and discretionary land use proposals for areas identified on the Biological Resources Map (Exhibit XH-2) shall be accompanied by a report that identifies all biotic resources located on the site and those on adjacent parcels that could be adversely affected by the proposal. The report shall outline mitigation measures designed to eliminate or reduce impacts to protected resources and shall be prepared by an appropriate expert such as a qualified biologist, botanist, herpetologist, or other professional "life scientist." The mitigation plan shall be prepared following guidelines outlined on pages 58 through 59 of the General Plan's Final Environmental Impact Report. 2. The conditions of approval for any land use application shall incorporate the identified mitigation measures to protect and preserve the habitats of the protected species. 3. The following management policies shall be applied to all proposed Land Use Map changes and discretionary land use proposals within areas included on the Biological Resources Map as recommended in the required Biological Resource Report. a. Provide for mitigation measures that would reduce impacts to populations, where feasible.	The proposed project would be consistent with this policy as identified in Sections 4.4.6.1, 4.4.6.2, 4.4.6.3, and 4.4.6.4 and associated mitigation measures identified.

Table 4.4.D: General Plan Policies Consistency with the Proposed Project

	Goals, Objectives, Policies	Project Consistency
	b. Provide for mitigation measures that would reduce impacts to habitat areas due to encroachment of incompatible land uses or fragmentation of habitat areas, where feasible. c. Provide for mitigation measures that enhance populations, where feasible. d. Provide for mitigation measures that enhance habitat areas, such as buffer areas, where feasible.	
Policy OS-5.B	Because listed species and their habitat may exist throughout the City, in addition to those shown on the Biological Resources Map, all of the provisions of Policy A may be applied anywhere in the City, as determined by the Planning Director.	The proposed project would be consistent with this policy as identified in Sections 4.4.6.1, 4.4.6.2, 4.4.6.3, and 4.4.6.4 and associated mitigation measures identified.
Policy OS-5.C	Because species occurrences may be adversely affected by land use approvals, the provisions of Policy A may be applied in areas supporting these species if it can be shown that the species is "threatened" as that term is used in the Federal Endangered Species Act.	The project would be consistent with this policy as discussed in Section 4.4.6.1.
Policy OS-6.A	Require the utilization of "soft bottom" channels wherever feasible.	The project would be consistent with this policy as discussed in Section 4.4.6.3.
Policy OS-6.D	Establish and implement a Heritage Tree Preservation Ordinance and require the preservation of oak trees as mandated by the Oak Tree Preservation Ordinance.	The project would be consistent with this policy as discussed in Section 4.4.6.4.
Policy OS-7.A	Because the preservation and conservation of biological resources depends upon mitigation measures adopted as conditions of approval, monitoring programs shall be established as follows 1. All discretionary approvals requiring mitigation measures for impacts to biological resources shall include the condition that the mitigation measures be monitored and modified if necessary, unless a finding is made that such monitoring is not feasible. 2. The monitoring program shall be designed specifically for the potential impacts identified in the Biological Resources Report. 3. The monitoring program shall be designed to determine if the mitigation measures were implemented and if they were effective. 4. The monitoring program shall be funded by the project applicant to ensure compliance with and effectiveness of the conditions of approval.	The project would be consistent with this policy as discussed in Sections 4.4.6.1, 4.4.6.2, 4.4.6.3, and 4.4.6.4.

4.4.3 Methodologies

4.4.3.1 Literature Search

Prior to field reconnaissance, a literature review was conducted to assist in determining the existence or potential occurrence of special interest plant and animal species on each of the proposed project sites or in the proposed project vicinity. Database records for *Yucaipa, California* USGS 7.5-minute quadrangle were reviewed on May 29, 2009, using the CDFG Rarefind 2 CNDDB 2009 and the

CNPS Electronic Inventory of Rare and Endangered Vascular Plants of California (CNPS 2009). A current aerial photograph (Eagle Aerial 2008) was also reviewed. Maps of USFWS-designated critical habitat were used to determine the location of critical habitats relative to the project sites.

4.4.3.2 Field Survey

A field survey on Sites 1, 2, and 3 was conducted on May 5 and May 30, 2009, by an LSA biologist. Notes were taken on general site conditions, vegetation, potential jurisdictional areas of the ACOE and CDFG, and suitability of habitat for various special interest elements. All plant and animal species observed or otherwise detected during this field survey were noted.

4.4.4 Thresholds of Significance

Based on Appendix G of the *CEQA Guidelines*, biological resource impacts would occur if the proposed project would:

- Have a substantial adverse effect, either directly or indirectly or through habitat modification, on any species identified as endangered or threatened in local or regional plans, policies, or regulations, or by the CDFG or USFWS;
- Have a substantial adverse effect, either directly or indirectly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFG or USFWS;
- 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 CDFG or the USFWS;
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native or resident migratory wildlife corridors, or impede the use of native wildlife nursery sites;
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.

4.4.5 Less than Significant Impacts

The following impacts were determined to be less than significant. In each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards, and policies would reduce potential impacts to a less than significant level.

4.4.5.1 Adopted Habitat Conservation Plans

Threshold	Would the proposed project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Program 3.a (Site-Specific and Creation of New Land Use District): For the implementation action, which includes site-specific changes to land use designations, there are a total of three sites that are analyzed for the potential construction of residential units with a density of 20–24 units/acre.

The objective is to rezone one or more sites totaling at least 19 acres of multiple–family zoning along with the adoption of multifamily design standards for the rezoned sites. Program 3.a also includes the creation of a new land use district RM-24 (Multiple Residential, 24 units per acre maximum).

- **Site 1: Oak Glen Road/Colorado Street.** A San Bernardino Valley Wide Multiple Species Habitat Conservation Plan (MSHCP) is currently in the preliminary planning stages; however, no specific schedule is available regarding its adoption and/or implementation. Since there is no adopted MSHCP that covers this area of the San Bernardino Valley, Site 1 would be subject to regulation by local, state, and federal laws at this time. As there is no adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan applicable to Site 1 at this time, no impacts associated with this issue would occur. No mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan in effect within the City. Since there is no adopted habitat conservation plan that covers this area of the San Bernardino Valley, the rezoning of Site 2 would not conflict with the provisions of any habitat conservation plans and would be subject to regulation by local, state, and federal laws at this time. Therefore, no impacts associated with this issue would occur and no mitigation is required.
- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home park. As identified for Sites 1 and 2, there is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan in effect within the City. Since there is no adopted habitat conservation plan that covers this area of the San Bernardino Valley, the rezoning of Site 3 would not conflict with the provisions of any habitat conservation plans and would be subject to regulation by local, state, and federal laws at this time. Therefore, no impacts associated with this issue would occur and no mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. In addition, there is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan in effect within the City. However, future housing that could be accommodated under this new land use district may be subject to the provisions of an adopted habitat conservation plan. Subsequent “by right” development within the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for “by right” development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Development facilitated by these changes in regulations and procedures could involve intensification and reuse of properties within existing urban areas.

Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Future development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas in the City, and could be subject to provisions of an adopted habitat conservation plan. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with habitat conservation plan conflict would occur with implementation of this project component. No mitigation is required.

4.4.5.2 Habitat Fragmentation/Wildlife Movement

Threshold	Would the proposed project 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?

Habitat fragmentation occurs when a single, contiguous habitat area is divided into two or more areas, or where an action isolates the two or more new areas from each other. Isolation of habitat occurs when wildlife cannot move freely from one portion of habitat to another or to/from one habitat type to another. Habitat fragmentation may occur when a portion of one or more native habitats is converted into another habitat, as when scrub habitats are converted into annual grassland habitat because of frequent burning. Wildlife movement includes seasonal migration along corridors, as well as daily movements for foraging. Examples of migration corridors may include areas of unobstructed movement for deer, riparian corridors providing cover for migrating birds, routes between breeding waters and upland habitat for amphibians, and between roosting and feeding areas for birds.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** Site 1 is located in an Area of Potential Biological Significance due to the confluence of Chicken Springs Wash and Yucaipa Creek with Wilson Creek.[1] This natural wildlife linkage is now constrained by San Bernardino County Flood Control fencing and numerous road crossings. However, small mammals, reptiles, and birds can utilize the drainages to move to and from Wilson Creek, San Timoteo Wash, Oak Glen Creek, the undeveloped areas south of Colorado Road, and Chicken Springs Wash. The rezoning of Site 1 may result in the subsequent development of the site with residential and commercial uses. It is anticipated that the on-site drainages (Chicken Springs Wash) would be avoided. The avoidance of existing drainages on Site 1 would result in a less than significant impact to wildlife movement as the wildlife movement corridor would not removed. No mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Site 2 is undisturbed with the exception of street runoff diverted overland from Sand Canyon Road to Yucaipa Boulevard. The site is bordered by rural residential development on the west, an open field with recent construction on the east, Sand Canyon Road and Crafton Hills College on the north, and by Yucaipa Boulevard with residential and commercial development on the south. Although Site 2 is undeveloped, the site's ability to function as a wildlife corridor is limited due to adjacent development and existing roadways. In addition, Site 2 is not identified as a functioning habitat linkage or corridor for regional wildlife movement by the City. Given the limitations of the site and the proximity to existing adjacent development, the subsequent development of Site 2 would not have a significant impact on regional wildlife movement. Impacts associated with this issue are less than significant and no mitigation is required.
- **Site 3: California Street/Avenue E.** Site 3 is developed with a manufactured home park and is located in a part of the City that is heavily urbanized. There is no habitat remaining on Site 3 that would provide cover for or facilitate wildlife movement through the area. In addition, the City does not identify any wildlife corridors or wildlife nursery sites within Site 3. Due to the existing

[1] *General Biological Resources Report Housing Element Update, City of Yucaipa*, LSA Associates, Inc. June 2009.

developed condition of Site 3 and adjacent areas, any future redevelopment of Site 3 facilitated by the rezoning of the site would not result in habitat fragmentation or significantly affect established wildlife corridors or wildlife movement. As no significant habitat fragmentation would result from the rezoning of Site 3, no mitigation is required.

- **Creation of New Land Use District.** The implementation of this project component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas within the City, which may affect existing wildlife corridors or wildlife nursery sites. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes to wildlife, plant life, or habitat. Therefore, implementation of this project component would not affect existing wildlife corridors or wildlife nursery sites. No impacts associated with this issue would occur and no mitigation is required.

4.4.6 Significant Impacts

The following impacts were determined to be potentially significant. In each of the following issues, mitigation measures have been recommended to reduce the significance of the identified impacts.

4.4.6.1 Endangered and Threatened Species

Impact 4.4.6.1: *The approval of the land use changes as proposed as a part of the project may result in impacts to endangered and threatened species or modification of their habitats.*

Threshold	Would the proposed project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as endangered or threatened in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

As identified in Table 4.4.E, nine federal or state listed species are known to generally exist in Yucaipa Valley, Crafton Hills, Wilson Creek, Mill Creek, Oak Glen, and the foothills of the San Bernardino Mountains. The USFWS Service has not designated Critical Habitat for these listed species within the City limits.

Table 4.4.E: Threatened or Endangered Species Occurrence Probability

Species	Occurrence Probability		
	Site 1	Site 2	Site 3
Nevin's barberry *(Berberis nevinii)*	**None.** Alluvial areas are altered, disturbed and isolated from reoccurring flooding	**None.** Suitable soil conditions absent.	**None.** Developed site.

Table 4.4.E: Threatened or Endangered Species Occurrence Probability

Species	Occurrence Probability		
	Site 1	Site 2	Site 3
Slender-horned spineflower (*Dodecahema leptoceras)*	**None.** Flood control activities have eliminated any potential for this species on this site.	**None.** Suitable soil conditions absent.	**None.** Developed site.
Santa Ana River woollystar *(Eriastrum densifolium* ssp. s*anctorum)*	**None.** Flood control activities have eliminated any potential for this species on this site.	**None.** Suitable soil conditions absent.	**None.** Developed site.
Southern mountain yellow-legged frog (*Rana muscosa)*	**None.** Suitable stream conditions absent.	**None.** Suitable stream conditions absent.	**None.** Developed site.
Southwestern willow flycatcher *(Empidonax traillii extimus)*	**None.** Open water and riparian woodland habitat are absent.	**None.** Open water and riparian woodland habitat are absent.	**None.** Developed site.
Coastal California gnatcatcher *(Polioptila californica californica)*	**None.** Sage scrub habitat is absent.	**None.** Sage scrub habitat is absent.	**None.** Developed site.
Least Bell's vireo *(Vireo bellii pusillus)*	**Low.** The nonnative trees and mule fat in the flood control channel is dense but limited to the parcel only. Upstream is sparse and downstream is absent.	**None.** Suitable habitat is absent.	**None.** Site is developed.
San Bernardino kangaroo rat *(Dipodomys merriami parvus)*	**None.** Species has not been observed on the south side of Crafton Hills.	**None.** Species has not been observed on the south side of Crafton Hills.	**None.** Developed site.
Stephens' kangaroo rat *(Dipodomys stephensi)*	**None.** Outside of species range.	**None.** Outside of species range.	**None.** Outside of species range.

Source: *General Biological Resources Report–Housing Element Update, City of Yucaipa, San Bernardino County, California,* LSA Associates, Inc., June 2009.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The City General Plan and the CDFG Natural Diversity Data Base list species that could potentially occur within the City of Yucaipa boundaries. As identified in Table 4.4.E, eight of the nine species listed as potentially occurring in the area are considered to be absent from Site 1 due to the lack of suitable habitat. One species, the least Bell's vireo (*Vireo bellii pusillus*) has the potential to be present in Chicken Springs Wash. The rezoning of Site 1 could result in subsequent development on the site, which may potentially affect the least Bell's vireo. However, as identified in Table 4.4.E, the occurrence probability for this species is low due to the limited extent of suitable habitat in the area. **Mitigation Measure 4.4.6.1A** and **4.4.6.1B** have been identified for Site 1 to ensure that potential impacts are adequately addressed for this species.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the subsequent development of the site. Site 2 is not located within any USFWS designated critical habitat. In addition, no plant or animal species listed by the state and/or federal government as endangered or threatened were identified on Site 2 during the field reconnaissance. The field reconnaissance for Site 2 identified that there is marginally suitable site conditions present for Stephen's kangaroo rat and the San Bernardino kangaroo rat. However, as identified in Table 4.4.E, it is highly unlikely that these two species would be present on Site 2 as the site is outside of the species' typical range. Although the species are highly unlikely to be present, due to

Site 2's proximity to Crafton Hills and the marginally suitable site conditions for these two species, **Mitigation Measure 4.4.6.1C** and **4.4.6.1D** have been identified for Site 2.

- **Site 3: California Street/Avenue E.** As identified in Table 4.4.E, no suitable habitat for threatened or endangered species is present on Site 3. In addition, Site 3 is not located within any USFWS designated critical habitat and no plant or animal species listed by the state and/or federal government as endangered or threatened were identified on Site 3 during the field reconnaissance. Therefore, no impacts associated with this issue would occur and no mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. Housing that could be accommodated under this new land use district could be located in a portion of the City that may have suitable habitat for endangered or threatened species. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, there would be no significant impacts related to endangered or threatened species with implementation of this project component. No mitigation is required.

Mitigation Measures. The following measures have been identified to reduce the significance of potential impacts to endangered and threatened species that may occur within Sites 1 and 2.

4.4.6.1A Prior to the issuance of grading permits for Site 1, a habitat suitability assessment for the least Bell's vireo shall be conducted by a permitted biologist. Habitat surveys shall be conducted in accordance with the U.S. Fish and Wildlife Service survey guidelines and protocols. If suitable habitat exists for this species, **Mitigation Measure 4.4.6.1B** shall apply. If habitat for this species is not present on site, no further mitigation is required.

4.4.6.2B If the habitat suitability assessment determines that suitable habitat for the least Bell's vireo is present within Site 1, a focused survey for this species shall be required. If this species is determined to be present and nesting on site, consultation with the U.S. Fish and Wildlife Service and/or other regulatory agencies as appropriate shall be required to determine future mitigation prior to the issuance of grading permits for Site 1. The project proponent shall provide evidence to the City that the mitigation requirements established by the regulatory agencies for the least Bell's vireo have been satisfied prior to the issuance of grading permits.

4.4.6.2C Prior to the issuance of grading permits for Site 2, habitat suitability assessments for the Stephens' kangaroo rat and San Bernardino kangaroo rat shall be conducted. In the event that suitable habitat is discovered, **Mitigation Measure 4.4.6.2D** shall apply.

4.4.6.2D In the event that suitable habitat for Stephens' kangaroo rat and/or San Bernardino kangaroo rat is located within Site 2, small mammal trapping surveys for presence-

absence determination shall be conducted prior to any ground-disturbing activities on site. If presence/absence surveys and trapping determine that Stephens' kangaroo rat and/or San Bernardino kangaroo rat are present within the project site, coordination with the USFWS to determine further mitigation measures shall be required. The project proponent shall provide evidence to the City that the mitigation requirements established by the regulatory agencies for the Stephens' kangaroo rat and/or San Bernardino kangaroo rat prior to the issuance of grading permits.

Level of Significance after Mitigation. Through the implementation of the mitigation measures listed above and coordination with the regulatory agencies as appropriate, impacts related to endangered or threatened species would reduced to a less than significant level.

4.4.6.2 Candidate, Non-listed Sensitive, or Special Interest Species

Impact 4.4.6.2: *The proposed project has the potential to affect non-listed sensitive species.*

Threshold	Would the proposed project 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?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 may result in the subsequent development of the site with urban uses and may result in impacts to non-listed sensitive species. As identified in Table 4.4.F, of the 16 non-listed special interest species identified, 10 species are considered to be absent from Site 1 due to site's location outside the known range of the species and/or lack of suitable habitat. Six special interest species have a low or moderate probability of occurrence on Site 1. These species include:

Table 4.4.F: Candidate, Non-listed Sensitive, or Special Interest Species Occurrence Probability

Species	Occurrence Probability		
	Site 1	Site 2	Site 3
Santa Ana speckled dace (*Rhinichthys osculus* ssp.)	**None.** Suitable stream conditions absent.	**None.** Suitable stream conditions absent.	**None.** Developed site.
Orange-throated whiptail (*Aspidoscelis hyperythra***)**	**Low.** Known to occur in City limits.	**Low.** Known to occur near the site.	**None.** Developed site.
San Bernardino ringneck snake (*Diadophis punctatus modestus*)	**None.** Outside of species local range and habitat.	**None.** Outside of species local range and habitat.	**None.** Outside of species local range and habitat.
California mountain kingsnake (San Bernardino population) (*Lampropeltis zonata (parvirubra)*)	**None.** Outside of species local range and habitat.	**None.** Outside of species local range and habitat.	**None.** Outside of species local range and habitat.
Coast horned lizard (*Phrynosoma blainvillii (coronatum)*)	**None.** Lack of sage scrub habitat and high level of disturbance and alteration.	**None.** Sage scrub habitat and loose sandy soils are absent.	**None.** Developed site.
Two-striped garter snake (*Thamnophis hammondii*)	**None.** Outside of species local range and habitat.	**None.** Outside of species local range and habitat.	**None.** Developed site.

Table 4.4.F: Candidate, Non-listed Sensitive, or Special Interest Species Occurrence Probability

Species	Occurrence Probability		
	Site 1	Site 2	Site 3
Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*)	**Low.** Lack of sage scrub habitat and high level of disturbance and alteration.	**None.** Sage scrub habitat and loose sandy soils are absent.	**None.** Developed site.
Burrowing owl (*Athene cunicularia*)	**Low.** Site has numerous perching and nesting sites, but annual grasses and tree cover may be too dense and abundant for this species.	**Moderate.** Open annual grassland is suitable, but the vegetative cover is very dense.	**None.** Suitable habitat is not present and site is completely developed.
Northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*)	**Moderate.** Suitable habitat is present on site and species known to occur in local canyons.	**Low.** Suitable habitat is not present on site but species known to occur in Crafton Hills.	**None.** Developed site.
Western yellow bat (*Lasiurus xanthinus*)	**Low.** Suitable roosting sites present, but lacks open water.	**None.** Suitable roosting sites and habitat not present.	**Low.** Roosting trees present on site and in adjacent drainage, but lacks open water.
Yucaipa onion (*Allium marvinii*)	**None.** Clay soils not present.	**None.** Clay soils not present.	**None.** Developed site.
Plummer's mariposa lily (*Calochortus plummerae*)	**Low.** Observed within City limits in 1991, but mostly extirpated due to development.	**Low.** Observed in 1991 near Crafton Reservoir, but mostly extirpated due to development.	**None.** Developed site.
California satintail (*Imperata brevifolia*)	**None.** Flood control activities have eliminated any potential for this species on this site.	**None.** Suitable soil conditions absent.	**None.** Developed site.
Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*)	**None.** Site is outside of local range for this species.	**None.** Site is outside of local range for this species.	**None.** Site is outside of local range for this species.
Parish's bush mallow (*Malacothamnus parishii*)	**None.** Site is outside of local range for this species.	**None.** Site is outside of local range for this species.	**None.** Site is outside of local range for this species.
San Bernardino aster (*Symphyotrichum defoliatum (Aster defoliatus)*	**None.** Suitable soil conditions absent.	**None.** Suitable soil conditions absent.	**None.** Developed site.

- **Plummer's mariposa lily** (*Calochortus plummerae*). Although this species was observed within the City limits in 1991, the Plummer's mariposa lily was not observed on Site 1 during the biological resources survey. It is most likely no longer present due to development of adjacent sites and has a low probability of being present on Site 1; therefore, impacts to this species are not expected.
- **Southern California rufous-crowned sparrow** (*Aimophila ruficeps*). This species is known to occur in coastal sage scrub suburban areas adjacent to open space, transportation corridors, and undeveloped parcels. However, this species was not observed on site during the biological resources survey of Site 1 and is unlikely to nest on the site due to lack of suitable habitat. This species has a low probability of occurring on Site 1; therefore, impacts to this species are not expected.
- **Western yellow bat** (*Lasiurus xanthinus*). This species is known to occur in palms and other large trees near drainages; however, the western yellow bat was not observed during the

survey of Site 1. The probability of this species to be present on Site 1 is low because of the lack of a perennial stream or open water near the trees on the site; therefore, impacts to this species are not expected.

- **Orange-throated whiptail** (*Aspidoscelis hyperythra*). This species can be present in sandy washes. Although Site 1 does contain sandy washes, this species was not observed on site during the biological resources survey of the site. In addition, this species is unlikely to be present on Site 1 due to the lack of perennial scrub and oak woodland habitat. Therefore, impacts to this species are not expected.
- **Northwestern San Diego pocket mouse** (*Chaetodipus fallax*). The northwestern San Diego pocket mouse has moderate potential to occur on Site 1 due to the presence of sandy soil conditions and the dominant herbaceous vegetation. However, this species was not observed during the biological resources survey conducted for Site 1.
- **Burrowing owl** (*Athene cunicularia*). This species can be found in open, dry grasslands, agricultural and range lands, and desert habitats often associated with burrowing mammals. Although Site 1 contains annual grasses and tree cover that may be too dense, the site does have numerous perching and nesting sites. Therefore, **Mitigation Measures 4.4.6.2A** through **4.4.6.2C** have been identified.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 may result in the subsequent development of the site with urban uses and may result in impacts to non-listed sensitive species. As identified in Table 4.4.F, of the 16 non-listed special interest species identified, 12 species are considered to be absent from Site 2 due to its location outside the known range of the species and/or lack of suitable habitat. Four special interest species have a low or moderate probability of occurrence on Site 2. These species include:
  - **Plummer's mariposa lily.** Although this species was observed within the City limits in 1991, the Plummer's mariposa lily was not observed on Site 2 during the biological resources survey. It is most likely no longer present due to development of adjacent sites and has a low probability of being present on Site 2. This species has a low probability to occur on Site 2; therefore, impacts to this species are not expected.
  - **Orange-throated whiptail.** This species can be found in washes and other sandy areas with patches of brush and rocks, in chaparral, coastal sage scrub, juniper woodland, and oak woodland. Although this species to known to occur near Site 2, probability of occurrence for this species is low due to the lack of wide sandy washes, perennial scrub, and woodland habitat; therefore, impacts to this species are not expected.
  - **Northwestern San Diego pocket mouse.** This species is known to occur in Crafton Hills, where Site 2 is located. Although Site 2 is located within the known range of the species, the site lacks suitable soil conditions. In addition, this species was not observed during the biological resources survey conducted for Site 2. This species has a low probability to occur on Site 2; therefore impacts to this species are not expected.
  - **Burrowing owl.** This species can be found in open, dry grasslands, agricultural and range lands, and desert habitats often associated with burrowing mammals. Although Site 2 has suitable open annual grasslands, the annual grasses on Site 2 may be too dense and abundant for this species. In addition, this species was not observed during the biological resources survey conducted for Site 2. This species has a moderate potential to occur on Site, **Mitigation Measures 4.4.6.2A** through **4.4.6.2C** has been identified.

- **Site 3: California Street/Avenue E.** The rezoning of Site 3 may result in the subsequent redevelopment of the site with urban uses and may result in impacts to non-listed sensitive species. As identified in Table 4.4.F, all of the 16 non-listed special interest species identified are considered to be absent from Site 3 due to its location outside the known range of the species and/or lack of suitable habitat. In addition, none of these non-listed sensitive species was observed on site during the biological survey for Site 3. However, due to the presence of palms

and pines on site, bats, nesting owls, and raptors may be present. **Mitigation Measures 4.4.6.2A** through **4.4.6.2C** have been identified to ensure that these species are not significantly affected.

- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Although the creation of the new land use district would result in higher densities of residential uses within the City, the action does not exempt future development projects in this new land use district from subsequent CEQA analysis. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not include any ground-disturbing activities that would result in impacts to wildlife or plant life. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes to wildlife, plant life, or habitat. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Mitigation Measures. While several of the species identified above lack suitable habitat on site, they have been included due to the potential for the one of the sites to be within the range of the species. Similarly, some species may be listed even though the sites are outside of the traditional range of the species but potential habitat may be present on site and within a reasonable distance of the traditional range of the species. The following measures have been identified to reduce the significance of potential impacts to special status species:

4.4.6.2A If vegetation removal is to take place during the breeding/nesting season (i.e., February 1 through August 31) that may affect bats, raptors, or other avian species protected under the Migratory Bird Treaty Act, then a pre-construction nest survey shall be conducted by a qualified biologist to ensure that active nests are protected. Any such nest survey may be conducted at the same time as the pre-construction burrowing owl survey. The last survey day shall be conducted no more than 30 days prior to the commencement of ground-disturbing activity. If nesting birds are found, a qualified biologist shall be consulted regarding the relocation or extent of the buffer area around those nesting areas.

4.4.6.2B Within 30 days before the start of grading activities, a qualified biologist shall conduct a pre-construction focused survey for the burrowing owl to determine if burrowing owls have subsequently occupied the project site. The results of the pre-construction focused survey shall be submitted by the project proponent to the City as evidence that the pre-construction focused survey has been conducted. If future surveys determine the burrowing owl to be present on the project site, **Mitigation Measure 4.4.6.2C** shall apply. If future surveys determine the burrowing owl absent from the project site, no further mitigation is required.

4.4.6.2C If the pre-construction burrowing owl survey indicates the presence of burrowing owls on site, the following mitigation measures shall be required. Any mitigation for on-site impacts to the burrowing owl shall be included as part of the conditions of approval for the project. These conditions shall include, but shall not be limited to, the following:

- As compensation for the direct loss of burrowing owl nesting and foraging habitat, the project proponent shall mitigate by acquiring and permanently protecting known burrowing owl nesting and foraging habitat at the following ratio:
    - Replacement of occupied habitat with occupied habitat at 1.5 times 6.5 acres per pair or single bird.
    - Replacement of occupied habitat contiguous with occupied habitat at 2 times 6.5 acres per pair or single bird.
    - Replacement of occupied habitat with suitable unoccupied habitat at 3 times 6.5 acres per pair or single bird.
    - The project applicant shall establish a non-wasting endowment account for the long-term management of the preservation site for burrowing owls. The site shall be managed for the benefit of the burrowing owls. The preservation site, site management, and endowment shall be approved by the CDFG.
- All owls associated with an occupied burrow that will be directly affected (temporarily or permanently) by the project shall be relocated and the following measures shall be implemented to avoid take of owls:
    - Occupied burrows shall not be disturbed during the nesting season of February 1 through August 31, unless a qualified biological can verify through non-invasive methods that either the owls have not begun egg laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent flight.
    - Owls must be relocated by a qualified biologist for any occupied burrows that will be impacted by project activities. Suitable habitat must be available adjacent to or near the disturbance site or artificial burrows will need to be provided nearby. Once the biologist has confirmed that the owls have left the burrow, burrows shall be excavated using hand tools and refueled to prevent reoccupation.
    - All relocation shall be approved by the California Department of Fish and Game. The permitted biologist shall monitor relocated owls a minimum of three days per week for a minimum of three weeks. A report summarizing the results of the relocation and monitoring shall be submitted to the California Department of Fish and Game within 30 days following completion of the relocation and monitoring of the owls.
- A Burrowing Owl Mitigation Monitoring Plan prepared by a qualified biologist shall be submitted to the California Department of Fish and Game for review and approval prior to relocation of owls. The Burrowing Owl Mitigation Monitoring Plan shall describe proposed relocation and monitoring plans. The plan shall include the number and location(s) of occupied burrow sites and details on adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation of artificial burrows (numbers, locations, and type of burrows) shall be included in the plan. The plan shall also describe proposed mitigation to compensate for impacts to burrowing owls/occupied burrows at the project site.
- If owls must be moved away from the disturbance area, passive relocation techniques shall be used. One or more weeks will be necessary to accomplish this relocation and allow the owls to acclimate to alternative burrows. Owls must be relocated by a qualified biologist from any occupied burrows that will be affected by project activities. Suitable habitat is undeveloped land that can meet the burrowing owl's life cycle requirements (for both foraging and breeding) and is not intended for development. Suitable habitat must be adjacent or near the

disturbance site or artificial burrows will need to be provided nearby. Once the biologist has confirmed that the owls have left the burrow, burrows should be excavated using hand tools and refilled to prevent reoccupation.

Level of Significance after Mitigation. Implementation of the above-listed mitigation measures would reduce impacts to bats, migratory bird species, and non-listed special status species to a less than significant level.

4.4.6.3 Jurisdictional Waters

Impact 4.4.6.3: *The proposed land use changes have the potential to affect jurisdictional waters.*

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

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** Although a formal wetland delineation was not performed within the project site, results from the biological reconnaissance survey indicate that the project site contains several drainages that are potentially under the jurisdiction and regulatory requirements of ACOE, RWQCB, and CDFG. These potentially jurisdictional areas include, but are not limited to, areas within the project site that contain hydrophytic vegetation (i.e., vegetation communities such as southern willow scrub and mule fat scrub), wetland hydrology (i.e., drainages such as Chicken Springs Wash), and/or hydric soils.

  As illustrated in previously referenced Figure 4.4.1, the northwestern portion of Site 1 between Avenue E and Oak Glen Road has no potentially jurisdictional waters. This corner of the site has no gullies, swales, drainages, or streambeds that could be considered jurisdictional by CDFG, ACOE, or RWQCB. Within the larger portion of the site to the east, the eastern slopes contain deep gullies that now support mule fat/willow scrub. These gullies are the result of nuisance stormwater flows coming from the residential development located on 11th Street, east of the Site 1. These gullies may be subject to CDFG, ACOE, or RWQCB jurisdiction. Site 1 also contains a flood control channel associated with the Chicken Springs Wash. This site feature is likely to require a jurisdictional delineation to the streambed and riparian vegetation.

  The rezoning of Site 1 may lead to the subsequent development of the site with residential and commercial uses. The development of Site 1 has the potential to affect jurisdictional waters of the U.S. regulated by the ACOE and the RWQCB, as well as streambeds and associated vegetation regulated by the CDFG. Impacts to these potential jurisdictional areas cannot be accurately assessed until a formal wetland delineation is conducted to identify, evaluate, and map the extent of these potential jurisdictional areas more accurately. Direct impacts include impacts that would result in the temporary or permanent loss of a jurisdictional resource from construction-related activities and implementation following the rezoning of Site 1. Indirect impacts include increased dust that could compromise plant respiration, photosynthesis, and growth in a wetland vegetation community, and soil erosion and runoff that could result in the temporary or permanent loss of a jurisdictional resource. Any impacts to jurisdictional areas are considered significant. Impacts to jurisdictional areas should be minimized to the greatest extent practicable. Where impacts to jurisdictional areas cannot be avoided, mitigation would be required to reduce the impacts to below a level of significance. In addition, regulatory agencies often require that a buffer be maintained between jurisdictional waters and any development. **Mitigation Measures 4.4.6.3A** through **4.4.6.3C** have been identified to ensure that impacts to potentially jurisdictional areas are appropriately mitigated.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Site 2 is located at the base of Crafton Hills at the northwest corner of Yucaipa Boulevard and Sand Canyon Road. As illustrated in previously referenced Figure 4.4.2, runoff onto the site has eroded five deeply incised and steeply sloped gullies into the hillside. Sediment accumulates at the base of the hill and along Yucaipa Boulevard. The gullies do not connect directly with any storm drain culvert or catch basin. Any water that flows through the site empties directly onto Yucaipa Boulevard, a water-carrying street. The stormwater flows to municipal street catch basins or culverts off site.

  The isolated gullies or swales located within Site 2 boundaries are likely to be non-jurisdictional under CWA Section 404. While it is unlikely that the drainages on Site 2 would be considered jurisdictional, **Mitigation Measures 4.4.6.3A** through **4.4.6.3C** have been identified to ensure that any potential impacts are identified and reduced to the greatest extent possible.

- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home park and is located in a developed portion of the City. As illustrated in previously referenced Figure 4.4.3, a natural (unlined and unimproved) drainage is located along the southern boundary of Site 3. The drainage is not perennial but is shown on the USGS topographic map as a blue line stream. This drainage eventually enters into municipal storm drains and flood control channels that eventually drain into Yucaipa Creek approximately 3 miles away. Therefore, this drainage would be regulated by the ACOE, CDFG, and RWQCB.

  The rezoning of Site 3 may result in the subsequent redevelopment of the site with residential uses. The redevelopment of Site 3 may result in the disturbance of the drainage and associated vegetation located along the southern boundary. If avoidance of the drainage is not feasible, the redevelopment of Site 3 would likely require CWA Sections 404 and 401 permits, along with a CDFG streambed alteration permit. Due to the potential for temporary or permanent impacts to the channel, **Mitigation Measures 4.4.6.3A** through **4.4.6.3C** have been identified.

- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not include any ground-disturbing activities that would result in impacts to jurisdictional waters. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment. Therefore, there would be no significant impacts associated with implementation of this project component. No mitigation is required.

Mitigation Measures. The following mitigation measures have been identified to reduce the significance of potential impacts to jurisdictional waters:

4.4.6.3A Prior to the issuance of grading permits for Sites 1, 2, or 3, the project proponent shall conduct a formal jurisdictional delineation to determine the presence or absence of jurisdictional areas and the limits of jurisdictional areas should they be present. In

the event that jurisdictional waters are present on site, **Mitigation Measures 4.4.6.3B** and **4.4.6.3C** shall apply. If no jurisdictional waters are found to be present during the formal jurisdictional delineation, no further mitigation shall be required.

4.4.6.3B Prior to the issuance of grading permits for Sites 1, 2 or 3, the project proponent shall obtain a Section 404 permit from the U.S. Army Corps of Engineers (ACOE), a Section 1602 Agreement for Streambed Alteration from the California Department of Fish and Game (CDFG), and a certification or waiver from the Santa Ana Regional Water Quality Control Board (RWQCB). Specific mitigation requirements shall be negotiated with each agency during the permit process and shall incorporate approaches and measures identified during the consultation. Mitigation for the impacts to jurisdictional areas may include but shall not be limited to the following:

- Permanent impacts to wetlands may be mitigated at a minimum ratio of 1:1 in order to achieve no net loss of wetlands. Mitigation will occur through habitat restoration and/or enhancement of on-site habitat to the extent practical. If it is infeasible to mitigate entirely on site, alternative off-site mitigation, such as enhancement, creation, and restoration, may occur.
- Mitigation for temporal loss of habitat value and other compensatory mitigation, beyond the basic 1:1 replacement ratio could occur through purchase of mitigation bank credits from a location approved by the ACOE and CDFG under guidelines described by the resource and regulatory agencies through the permitting process, or through participation in another approved habitat mitigation bank.
- The amount of mitigation will be determined in coordination with the resource and regulatory agencies based on the quality and quantity of jurisdictional resources to be affected.
- Temporary impacts to ACOE jurisdictional areas may be mitigated at a 1:1 replacement ratio on site through revegetation efforts or through an approved mitigation bank.

4.4.6.3C Prior to the issuance of grading permits for Sites 1, 2, or 3, the project proponent shall provide evidence that compensation for the loss of jurisdictional resources has been completed as directed through consultation with the ACOE, CDFG, and RWQCB.

Level of Significance after Mitigation. To obtain authorization to disturb regulated jurisdictional resources, a permit applicant must identify the jurisdictional waters present, avoid the protected resources where possible, minimize the unavoidable impacts, and then provide compensatory mitigation for any remaining impacts. The first step of mitigation is to avoid impacts to wetlands or streams. When impacts cannot be avoided, the second step is to minimize impacts as much as possible. The last step of mitigation is compensation.

As part of the permit process, at the time of the development of the selected site, the project proponent will consult with the ACOE, CDFG, and RWQCB to ensure impacts to jurisdictional areas are appropriately mitigated. **Mitigation Measure 4.4.6.3.A** requires the project proponent to acquire the necessary permits, while **Mitigation Measure 4.4.6.3.B** requires the project proponent to compensate for the loss of jurisdictional resources. The amount, extent, and/or location of mitigation will be identified through the consultation process. It is assumed that the regulatory agencies will identify mitigation that fully compensates for the project-specific impact to jurisdictional resources that may result from the development of the proposed project. As compensatory mitigation will be identified through the permit process, and because adherence to the provisions of the permit is required to maintain permit authorization, it is reasonable to conclude that the mitigation identified will reduce impacts to jurisdictional resources to a less than significant level.

4.4.6.4 Adopted Biological Resource Policies and/or Ordinances

Impact 4.4.6.4: *The proposed project has the potential to conflict with local policies and ordinances protecting biological resources.*

Threshold	Would the proposed project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The City of Yucaipa has a Plant Protection and Management Ordinance (Municipal Code, Vol. II, Division 9) that applies to the proposed removal of oak trees, other native trees, and riparian habitats or any vegetation within 200 feet of a stream bank.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** As identified in the General Biological Resources Report, Site 1 has numerous tree of heaven and palo verde trees.[1] In addition to these trees, there is native riparian vegetation intermixed with the nonnative trees in the flood control channel. This vegetation includes sycamore, cottonwood, Goodding's willow, and mule fat. The subsequent development that could occur with the rezoning of Site 1 could result in the removal of the trees and riparian habitat, which would conflict with the City's Plant Protection and Management Ordinance. However, it is anticipated that the rezoning of Site 1 and the subsequent development that could occur on the site would avoid the removal of riparian habitat through preservation of the area containing such biological resources. To ensure that the rezoning of Site 1 does not conflict with the City's tree preservation policy, **Mitigation Measure 4.4.6.4A** has been identified. Other City policies aimed at protecting biological resources include policies identified in the City's General Plan. Previously referenced Table 4.4.D identifies policies applicable to the proposed project and the project's consistency with those policies.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** As identified in the General Biological Resources Report, Site 2 is entirely covered in annual nonnative grasses.[2] Since there are no trees or native riparian vegetation located on Site 2, the subsequent development that could occur with the rezoning of Site 2 would not conflict with the City's Plant Protection and Management Ordinance. Other City policies aimed at protecting biological resources include policies identified in the City's General Plan. Previously referenced Table 4.4.D identifies policies applicable to the proposed project and the project's consistency with those policies. As identified in Table 4.4.D, the rezoning of Site 2 would be consistent with the City's General Plan policies associated with biological resources and would not conflict with the City's Plant Protection and Management Ordinance. Therefore, no impacts associated with this issue would occur and no mitigation is required.
- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home park and contains ornamental and nonnative vegetation. Vegetation located on Site 3 is limited to a few scattered nonnative pine trees, cedars, and fan palms. The drainage located at the southern boundary of Site 3 supports tree of heaven and nonnative annual vegetation. The subsequent development that could occur with the rezoning of Site 3 would not result in the removal of any native trees on site as there are no native trees that occur within Site 3 boundaries. Other City policies aimed at protecting biological resources include policies identified in the City's General Plan. Previously referenced Table 4.4.D identifies General Plan policies applicable to the proposed project and the project's consistency with those policies. As identified in Table 4.4.D, the rezoning of Site 3 would be consistent with the City's General Plan policies associated with biological resources and would not conflict with the City's Plant Protection and Management Ordinance. Therefore, no impacts associated with this issue would occur and no mitigation is required.

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1 *General Biological Resources Report Housing Element Update, City of Yucaipa*, LSA Associates, Inc., June 2009.
2 Ibid.

- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Housing that could be accommodated under this new land use district could be located in a portion of the City that contains native trees or riparian habitat. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Development facilitated by these changes in regulations and procedures could involve intensification and reuse of properties within existing urban areas.

Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas in the City, which may result in development in areas containing native trees or riparian habitat. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment. Therefore, there would be no significant impacts associated with this issue would occur. No mitigation is required.

Mitigation Measure. The following measure has been identified to mitigate impacts associated with local biological resource policies or ordinances for Site 1:

4.4.6.4A Prior to the issuance of grading permits for Site 1, the project proponent shall prepare, submit, and receive approval from the City, a tree inventory survey for Site 1. This tree inventory survey shall be completed by a certified arborist as specified by Municipal Code, Vol. II, Division 9.

Level of Significance after Mitigation. Adherence to **Mitigation Measure 4.4.6.4A**, which requires a tree inventory to be prepared, would reduce the potential impacts related to any development that could occur on Site 1. The project proponent would be required to provide a tree inventory to the City regarding the number, location, and condition of trees and native vegetation located on Site 1. Because this analysis is required before the removal of any vegetation on Site 1, it is anticipated that impacts relating to this issue would be reduced to a less than significant level for Site 1.

4.4.7 Cumulative Impacts

The cumulative area for biological resources is the Yucaipa Valley, Crafton Hills, Wilson Creek, Mill Creek, Oak Glen, and foothills of the San Bernardino Mountains area. The implementation of other projects within this area could contribute to cumulative impacts to biological resources by reducing habitat area or disturbing jurisdictional waters or other sensitive natural communities. However, these cumulative projects are subject to their own environmental review including impact assessment and mitigation formulation. With implementation of mitigation, project-specific impacts to sensitive natural communities from the development of the proposed project would less than significant. Like the proposed project, with the implementation of mitigation measures, the cumulative projects' impacts would be no greater than the impacts defined for the proposed project. The incremental increase in impacts to sensitive natural communities would be considered a less than significant cumulative impact.

4.5 CULTURAL AND PALEONTOLOGICAL RESOURCES

This chapter identifies and evaluates the proposed project's potential to cause adverse impacts to archaeological, historical, and paleontological resources. These resources include, but are not limited to, prehistoric and historic artifacts, burials, sites of religious or cultural significance to Native American groups, and historic structures. This chapter provides a discussion of impacts potentially attributable to the proposed project components, the criteria used to determine impact significance to cultural resources, and mitigation to reduce the effect implementation of the proposed project would have on cultural and paleontological resources.

The analysis contained in this chapter is based on the following technical study prepared for the proposed project:

- *Cultural Resources Assessment of the Housing Element Update*, LSA Associates, Inc., June 29, 2009 (Appendix D of this EIR).

In addition to this technical study, the analysis contained in this chapter is also based on the following reference document:

- *City of Yucaipa General Plan Update,* City of Yucaipa, September 2004.

4.5.1 Existing Setting

4.5.1.1 Archaeological Resources

Archaeological resources are those associated with prehistoric cultural sites, prehistoric isolates, and the remnants of historic cultural sites that lack substantive building remnants such as roads and trails. Prehistoric cultural resources consist of those physical properties that predate the advent of written records in a particular region and are considered important to a culture, subculture, or community for scientific or humanistic reasons. These include geographic districts, structures, sites, objects, and other physical evidence of past human activity.

As indicated in the Cultural Resources Assessment (Appendix D of the EIR), twelve cultural resource studies have been conducted on Site 1, one cultural resource study has been conducted on Site 2, and no cultural resource studies have been completed for Site 3. These records indicate that there is one cultural resource located within the limits of Site 1. This resource, identified as Yukaipa't, is a village site that dates from the prehistoric period into historic periods. Based on the cultural resource assessment, no known cultural resources are located within the limits of Site 2. While currently developed as a mobile home park, records indicate a potential archaeological resource site may be located near the southern boundary of Site 3; however, there was no additional information regarding this site.

4.5.1.2 Historic Resources

The City identifies historic resources as intact structures of any type that are 50 years or more of age. These resources are sometimes referred to the "built environment" and include houses or other structures, irrigation works, and engineering features. Known cultural resources are those that have been identified through formal recognition in one or more of the following inventories: the National Register of Historic Places, the California Archaeological Inventory, the California Historic Resources Inventory, California Historical Landmarks, and Points of Historic Interest. Based on the City's General Plan, there are seven historic building sites that are located within the City limits.

The Cultural Resources Assessment identifies one historic feature (CA-SBR-1000/H) within the limits of Site 1. This historic feature is on the California Historical Landmarks list and is eligible for the National Register of Historic Places (National Register) and the California Register of Historical

Resources (California Register). The Cultural Resources Assessment did not identify any historic buildings or features within the boundaries of Sites 2 and 3.

4.5.1.3 Paleontological Resources

Geological mapping of Yucaipa indicates that potentially fossiliferous sediments including Pleistocene alluvium occur in the region. The fossiliferous San Timoteo Formation of Pliocene to early Pleistocene age is located south of the City, in Beaumont, and near the Cities of Banning and Calimesa. Paleontological salvages and studies in the area indicate that the San Timoteo Formation is very fossiliferous and has a high potential to produce additional nonrenewable paleontological resources.

The City considers a "high" paleontological sensitivity exists in sedimentary units that previous studies have identified as having a high potential of containing significant nonrenewable vertebrate or invertebrate fossils. The Yucaipa General Plan identifies that all of Site 3, as well as portions of Sites 1 and 2, are located in areas of high paleontological sensitivity.[1]

4.5.1.4 Ethnographic Context

Prior to the appearance of European settlers, the Yucaipa Valley supported a population of Serrano Indians who were members of the Shoshonean linguistic family. The Serrano lived in a village located in what is now known as the Dunlap Acres area. This village was occupied most of the year due to plentiful food and water supplies. This area was likely used as a seasonal habitation site during the Late Prehistoric or Protohistoric periods. Hunter gatherers may have used the site during the winter and spring months to procure and process game and then moved to upland areas during the summer and fall.[2] There is evidence that the residents of the site had good access to an east-west trade route that moved goods from the east toward the Pacific coast.[3]

4.5.2 Policies and Regulations

4.5.2.1 Federal Regulations

National Historic Preservation Act (NHPA) of 1966 (as amended), Section 106. The NHPA established a national policy of historic preservation in order to protect, rehabilitate, restore, and reuse districts, sites, buildings, structures, and objects significant in American architecture, history, archaeology, and culture. The NHPA established the National Register, State Historic Preservation Offices (SHPOs) and programs, and the Advisory Council on Historic Preservation. The NHPA applies to all properties on or eligible for inclusion in the National Register. The Section 106 review process requires consultation to mitigate damage to "historic properties" (defined per 36 CFR 800.16[1] as places that qualify for the National Register), including Native American traditional cultural places (TCPs). Evaluation of cultural resources consists of determining whether it is significant (i.e., whether it meets one or more of the criteria for listing in the National Register). These eligibility criteria are defined in 36 CFR 60.4 as follows:

> The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association:
>
> A. That is associated with events that have made a significant contribution to the broad patterns of our history;

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1 *Exhibit XII-3 Paleontological/Historical Sites, Open Space and Conservation Element,* City of Yucaipa General Plan Update, September 2004.

2 *Village Life at Yukaipa't: Archaeological Data Recovery at CA-SBR-1000, Yucaipa California*, Statistical Research Inc., June 1996.

3 Ibid.

B. That is associated with the lives of persons significant in our past;

C. That embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; and/or

D. That has yielded, or may be likely to yield, information important to prehistory or history.

4.5.2.2 State Regulations

California Environmental Quality Act. A "historic resource" includes, but is not limited to, any object, building, site, area, place, record, or manuscript that is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.[1] CEQA mandates that lead agencies consider a resource "historically significant" if it meets the criteria for listing in the California Register. Such resources meet this requirement if they (1) are associated with events that have made a significant contribution to the broad patterns of California history, (2) are associated with the lives of important persons in the past, (3) embody distinctive characteristics of a type, period, region, or method of construction, and/or (4) represent the work of an important creative individual or possesses high artistic value.[2] These criteria mimic the criteria utilized to determine eligibility for the National Register.

In addition, CEQA Guidelines Section 15064.5(f) recognizes that historical or unique archaeological resources other than potential Native American burials may be accidentally discovered during project construction. This guideline recommends that immediate evaluation defined by qualified archaeologists be included in mitigation measures. This guideline also recommends that if the find is determined to be a historical or unique archaeological resource, that contingency funding and time allotments sufficient to allow for implementation and avoidance measures be available.

Senate Bill 18 (SB 18). Signed into law in September 2004, and effective March 1, 2005, SB 18 permits California Native American tribes recognized by the Native American Heritage Commission (NAHC) to hold conservation easements on terms mutually satisfactory to the tribe and the landowner. The term "California Native American tribe" is defined as "a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC."

The bill also requires that, prior to the adoption or amendment of a city or county's general plan, the city or county consult with California Native American tribes for the purpose of preserving specified places, features, and objects located within the city or county's jurisdiction. SB 18 also applies to the adoption or amendment of specific plans. This bill requires the planning agency to refer to the California Native American tribes specified by the NAHC and to provide them with opportunities for involvement.

As part of the NOP process and in accordance with SB 18 Native American Consultation requirements, the City of Yucaipa mailed letters to each of the local Native American Tribes. The letters included a brief project description and map showing the project locations, and asked that the tribes contact the City of Yucaipa Community Development Department with input regarding the presence of cultural resources in the project area. One tribe (Soboba Band of Luiseño Indians) (Tribe) requested further consultation and future updates in regard to the Housing Element Implementation Program. In its communication with the City, the Tribe concluded that while the project sites lie outside the limits of its existing reservation, the project area does fall within the bounds of its Tribal

[1] Public Resources Code, Section 5020.1(j).
[2] Public Resources Code, Section 5024.1(c).

Traditional Use Area, is in close proximity to known village sites, and is a shared use area that was used in ongoing trade with the Luiseño and Cahuilla people. The Tribe requested the following actions:

- Government-to-government consultation per applicable provisions of Senate Bill 18, including the transfer of information regarding the progression of the project, should be conducted as new development occurs;
- The Tribe be regarded as the lead consulting tribal entity for the project;
- That Tribal monitors be present during ground-disturbing operations, surveys, and archaeological testing; and
- Proper procedures identified by the Tribe related to the treatment and disposition of cultural artifacts be honored.

The consultation correspondence between the City and the Tribe is included in Appendix A of the Draft EIR. No other communication or correspondence with the other notified Native American tribal entities was received prior to the distribution of the Draft EIR.

California Health and Safety Code. The California Health and Safety Code §7050.5 states that if human remains are discovered on site, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition. If the Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the NAHC. This regulation is applicable to any project where ground disturbance would occur.

4.5.2.3 Local Policies

City of Yucaipa General Plan Policies. The City's General Plan includes policies and goals that aim to preserve cultural resources within the City. Table 4.5.A identifies goals and policies that apply to the proposed Housing Element Implementation Program.

Table 4.5.A: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
City of Yucaipa General Plan Open Space and Conservation Element		
Policy OS-2.A	Require cultural resource surveys for all discretionary land use proposals in areas identified as sensitive (See Exhibit XII-3 of the City of Yucaipa General Plan, Paleontological/Historical Sites).	The project is consistent with this policy. Refer to Mitigation Measure 4.5.6.1C.
Policy OS-11.A	Because portions of the City could have cultural resource sensitivity, the following measures are required for all new project proposals that are located in areas identified by the County Museum as having potential cultural resources. 1. A cultural resource field survey and evaluation prepared by a qualified professional shall be required with project submittal. The format of the report and standards for evaluation shall follow the "Guidelines for Cultural Management Reports submitted to the San Bernardino County Office of Planning." 2. Mitigation of impacts to important cultural resources shall follow the standards established in Appendix K of the CEQA Guidelines as amended to date.	The project is consistent with this policy. Refer to Mitigation Measure 4.5.6.1C.

Table 4.5.A: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
Policy OS-11.B	Because archaeological and historic resources occur in all environmental and topographic contexts, including many areas not mapped on the Cultural Resource Overlay of the Resource Overlay Maps, all land use applications in planning areas lacking Cultural Resource Overlays and in lands outside of planning areas that involve disturbance of previously undisturbed ground shall be subject to a review of potential impacts to cultural resource as follows. 1. A preliminary cultural resource review shall be conducted by the Archaeological Information Center at the San Bernardino County Museum prior to application acceptance. 2. Should the preliminary review indicate the presence of known cultural resource or moderate to high sensitivity for the potential presence of cultural resources, a field survey and evaluation prepared by a qualified professional shall be required with project submittal. The format of the report and standards for evaluation shall follow the "Guidelines for Cultural Resource Management Reports submitted to the San Bernardino County Office of Planning." 3. Mitigation measures for impacts to important cultural resources shall follow the standards established in Appendix K of the CEQA Guidelines as amended to date.	The project is consistent with this policy. Refer to Mitigation Measure 4.5.6.1C.
Policy OS-11.C	When such resources cannot feasibly be preserved in place, preserve the information they contain through implementation of appropriate data recovery programs in conjunction with the Yucaipa Valley Historical Society.	The project is consistent with this policy. Refer to Mitigation Measure 4.5.6.1G.
Policy OS-11.D	Because the underlying purpose of both avoidance/preservation in place and data recovery as forms of mitigation of impacts to cultural resources is the preservation of information and heritage values such resources contain, standards for reporting, curation and site avoidance shall be as follows. 1. Site record forms and reports of surveys, test excavations, and data recovery programs shall be filed with the Archaeological Information Center at the San Bernardino County Museum and shall be reviewed and approved in consultation with that office. Preliminary reports verifying that all necessary archaeological and historical fieldwork has been completed shall be required prior to project grading and/or building permits. Final reports shall be submitted and approved prior to project occupancy permits. 2. Any artifacts collected or recovered as a result of cultural resource investigations shall be catalogued per County Museum guidelines and adequately curated in an institution with appropriate staff and facilities for their scientific information potential to be preserved. 3. When avoidance or preservation of an archaeological site or historic structure is proposed as a form of mitigation, a program detailing how such long-term avoidance or preservation is assured shall be developed and approved prior to conditional approval.	The project is consistent with this policy. Refer to Mitigation Measures 4.5.6.1C through 4.5.6.1E.

Table 4.5.A: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
Policy OS-12.A	Because contemporary Native Americans have expressed concern over the handling of the remains of their ancestors, particularly with respect to archaeological sites containing human burials or cremations, artifacts of ceremonial or spiritual significance and rock art, the following actions shall be taken when decisions are made regarding the disposition of archaeological sites that are the result of prehistoric or historic Native American cultural activity. 1. The Native American Heritage Commission and local reservation, museum, and other concerned Native American leaders shall be notified in writing of any proposed evaluation or mitigation activities that involve excavation of Native American archaeological sites and their comments and concerns solicited. 2. The concerns of the Native American community shall be fully considered in the planning process.	The project is consistent with this policy. Refer to Section 4.5.5.1 and Mitigation Measure 4.5.6.1G.
Policy OS-13.A	Because development activities that involve substantial grading in areas of known or potential paleontologic sensitivity have the potential to destroy significant fossil resources, such projects mapped on the Paleontologic Overlay shall be subject to the following standards. 1. In areas of potential but unknown sensitivity, field surveys prior to grading shall be required to establish the need for paleontologic monitoring. 2. Projects requiring grading plans that are located in areas of known fossil occurrences on the overlay or demonstrated in a field survey to have fossils present shall have all rough grading (cuts greater than three feet) monitored by trained paleontologic crews working under the direction of a qualified professional so that fossils exposed during grading can be recovered and preserved. Fossils include large and small vertebrate fossils, the later recovered by screen washing of bulk samples. 3. All recovered specimens shall be prepared to the point of identification and adequately curated into retrievable collections of an institution with appropriate staff and facilities for their scientific information potential to be preserved. 4. A report of findings with an itemized accession inventory shall be prepared as evidence that monitoring has been successfully completed. A preliminary report shall be submitted and approved prior to the granting of building permits, and a final report shall be submitted and approved prior to the granting of occupancy permits. The adequacy of paleontologic reports shall be determined in consultation with the Curator of Earth Science of the San Bernardino County Museum.	The project is consistent with this policy. Refer to Mitigation Measure 4.5.6.2A.

4.5.3 Methodology

Research. A records search was conducted at the San Bernardino Archaeological Information Center (SBAIC) located at San Bernardino County Museum. The records search results indicate that one cultural resource (archaeological site number CA-SBR-1000/H) is located within the boundaries of Site 1. No cultural resources are recorded within the other two sites. Twelve cultural resource studies have been conducted within Site 1; one cultural resource study has been conducted at Site 2; and no cultural resource studies have been conducted on Site 3.

Field Survey. On June 18, 2009, an LSA archaeologist conducted a site visit to confirm the on-site conditions. The site visit revealed that Sites 1 and 2 remain largely in their natural and undeveloped state, while Site 3 is developed with mobile home housing, and ground visibility is obscured by site development.

4.5.4 Thresholds of Significance

Based on Appendix G of the *CEQA Guidelines*, the effects of the project on cultural resources are considered to be significant if the proposed project would:

- Cause a substantial adverse change in the significance of a historical resources as defined in § 15064.5;
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5;
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; and/or;
- Result in any disturbance of human remains, including those interred outside of formal cemeteries.

4.5.5 Less Than Significant Impacts

The following impacts were determined to be less than significant. In each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards, and policies would reduce potential impacts to a less than significant level.

4.5.5.1 Human Remains

Threshold	Would the proposed project disturb any human remains, including those interred outside of formal cemeteries?

Program 3.a (Site-Specific and Creation of New Land Use District): Three potential sites have been identified, one of which would be rezoned for potential development of residential units with a density of 20–24 units/acre. Program 3.a also includes the creation of a new land use district RM-24 (Multiple Residential, 24 units per acre maximum). The creation of the new land use district RM-24 would allow a higher density of residential uses within the City but would not preclude future development projects within this district from subsequent environmental review.

- **Site 1: Oak Glen Road/Colorado Street.** Site 1 is currently undeveloped. A historic Native American village is located on the northernmost portion of Site 1. While it is currently unknown whether human remains associated with this village occur within the boundaries of the site, should construction occur on this site, a potential would exist that human remains could be uncovered. In the event human remains are discovered during grading or construction activities within any of the three sites, compliance with State law (Health and Safety Code § 7050.5) (HSC § 7050.5) would be required. These requirements are imposed on any construction activity in which human remains are detected, and include the following provisions:
    - There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
        - The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required; and
        - If the coroner determines the remains to be Native American:

    - The coroner shall contact the Native American Heritage Commission within 24 hours.
    - The NAHC shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
    - The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code § 5097.98 (PRC § 5097.98), or
  - Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further and future subsurface disturbance pursuant to PRC § 5097.98(e).
    - The NAHC is unable to identify a most likely descendant.
    - The most likely descendant is identified by the NAHC, fails to make a recommendation within 48 hours of being granted access to the site; or
    - The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.

The measures established in HSC § 7050.5 mirror those referenced by the Tribe in its correspondence with the City. Compliance with existing State law would ensure that impacts related to the discovery of buried human remains would be less than significant and no mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Site 2 is currently undeveloped. No evidence suggesting the project site has been utilized in the past for human burials has been identified. In the unlikely event human remains are discovered during grading or construction activities on Site 2, HSC § 7050.5 requires that no further disturbance shall occur until the County Coroner has made determination of the origin and disposition pursuant to PRC § 5097.98. Because adherence to provisions of Health and Safety Code § 7050.5 is required of all development projects, and because adherence to the requirements in State law sufficiently mitigates for potential impacts to human remains, no significant impact related to this issue will occur. No mitigation is required.
- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home park. Since this site has already been developed and there has been previous ground disturbance, the probability of human remains being discovered during any subsequent redevelopment of the site is unlikely. However, in the event that human remains are discovered during any subsequent grading and construction activities on this site, adherence to HSC § 7050.5 would ensure that any potential impacts to human remains would be less than significant. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) would establish development standards and procedures for multifamily development at a density of 20 to 24 units per acre in the General Plan Land Use Element and Development Code. The creation of the new land use district is an administrative action which would not physically result in the disturbance of land.

  Housing that could be accommodated under this new land use district could be located in a portion of the City that may contain previously undiscovered human remains. However, similar to the impact that would result from the rezoning and potential subsequent development of the three alternative sites, in the event that human remains are discovered, HSC § 7050.5 would apply. Adherence to applicable provisions of this code would reduce any potential impacts to human remains to a less than significant level. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Development facilitated by these changes in regulations and procedures could involve intensification and reuse of properties within existing urban areas.

Like the creation of a new land use district, this component of the proposed project consists of administrative actions that would not physically result in the disturbance of land. These administrative actions would allow for such development to occur within the City but would not preclude future development projects from subsequent environmental review. Nonetheless, it is anticipated that adherence to HSC § 7050.5 would reduce any potential impacts to human remains to a less than significant level. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Similar to what was identified for Program 4.a, development facilitated by these changes in regulations may involve intensification and reuse of properties within existing redevelopment areas within the City. Adherence to HSC § 7050.5 would reduce any potential impacts to human remains to a less than significant level. No mitigation is required.

4.5.6 Significant Impacts

The following impacts were determined to be potentially significant. In each of the following issues, mitigation measures have been recommended to reduce the significance of the identified impacts.

4.5.6.1 Historic or Prehistoric Cultural Resources

Impact 4.5.6.1: *The proposed land use actions and potential subsequent land development that may occur have the potential to disturb subsurface historic or prehistoric archaeological resources.*

Threshold	Would the proposed project cause a substantial adverse change in the significance of a historical or archaeological resource pursuant to 15064.5 of the State CEQA Guidelines?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of up to a maximum of 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 acres of open space land uses on an approximately 57-acre site. As part of the review of potential impacts this site, a records search was conducted at the SBAIC.[1] This records search sought to identify possible prehistoric and historic resources previously recorded within and adjacent to each of the three sites. Data retrieved during the records search revealed that twelve cultural resource studies have been conducted within the boundaries of Site 1. These studies indicate that one cultural resource (CA-SBR-1000/H) is located within Site 1.

  Cultural resource CA-SBR-1000/H is a village site that dates from the prehistoric period. The site has been studied extensively by archaeologists since 1947. The multi-component village site is designated as California Historical Landmark Number 620 and is eligible for the National Register and the California Register.[1,2]

[1] *Cultural Resources Assessment of the Housing Element Update,* LSA Associates, Inc., June 29, 2009.
[2] *Village Life at Yukaipa't: Archaeological Data Recovery at CA-SBR-1000, Yucaipa, California,* Statistical Research, Inc., June 1996.

Mitigation of this village site was partially completed through a data recovery excavation conducted in the 1990s for the realignment of Avenue E. This data recovery excavation focused on 5,966 lithic artifacts, 72 ground stone artifacts, 26,817 bone fragments, and 93 ceramic artifacts. Previous investigations of the village site also yielded manos, metates, mortars, pestles, and stone and shell beads.[1]

One archaeological survey has been conducted that included the majority of Site 1. Two additional archaeological surveys have been conducted for Site 1, focusing mostly on the northern portions of the site. Since Site 1 is currently undeveloped, a potential exists that subsequent development that may occur upon rezoning of the site would disturb resources associated with the previously identified village site CA-SBR-1000/H and/or other artifacts that may possess a historic or cultural significance. To reduce potential significant impacts to cultural resources for Site 1, **Mitigation Measure 4.5.6.1A** has been identified to offset impacts to the previously identified village site, while **Mitigation Measures 4.5.6.1B** through **4.5.6.1F** have been identified to reduce impacts that may result from the detection of potential cultural resources that may occur within the limits of Site 1.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** A records search at the SBAIC was conducted for Site 2.[2] Data from the SBAIC indicate that one cultural resource study has been conducted within Site 2 and no previously identified cultural resources are located within the limits of this alternative site. While the potential rezoning of Site 2 is an administrative action that would not result in physical changes on Site 2, subsequent development activities could result in the discovery of previously unidentified cultural or archaeological resources. **Mitigation Measures 4.5.6.1B** through **4.5.6.1F** have been identified to reduce potential significant impacts to cultural resources for future Site 2 development.
- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home community. Based on the records search conducted at the SBAIC, no cultural resources studies have been conducted within the limits of Site 3.[3] However, a potential archaeological site was identified near the southern boundary of Site 3. No other information regarding this site was listed in the records database. Due to the developed nature of Site 3, the existence of this potential archaeological site cannot be verified during the records check or site visit. While the rezoning of Site 3 is an administrative action that would not result in physical changes to the environment, subsequent development activities could uncover previously undetected cultural resources. **Mitigation Measures 4.5.6.1E** and **4.5.6.1F** have been identified to reduce the significance of any potential cultural resource impact that may result from development on this alternative site.
- **Creation of New Land Use District.** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) would establish development standards and procedures for multifamily development at a density of 20 to 24 units per acre in the General Plan Land Use Element and Development Code. Housing that could be accommodated under this new land use district could be located in a portion of the City that contains significant historical or archaeological resources. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Development facilitated by these changes in

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1 *Village Life at Yukaipa't: Archaeological Data Recovery at CA-SBR-1000, Yucaipa, California,* Statistical Research, Inc., June 1996.

2 *Cultural Resources Assessment of the Housing Element Update,* LSA Associates, Inc., June 29, 2009.

3 Ibid.

regulations may involve intensification and reuse of properties within different areas within the City, which may result in impacts to cultural resources. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment. Therefore, there would be no significant impacts to cultural resources with implementation of this project component. No mitigation is required.

Mitigation Measures. The following measures have been identified to reduce potential impacts to prehistoric and historic cultural resources:

4.5.6.1A Prior to the issuance of grading permits for any development on Site 1, the project proponent shall provide evidence to the City that cultural resource CA-SBR-1000/H has been placed within a permanent conservation easement or dedicated open space area. The conservation easement/dedicated open space area shall be recorded on all tentative tract maps/development plans submitted for Site 1.

4.5.6.1B Prior to the issuance of grading permits for any subsequent development on either Sites 1 or 2, the project proponent shall prepare and submit to the City for review and approval, a Cultural Resources Assessment (Phase I Assessment) that covers the entirety of the project site. The Cultural Resources Assessment shall be prepared by personnel determined to be qualified by the City. In the event no potential cultural resources are identified within areas planned for development, no further studies are required. If the site-specific Cultural Resources Assessment identifies potential cultural resources within the area(s) planned for development, **Mitigation Measure 4.5.6.1C** shall apply.

4.5.6.1C In areas planned for development in which potential cultural resources have been identified, the project proponent shall submit to the City for review and approval prior to the issuance of grading permits, a Phase II (i.e., test-level) Cultural Resources Report. The Phase II survey shall include, but shall not be limited to, the definition of site boundaries, information and analysis on the structure, content, nature, depth of subsurface cultural deposits and features, and site integrity. This information shall be used to address the National Register of Historic Places (National Register)/California Register of Historic Resources (California Register) eligibility requirements for the resource in question, and make recommendations as to the suitability of the resource for listing in either Register. Prior to the issuance of grading permits, the project proponent shall provide evidence to the City that the measures required to mitigate impacts to any identified cultural resource have been fully satisfied.

In the event any identified cultural resource is determined be eligible for listing in the National Register or California Register, then **Mitigation Measure 4.5.6.1D** shall apply.

4.5.6.1D If any cultural resource located within an area planned for development is identified as being potentially eligible for listing in either the National Register or California Register, and project designs cannot be altered to avoid disturbing the resource, a Phase III Cultural Resources Assessment shall be prepared. The survey shall be

submitted to the City, the appropriate Native American Tribe (if applicable), and the State Historic Preservation Officer (SHPO) for review and approval. Prior to the issuance of grading permits, the project proponent shall provide evidence to the City that the measures required by the City, State, and/or other authority to mitigate for impacts to a National Register or California Register eligible resource have been fully satisfied.

4.5.6.1E Prior to the issuance of grading permits for development on any of the alternative sites, the project proponent shall submit evidence to the City that qualified (as determined by the City) archaeologist(s) have been retained to monitor ground-disturbing activities. The project proponent shall submit to the City for review and approval, a monitoring plan that establishes (at a minimum) the amount, location, and duration of monitoring activities; identify the authority granted to monitors to halt or redirect grading operations; and the process that will be followed in the event a potential cultural resource is detected during grading operations. As determined necessary by the City, the monitoring personnel may include participant-observer(s) from the Native American entity who has responded to consultation request for this project. Prior to commencement of ground-disturbing activities, the project proponent shall further submit evidence to the City that the construction contractor has been provided information regarding the purpose, need, and authority of the on-site monitors, as well as the practices required to safeguard previously identified or potential cultural resources.

4.5.6.1F Notwithstanding the results of any cultural resource assessment, in the event potential cultural or archaeological resources are uncovered or discovered during construction activities within any area planned for development on any of the alternative sites, no further excavation or disturbance of the area where the resources were found shall occur until a qualified archaeologist evaluates the find. If the find is determined to be a potentially significant archaeological resource, the project applicant shall, consult with the City to determine the appropriate actions as required by Public Resources Code Section 21083.2(b), (c) and (d). As appropriate further assessment via the efforts detailed in **Mitigation Measures 4.5.6.1B** through **4.5.6.1D** shall be required. Prior to the continuation of ground-disturbing activities in the vicinity of the find, the project applicant shall provide evidence to the City that appropriate measures have been taken to fully satisfy applicable cultural resource protection requirements established by the City, State, and/or other authority.

Level of Significance After Mitigation. Adherence to **Mitigation Measures 4.5.6.1A** through **4.5.6.1F** would reduce potential cultural resource impacts associated with subsequent development on the three alternative sites to a less than significant level.

4.5.6.2 Paleontological Resources

Impact 4.5.6.2: *The proposed land use actions and potential subsequent land development that may occur have the potential to disturb previously undetected subsurface paleontological resources.*

Threshold	Would the proposed project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of the site itself is an administrative action that would not result in a physical change in the environment. However, subsequent development that may be facilitated by the rezoning of this site would result in ground-disturbing activities. A previous paleontological investigation of Site 1 identified 50 paleontological resource

localities in the vicinity from exposures of the San Timoteo Formation. Two paleontological localities (SBCM 05.003.206 and 05.003.207) containing numerous small mammal remains were located within the boundaries of Site 1 during a 1996 site investigation.[1] The City's General Plan identifies Site 1 as having a high sensitivity for paleontological resources;[2] therefore, it is possible that previously unidentified paleontological resources could be affected by future ground-disturbing activities. **Mitigation Measures 4.5.6.2A** and **4.5.6.2B** have been identified to reduce potential significant impacts to paleontological resources for future Site 1 development.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** As with Site 1, while rezoning of this site would not in itself result in a physical change in the environment, on-site development that may occur in the future would require grading and ground disturbances. Like Site 1, Site 2 is located in an area of high paleontological sensitivity; therefore, it is possible that previously unidentified paleontological resources could be affected by future ground-disturbing activities. **Mitigation Measures 4.5.6.2A** and **4.5.6.2B** have been identified to reduce potential significant impacts to paleontological resources for future Site 2 development.
- **Site 3: California Street/Avenue E.** The City identifies portions of Site 3 (10 acres) as having a high sensitivity for paleontological resources.[3] The rezoning of the site itself is an administrative action that would not require a physical change in the environment. The site has been previously developed with mobile home uses, and no paleontological resource has previously been detected within the limits of the property. Due to the site's underlying geologic formation(s) and paleontological sensitivity, a potential exists that previously undetected paleontological resources could be encountered in the event that ground-disturbing activities occur on this site. **Mitigation Measures 4.5.6.2A** and **4.5.6.2B** have been identified to reduce potential significant impacts to paleontological resources.
- **Creation of New Land Use District.** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) is an administrative action that would not result in a physical change in the existing environment. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas within the City, which may result in impacts to paleontological resources. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. As with other Citywide non-site-specific actions, subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation

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1 *Paleontologic Assessment George Polycrates and Associates Development Project City of Yucaipa, San Bernardino County, California*, Paleontologic Resource Assessment Program, San Bernardino County Museum, September 1996.

2 *Exhibit 26 – Historical Sites/Paleontological Sensitivity*, *Yucaipa Master Environmental Assessment*, J.L. Webb Planning, Inc., June 1992.

3 Ibid.

of this project component only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Mitigation Measures. The following mitigation measures have been identified to reduce potential impacts to paleontological resources:

4.5.6.2A Prior to the issuance of grading permits for development in areas identified by the City as possessing a high sensitivity for paleontological resources, the project proponent shall submit evidence to the City that a qualified (as determined by the City) vertebrate paleontologist has been retained to monitor any on-site ground-disturbing activity.

4.5.6.2B Prior to the initiation of any on-site excavation and/or grading, the project proponent shall submit to the City for review and approval a plan or program developed to mitigate impacts in the event paleontological resources are identified within the area of planned disturbance. This plan/program shall include, but not be limited to, the following measures:

- A qualified paleontological monitor shall be on site during grading and excavation operations of areas determined to be of high paleontological sensitivity. The paleontological monitor shall be empowered to halt or divert equipment temporarily in the event suspected paleontological resources are encountered. The qualified monitor shall be equipped to salvage paleontological specimens as they are unearthed to avoid construction delays.
- The paleontological monitor shall be equipped to collect and remove samples of sediments that are likely to contain the remains of small fossil mammals. To avoid significant construction delays, these sediments shall be removed from the area of active grading or off site for further investigation.
- All recovered paleontological specimens, including small vertebrates contained in sediment samples, shall be prepared to a point of identification.
- All recovered paleontological specimens shall be identified and curated at an established museum repository with retrievable storage.
- A report that documents the findings of the program shall be prepared. The report shall provide an itemized inventory of the recovered specimens. Submission of the final report and inventory shall be submitted to the City of Yucaipa and shall represent completion of the Program to Mitigate Impacts to Paleontological Resources.

Level of Significance After Mitigation. Adherence to **Mitigation Measures 4.5.6.2A** and **4.5.6.2B** would reduce potential impacts to paleontological resources to a less than significant level. These mitigation measures will ensure that impacts associated with ground-disturbing activities at the selected site are reduced to the greatest extent feasible.

4.5.7 Cumulative Impacts

The cumulative area for cultural resources is the City of Yucaipa. There is existing evidence of pre-European usage on at least one of the three alternative project sites. Implementation of the proposed project would require measures to identify, recover, and/or record any cultural and/or paleontological resource that may occur within the limits of the selected site. Potential impacts associated with human remains would be reduced to a less than significant level through adherence to existing State law. There are no projects that would, in combination with the proposed project, result in any significant cumulative impacts on historical, archaeological, or paleontological resources, or in

impacts to human remains. Like the proposed project, any other projects within the City would be required to adhere to similar mitigation measures that would reduce the potential for any individual or cumulative impacts. Therefore, the proposed project would have a less than significant cumulative impacts associated with cultural resources.

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4.6 GEOLOGY AND SOILS

This chapter describes the location of the proposed project relative to the known geologic features and soil conditions and qualitatively evaluates potential impacts. Additionally, this chapter evaluates whether development on the sites would significantly be affected by fault rupture, seismic shaking, erosion or unstable slopes, liquefaction, settlement, expansive soils, or other soil or geologic conditions. This chapter is based in part on general geologic information and maps available from the California Division of Mines and Geology (CDMG) and the *Soil Survey of San Bernardino County, Southwestern Part,*[1] which are incorporated by reference. This chapter is also based in part on the following documents:

- *City of Yucaipa General Plan Update*, City of Yucaipa, September 2004; and
- *Geologic Investigation of Faulting, Yucaipa Park Plaza,* prepared by G. A. Nicoll and Associates, Inc., January 6, 1992.

4.6.1 Existing Setting

The City of Yucaipa is located in a tectonically-active region near the boundary of the Pacific and American crustal plates. This boundary is generally marked by the San Andreas Fault Zone, which extends through the southwestern portion of the County. This active tectonic environment has strongly influenced the geologic and physiographic history of the City.[2]

The valley region of San Bernardino County incorporates portions of two major physiographic provinces delineated by tectonic structures: the Transverse Ranges and Peninsular Ranges provinces. The Transverse Ranges province is a structurally complex region of east-west trending mountain ranges and valleys separated by faults. The east-west orientation of structural and physiographic features in this province is unique in California (and in much of North America) and is in marked contrast to the generally north-south trend of adjacent provinces. The origin of this unique orientation is uncertain, with the most probable explanation related to rotational stress fracturing from strike-slip (horizontal) movement along the San Andreas Fault Zone. The combined effects of movement along the San Andreas Fault Zone and the formation and displacement of transverse (east-west) faults have splintered much of the province into a series of small, mobile, crustal blocks. Compressive forces related to displacement along the San Andreas Fault Zone have uplifted a number of these crustal fragments, producing the current topographic profile. These compressive forces are ongoing, with uplift of both the San Gabriel and San Bernardino Mountains ongoing. This has resulted in the level alleviated basins and relatively down-dropped crustal blocks that define the current topographic configuration of Yucaipa.[3]

4.6.1.1 Geologic Formations

As identified in the City's General Plan, geologic formations in the City may be grouped into three main categories: alluvium, gneiss/schist, and sandstone. The majority of the City rests on alluvial deposits composed of gravelly, river-washed material located on the "flatlands" and benches. These areas are further differentiated into older and younger alluvial deposits. Older deposits consist of alluvial fan conglomerate termed "fanglomerate" and other decomposed clay-rich alluvium. Younger deposits are generally associated with the river wash areas near Oak Glen Creek and Yucaipa Creek.

The Crafton Hills and eastern hills are mainly composed of gneiss/schist formations, which include such minerals as quartzite and marble. This metamorphic rock is distinctive in its multiple folded layers and coarse grain. Sandstone comprises the hilly area at the northern City limits and includes

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1 *Soil Survey of San Bernardino County, Southwestern Part, California*, U.S. Department of Agriculture, U.S. Soil Conservation Service, U.S. Government Printing Office, Washington, D.C., 1980.

2 *City of Yucaipa General Plan Safety and Hazardous Waste Element,* City of Yucaipa, July 2004.

3 Ibid

the Yucaipa ridge landform to the north of the City. This sandstone formation is composed of lithified (hardened) non-marine conglomerates and some limestone.

4.6.1.2 Faulting and Seismicity

As described in the City's General Plan, a number of active and potentially active fault zones exist within the City limits: the Western Heights Fault, Chicken Hill Fault, and Casa Blanca Fault. Together, these faults make up the Crafton Hills Fault Zone. The zones of greatest seismic hazard have been identified as Alquist-Priolo Special Study Zones. These include the Western Heights Fault in the Dunlap Acres area and the Chicken Hill Fault located south of the Western Heights Fault. Ground shaking due to movement of these faults and ground rupture associated with the Western Heights Fault are potential hazards in Yucaipa. Figure 4.6.1 illustrates existing earthquake faults and Alquist-Priolo Fault zones within the City.

The Crafton Hills Fault Zone is a system of normal dip-slip[1] faults that form a horst-and-graben[2] complex in the vicinity of the Cities of Redlands and Yucaipa. These faults bound the west and east flanks of the Crafton Hills, and break late Quaternary[3] alluvium in the valleys of Oak Glen and Wilson Creeks. The faults trend northeast in the vicinity of the Crafton Hills (Matti et al. 1992), but adopt more easterly trends near the San Bernardino strand of the San Andreas Fault and south of Redlands (Morton 1978b). Normal faulting within this zone coincides geographically with a series of conspicuous left steps in the San Bernardino strand, and with the western termination of the San Gorgonio Pass compressional fault system.[4]

The Maximum Credible Earthquake (MCE) for a fault or fault zone is defined as the largest earthquake that appears to be reasonably capable of occurring under the conditions of the presently known geological conditions. The Crafton Hills Fault Zone's MCE is estimated at a magnitude 6.5.[5]

4.6.2 Policies and Regulations

4.6.2.1 State Regulations

Alquist-Priolo Earthquake Fault Zoning Act. The major State legislation regarding earthquake fault zones is the *Alquist-Priolo Earthquake Fault Zoning Act.* In 1972, the State of California began delineating "Earthquake Fault Zones" (called Special Studies Zones prior to 1994) around and along faults that are "sufficiently active" and "well defined" to reduce fault-rupture risks to structures for human occupancy (California Public Resources Code §2621–2630). The boundary of an "Earthquake Fault Zone" is generally 500 feet from major active faults and from 200 to 300 feet from well-defined minor faults. The mapping of active faults has been completed by the State Geologist, and these maps are distributed to all affected cities, counties, and State agencies for their use in developing planning policies and controlling renovation or new construction.

The Seismic Hazards Mapping Act. Passed in 1990, the Seismic Hazards Mapping Act (SHMA) addresses non-surface fault rupture earthquake hazards, including strong ground shaking, liquefaction, and seismically induced landslides. The California Geological Survey (CGS) is the principal State agency charged with implementing the 1990 SHMA. Pursuant to the SHMA, the CGS is directed to provide local governments with seismic hazard zone maps that identify areas

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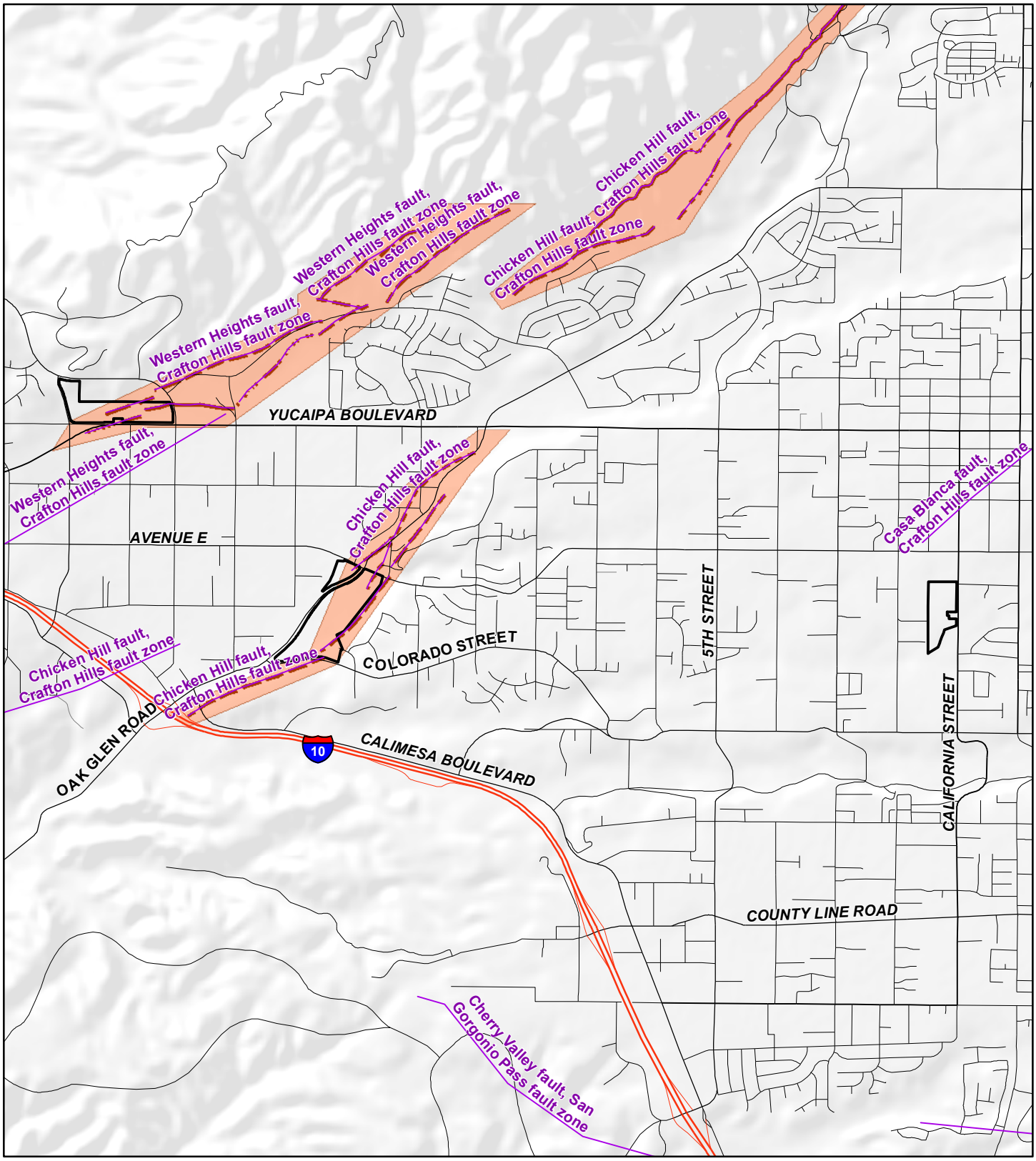
1 A dip-slip fault exhibits vertical movement: one side moves up and the other side moves down.

2 In geology, horst and graben are terms referring to regions that lie between normal faults and are either above or lower than the area beyond the faults. A horst represents a block pushed upward by the faulting and a graben is a block that has dropped due to the faulting.

3 The system of rocks of, related to, or being the geological period from the end of the Tertiary to the present.

4 U.S. Geological Survey, *Southern California Aerial Mapping Project Home* (http://scamp.wr.usgs.gov).

5 *A Technical Report to Accompany the Caltrans California Seismic Hazard Map 1996*, California Department of Transportation, July 1996.



LSA

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FEET

Project Site

California Geological Survey Faults, 2005

Alquist-Priolo Zone

Alquist-Priolo Zone

Fault, Certain

Fault, Approximate

Fault, Inferred

Fault, Concealed

FIGURE 4.6.1

Yucaipa Housing Element Implementation Program Draft Environmental Impact Report

Alquist Priolo Zones and Earthquake Faults

SOURCE: California Geological Survey, 2003 & 2005: Thomas Bros., 2009

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susceptible to amplified shaking, liquefaction, earthquake-induced landslides, and other ground failures. The goal is to minimize loss of life and property by identifying and mitigating seismic hazards. The seismic hazard zones delineated by the CGS are referred to as “zones of required investigation.” Site-specific geotechnical hazard investigations are required by SHMA when construction projects fall within these areas.

Natural Hazards Disclosure Act. Effective June 1, 1998, the Natural Hazards Disclosure Act requires that sellers of real property and their agents provide prospective buyers with a “Natural Hazard Disclosure Statement” when the property being sold lies within one or more State-mapped hazard areas. If a property is located in a Seismic Hazard Zone as shown on a map issued by the State Geologist, the seller or the seller’s agent must disclose this fact to potential buyers.

4.6.2.2 Local Policies

City of Yucaipa General Plan Policies. The City of Yucaipa General Plan includes policies and goals that involve geology and soils. Table 4.6.A identifies goals and policies that apply to the proposed project.

Table 4.6.A: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
City of Yucaipa General Plan Safety and Hazardous Waste Element		
Policy S-1.E	Because the risks from many geologic hazards can be successfully mitigated through a combination of engineering, construction, land use, and development standards, the City shall implement the following actions: 1. Require the formation of geologic hazard abatement districts as authorized by Public Resources Code Section 26500 et seq. where existing or proposed development is threatened by such hazards, and prevention, mitigation, abatement or control of a geologic hazard is deemed feasible. 2. Require sites to be developed and all structures designed in accordance with recommendations contained in any required geotechnical or geologic reports, through conditions, construction plans and field inspections. 3. Require that all recommended mitigation measures are clearly indicated and described on all grading and construction plans. 4. Require that clearances around structures and road widths in geologic hazard areas, as shown on the Hazard Overlay Map, meet the requirements found in Policy Y, Action 1 for this Goal, S-1. 5. Require all facilities to meet appropriate geologic hazard specifications as determined by the City Engineer for discretionary and ministerial authorizations.	The project would be consistent with this policy as discussed in Section 4.6.5.1.
Policy S-1.G	Because the County is traversed by many major active faults resulting in a relatively high level of risk, the City shall implement the following actions: 1. Adopt all future upgrading of the seismic design section of the Uniform Building Code. 2. Require new structures and facilities to be designed and constructed to meet seismic safety and related design requirements of the most recent Uniform Building Code, or more stringent requirements if indicated by site investigations.	The project would be consistent with this policy as discussed in Sections 4.6.5.1 and 4.6.6.1.

Table 4.6.A: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
	3. Require all new critical, essential or high occupancy facilities to be designed and operated in such a manner as to remain standing and functional during and after a disaster as determined by the Division of Building and Safety	
Policy S-1.H	Because of the potential for displacement along faults not classified as active, the City shall reserve the right to require site-specific geotechnical analysis and mitigation for development located contiguous to potentially active faults, if deemed necessary by the City Engineer.	The project would be consistent with this policy as discussed in Section 4.6.6.1.
Policy S-1.K	Because the ground in close proximity to a fault is subject to rupture during an earthquake, exposing occupants and structures to high levels of risk, those areas identified by the Alquist-Priolo Special Studies Zone Act (Public Resources Code, Division 2, Chapter 7.5) shall be designated on the Hazards Overlay Map, and the following actions shall be implemented: 1. Apply definitions, provisions and mapping of the Alquist-Priolo Special Studies Zone Act. 2. Apply the Land Use Compatibility Chart for Special Studies Zones when reviewing all discretionary and ministerial actions (Table X-2 located in the Safety and Hazardous Materials Element of the City of Yucaipa General Plan). 3. Maintain a minimum 50-foot setback from an identified fault for all new structures. For an inferred fault area, a 250-foot setback shall be maintained. However, critical, essential, or high occupancy structures and facilities shall not be located in Special Studies Zones unless there is no feasible alternative, as determined by staff review, in which case these facilities shall maintain a 150-foot setback from an identified fault. (A 200-foot setback shall be maintained if the fault is inferred.) 4. Withhold public financing from buildings within the Studies Zone where there is a confirmed fault trace unless it can be established that there is no potential for surface fault displacement or ground rupture which would injure the public investment or fulfillment of its purpose. 5. Do not create new lots within the Studies Zone unless an appropriate geologic investigation establishes sufficient and suitable land area for development according to existing zoning and other applicable City ordinances. 6. Plan transportation facilities (i.e., roads, freeways, rail, rapid transit) and utility systems to cross active fault traces a minimum number of times and to be designed to accommodate fault displacement without major damage that would cause long-term and unacceptable disruption of service. Utility lines shall be equipped with such mechanisms as flexible units, valving, redundant lines, or auto valves to shut off flows in the event of fault rupture.	The project would be consistent with this policy as discussed in Section 4.6.6.1.
Policy S-1.L	Because the purpose of the Alquist-Priolo Special Studies Zone Act is only applicable to fault rupture areas (in close proximity to faults) and because the entire San Bernardino Valley area is subject to severe hazard from the effects of shaking due to an earthquake, the City shall implement the following actions: 1. Require special studies, including dynamic analysis for all major structures (critical, essential and high occupancy land uses) within areas determined by the City Engineer to be subject to significant seismic shaking.	The project would be consistent with this policy as discussed in Section 4.6.6.1.

Table 4.6.A: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
	2. Design and construct all structures in areas determined by the City Engineer to be subject to significant seismic shaking to withstand ground shaking forces of a minor earthquake without damage, of a moderate earthquake without structural damage, and of a major earthquake without collapse. Critical, essential, and high occupancy structures shall be designed and constructed to remain standing and functional following a major earthquake and shall be so engineered as to withstand maximum probable ground motion accelerations. 3. Require all new construction to meet the most current and applicable lateral force requirements. 4. Strengthen earthquake resistance standards for non-structural components of structures including exterior veneers, internal partitions, lighting fixtures, elevators, and equipment.	
Policy S-1.M	Because liquefaction can cause devastating structural damage and because there is a high potential for saturation when the groundwater level is within the upper 50 feet of alluvial material, the City shall implement the following actions: 1. Require that each site located within the Liquefaction Hazard Overlay shall be evaluated by a licensed geologist prior to design, land disturbance or construction for soil type, history of the water table's fluctuation and adequacy of the structural engineering to withstand the effects of liquefaction. 2. Apply the Land Use Compatibility Chart for Liquefaction Areas (Table X-3 located in the Safety and Hazardous Materials Element of the City of Yucaipa General Plan) when reviewing all discretionary and ministerial actions.	The project would be consistent with this policy as discussed in Section 4.6.6.2.
Policy S-1.N	Because portions of the City have moderate landslide potential, posing measurable risk to life and property, and because once landslides are recognized, many can be safely mitigated, the City shall implement the following actions: 1. Require that a stability analysis be required in Landslide Hazard areas designated "Generally Susceptible" and "Mostly Susceptible" on the Hazards Overlay Maps and where required by the Geologist. 2. Require site development and construction in compliance with soil and geologic investigation report recommendations. 3. Apply the Land Use Compatibility Chart for Landslides (Table X-4 located in the Safety and Hazardous Materials Element of the City of Yucaipa General Plan) when reviewing all discretionary and ministerial actions. 4. Fund and prepare a land use plan that is in conformance with the Land Use Compatibility Chart for landslides in designated high landslide hazard areas as they are identified. 5. Restrict avoidable alteration of the land which is likely to increase the hazard within areas of demonstrated or potential landslide hazard, including concentrations of water through drainage or septic systems, removal of vegetative cover, steepening of slopes and undercutting the base of a slope. 6. Restrict grading to minimal amounts necessary to provide access, and require grading permits to have an approved site plan which minimizes grading and conforms to the recommendations of any required geologic investigation.	The project would be consistent with this policy as discussed in Section 4.6.6.2.

Table 4.6.A: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
	7. Require development on hillsides to be sited in the least obtrusive fashion, thereby minimizing the extent of topographic alteration required. 8. Restrict development in areas of known landslides or landslide-prone deposits on steep slopes, except where engineering and geologic site investigations indicate such sites are stable or can be made stable by the application of appropriate mitigating measures. In such cases, it must be shown to the satisfaction of the City that the risk to persons, property, and public liability can be reduced to an acceptable degree. 9. Require that foundation and earthwork be supervised and certified by a geotechnical engineer and, where deemed necessary, an engineering geologist, in projects where evaluations indicate that state-of-the-art measures can correct instability. 10. The City shall generate specific (where appropriate) hillside development plans on the basis of baseline inventory and geotechnical analysis related to landsliding potential.	
Policy S-1.O	Because of limited specific information on the extent of subsidence in the City, the City shall implement the following actions: 1. Undertake a program of subsidence hazard identification that will outline the extent of the hazard in the City and propose mitigation measures through the office of the City Engineer. 2. Restrict the construction of any facility which is needed for public safety or for the provision of needed emergency services where an interruption in service could result from structural failure due to settlement of subsidence unless the only alternative sites would be so distant as to thereby jeopardize the safety of the community served. 3. Require that all site-specific geotechnical investigations conducted for proposed development include an assessment of potential impacts and mitigation measures related to expansive reactive soils and erosion.	The project would be consistent with this policy as discussed in Section 4.6.6.2.
Policy S-2.E	Because of the potential relationship between seismic activity and landsliding effects, the City shall require that a seismic analysis be included as a part of landslide stability studies when required by the City Engineer.	The project would be consistent with this policy as discussed in Section 4.6.6.2.
Policy S-2.H	Because specific mapping of erosion-susceptible areas Citywide is difficult to access, maps developed by the Resource Conservation Districts delineating erosion areas shall be adopted by the City. Until such time as maps can be incorporated into the Hazard Overlay, the City Building and Safety official shall evaluate all ministerial and discretionary actions for minimization of erosion hazards.	The project would be consistent with this policy as discussed in Section 4.6.5.2.

4.6.3 Methodology

The analysis of potential geologic and soil-related impacts is based upon the City's Safety and Hazardous Materials Element, previous geotechnical studies prepared for Site 2, literature prepared by the CDMG, information from the U.S. Natural Resources Conservation Service (NRCS), mapping published by the U.S. Geologic Survey (USGS), and other documents such as the City's Building Code, and the City's Standard Design Guidelines, which were reviewed and summarized to establish existing conditions. In determining the level of significance, the analysis assumes that construction

and operation of the proposed project would comply with relevant Federal and State laws and regulations, as well as City General Plan policies.

4.6.4 Thresholds of Significance

The following thresholds of significance regarding potential impacts to hydrology and water quality are based on *CEQA Guidelines* (2010). A project would have a significant impact on geology and soils if it would:

- Expose people or structures to 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 CDMG Special Publication 42).
  - Strong seismic ground shaking.
  - Seismic-related ground failure, including liquefaction.
  - Landslides.
- Result in substantial soil erosion or the loss of topsoil;
- 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 off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;
- Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994 or most current edition), creating substantial risks to life or property; and/or
- 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.

4.6.5 Less Than Significant Impacts

The following impacts were determined to be less than significant. In each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards and policies would reduce potential impacts to a less than significant level.

4.6.5.1 Ground Shaking

Threshold	Would the proposed project expose persons or structures to potential substantial adverse effects, including the risk of loss, injury, or death resulting from strong ground shaking?

Program 3.a (Site-Specific and Creation of New Land Use District): For the implementation action, which includes site-specific changes to land use designations, there are a total of three sites that will be analyzed for the potential construction of residential units with a density of 20–24 units/acre. The objective is to rezone one or more sites totaling at least 19 acres of multiple-family zoning along with the adoption of multifamily design standards for the rezoned sites. Program 3.a also includes the creation of a new land use district RM-24 (Multiple Residential, 24 units per acre maximum).

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of up to 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 acres of open space land uses. Site 1 is located within Seismic

Zone 4 as defined by the Uniform Building Code (UBC). Ground shaking during a seismic event is considered to be high for Site 1 due to the site's proximity to existing active faults (Figure 4.6.1). The extent of ground shaking associated with an earthquake is dependent upon the size of the earthquake and the geologic material of the underlying area.

Ground shaking resulting from activity on local faults could be felt within Site 1 during a seismic event. All future construction and development within Site 1 would be required to comply with applicable provisions of the most recent adopted version of the UBC (including all related mechanical, electrical, and plumbing codes), California Building Code (CBC), and the City's subdivision regulations (Chapter 4 of Division 3 of the Yucaipa Development Code). These codes and regulations detail specific measures including seismic design parameters to minimize the risk of loss, injury, or death resulting from strong ground shaking.

Additionally, State law prohibits the placement of habitable structures within 50 feet of an active fault. Adherence to the CBC, UBC, and the Yucaipa Development Code, which is required of all construction within the City, will reduce potential impacts associated with this issue to a less than significant level. No mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the development of up to 608 multiple-family dwelling units and 8 acres of commercial land uses. Site 2 is also identified as being located within Seismic Zone 4 as defined by the UBC. Although ground shaking resulting from fault activity would likely be felt within Site 2 during a seismic event, adherence to the CBC, UBC, and the Yucaipa Development Code, which is required of all construction within the City, will reduce potential impacts associated with this issue to a less than significant level. No mitigation is required.
- **Site 3: California Street/Avenue E.** The rezoning of Site 3 could result in the development of up to 320 multiple-family dwelling units. Similar to Site 1 and 2, Site 3 is also within Seismic Zone 4 as defined by the UBC. Although ground shaking resulting from fault activity would likely be felt within Site 3 during a seismic event, adherence to the CBC, UBC, and the Yucaipa Development Code, which is required of all construction within the City, will reduce potential impacts associated with this issue to a less than significant level. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) would establish development standards and procedures for multifamily development at a density of 20 to 24 units per acre in the General Plan Land Use Element and Development Code. The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Housing that could be accommodated under this new land use district would be located in a portion of the City that would experience some ground shaking during a seismic event. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Development facilitated by these changes in regulations and procedures could involve intensification and reuse of properties within existing urban areas.

Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas in the City, which may result in development in areas susceptible to ground shaking due to a seismic event. However, future development facilitated by these changes in regulations would be subject to

subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment. Therefore, there would be no significant impacts associated with this issue would occur. No mitigation is required.

4.6.5.2 Soil Erosion or Loss of Topsoil

Threshold	Would the proposed project result in substantial soil erosion or the loss of topsoil?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The topography of Site 1 consists of moderate slopes in the southeastern portion of the site. Wilson Creek is located along the western boundary of the site and Chicken Spring Wash traverses the site in the northern portion. The predominant soils within Site 1 consist of San Emigdio and San Timoteo series soils. These soils consist of well-drained, moderately to strongly sloping soils. Runoff from these soils varies from slow to moderate to rapid; therefore, the potential for erosion is moderate to high. Within streambed areas, soils consist of Psamments and Fluvents (frequently flooded) (Ps), which consists of sandy and gravelly material in intermittent streambeds. Some areas consist of cobbles, stones, and boulders. During each flood, alluvium from stream banks is freshly deposited and partly reworked.

  Future development that may be facilitated through the rezoning of Site 1 may result in modifications to the ground in the form of grading. The potential for natural erosion is likely to be high in areas of moderately steep to steep slopes, little or no vegetative cover, loose to unconsolidated sediments, and/or uncontrolled surface water runoff. The modification of topography from future development that may occur on one Site 1 may result in the removal of surface vegetation and the creation of slopes that may increase the potential for localized erosion.

  All new development within the City that disturbs an area greater than an acre is required to obtain coverage under the National Pollution Discharge Elimination System (NPDES) General Construction Permit. One of the requirements of the NPDES General Construction permit is to implement Best Management Practices (BMPs) that would control erosion and runoff generated from construction activities. Examples of such BMP control measures include, but are not limited to, detention basins for containment and use of silt fencing, sandbags, or straw bales to control runoff.

  Because the subsequent development of Site 1 would involve the ground disturbance of greater than one acre, construction activities would be regulated under the NPDES General Construction Permit. Since the NPDES General Construction Permit requires erosion control measures during construction activities, potential erosion impacts would be less than significant and no mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The topography of Site 2 consists of moderate to steep slopes trending in the northern direction (i.e., steepest slopes are located in the northernmost portion of the site). There are no streambeds located within Site 2. The predominant soils within Site 2 consist of Greenfield, Hanford, and Ramona series soils. These soils consist of well-drained, moderately to strongly sloping soils. Runoff from these soils varies

from slow to moderate to rapid; therefore, the potential for erosion is moderate to high. Because the subsequent development of Site 2 would involve the ground disturbance of greater than one acre, construction activities would be regulated under the NPDES General Construction Permit. Since the NPDES General Construction Permit requires erosion control measures during construction activities, potential erosion impacts would be less than significant and no mitigation is required.

- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home park. Although developed, the site is underlain with soils from the Ramona series. Soils from this series consist of well-drained, moderately sloping soils. Runoff from this soil is medium; therefore, the potential for erosion is moderate. Because the subsequent development of Site 3 would involve the ground disturbance of greater than one acre, construction activities would be regulated under the NPDES General Construction Permit. Since the NPDES General Construction Permit requires erosion control measures during construction activities, potential erosion impacts would be less than significant and no mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would result in amendments to the City's General Plan and Development Code. These amendments would not require the disturbance of soils. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not result in a physical change in the existing environment. While future development may involve intensification and reuse of properties within other areas of the City, which may expose these uses to erosion-related impacts, any such future development would be subject to site-specific environmental review, which would appropriately identify and mitigate for any soil or erosion-related impact. Because implementation of this project component is an administrative action, no impact associated with this issue would occur and no mitigation is warranted.

Inclusionary Housing Program (Redevelopment Project Area): The implementation of this project component is an administrative action that would not result in a physical change in the existing environment. Since this project component would not have any ground-disturbing activities, no impacts related to erosion would occur and no mitigation is required.

4.6.5.3 Expansive Soils

Threshold	Would the proposed project be located on expansive soil, creating substantial risks to life or property?

Expansive soils generally have a significant amount of clay particles that can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings and other loads placed on these soils. The extent of shrink/swell is influenced by the amount and kind of clay in the soil. The occurrence of these soils is often associated with geologic units having marginal stability. Expansive soils can be widely dispersed, and they can occur in hillside areas as well as low-lying alluvial basins.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** Site 1 contains four different types of soil: Psamments and Fluvents (frequently flooded); San Emigdio Fine Sandy Loam (2–9% slope); San Timoteo

Loam (30–50% slope); and San Emigdio Sandy Loam (9–15% slope).[1] The majority of the soils present in Site 1 consist of various types of sandy loam. Sandy loam is a relatively coarse material and is not categorized as expansive due to the low shrink-swell potential. Therefore, no impact related to expansive soils would occur with future development that may occur on Site 1. No mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Site 2 contains five types of soils: Hanford Coarse Sandy Loam (2–9% slope); Ramona Sandy Loam (9–15% slope); Ramona Sandy Loam (15–30% slope); Greenfield Sandy Loam (2–9% slope); and Greenfield Fine Sandy Loam (9–15% slope). As identified for Site 1, all of Site 2 soils consist of various types of sandy loam. Sandy loam is not categorized as expansive due to the low shrink-swell potential. Therefore, no impact related to expansive soils would occur with future development that may occur on Site 2. No mitigation is required.
- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home park. Given the developed nature of Site 3, it is unknown if the soils underlying the existing development consist of Ramona Sandy Loam (2–9% slope) and Saugus Sandy Loam (30–50% slope). If no fill dirt was used to create the existing topography/elevation of Site 3, then it is highly likely that native soils would consist of various types of sandy loam. It is anticipated that the redevelopment of Site 3 would result in the grading of the existing site, which would remove any topsoil or fill soil used for the manufactured home park and would utilize the existing native soil. Sandy loam is not categorized as expansive due to the low shrink-swell potential. Therefore, no impact related to expansive soils would occur with future development that may occur on Site 3. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would result in amendments to the City's General Plan and Development Code. These amendments would not place any structures on expansive soils. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not result in a physical change in the existing environment. While future development may involve intensification and reuse of properties within other areas of the City, which may expose these uses to expansive soils, any such future development would be subject to site-specific environmental review, which would appropriately identify and mitigate for any site-specific impact. Because implementation of this project component is an administrative action, no impact associated with this issue would occur and no mitigation is warranted.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes in the existing environment. Therefore, no impacts associated with this issue would occur. No mitigation is required.

[1] *Soil Survey of San Bernardino County, Southwestern Part, California*, U.S. Department of Agriculture, U.S. Soil Conservation Service, U.S. Government Printing Office, Washington, D.C., 1980.

4.6.5.4 Septic Tanks

Threshold	Would the proposed project 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?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the subsequent development of residential and commercial uses on the site. Wastewater conveyance facilities currently exist in the vicinity of Site 1. In addition, due to the potential intensity of development that could occur on Site 1, it is unlikely that a septic tank or alternative wastewater disposal system would be feasible. Therefore, it is anticipated that any future development that could occur on Site 1 would include the construction of a wastewater system that would connect to the City's existing sewer system. Because septic tanks or alternative waste disposal systems would not be utilized, no impact associated with this issue would occur. No mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Similar to Site 1, the rezoning of Site 2 could result in the subsequent development of residential and commercial uses on site. Wastewater conveyance facilities currently exist in the vicinity of Site 2. In addition, due to the potential intensity of development that could occur on Site 2, it is unlikely that a septic tank or alternative wastewater disposal system would be feasible. Therefore, it is anticipated that any future development that could occur on Site 2 would include the construction of a wastewater system that would connect to the City's existing sewer system. Because septic tanks or alternative waste disposal systems would not be utilized, no impact associated with this issue would occur. No mitigation is required.
- **Site 3: California Street/Avenue E.** The rezoning of Site 3 could result in the subsequent redevelopment of the site with residential uses. Site 3 is located in a heavily urbanized area of the City which has existing wastewater conveyance facilities. Therefore, it is anticipated that any future development that could occur on Site 3 would include the construction of a wastewater system that would connect to the City's existing sewer system. Because septic tanks or alternative waste disposal systems would not be utilized, no impact associated with this issue would occur. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would result in amendments to the City's General Plan and Development Code. These amendments would not generate any wastewater and would not require the installation of a septic tank system. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not result in a physical change in the existing environment. Future development in areas requiring septic systems would be subject to site-specific environmental review. This subsequent environmental review would appropriately identify and mitigate for any site-specific impact. Because implementation of this project component is an administrative action, no impact associated with this issue would occur and no mitigation is warranted.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical

changes in the existing environment. Therefore, no impacts associated with this issue would occur. No mitigation is required.

4.6.6 Significant Impacts

The following impacts were determined to be potentially significant. In each of the following issues, mitigation measures have been recommended to reduce the significance of the identified impacts.

4.6.6.1 Fault Rupture

Impact 4.6.6.1: *Future development permitted by the proposed project may increase the potential for property loss, injury, or death resulting from development on or adjacent to the Chicken Hill and Western Heights Faults.*

Threshold	Would the proposed project expose persons or structures to potential substantial adverse effects, including the risk of loss, injury, or death resulting from 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 CDMG Special Publication 42)?

Surface rupture occurs where displacement or fissuring occurs along a fault zone. While primary ground damage due to earthquake fault rupture typically results in a relatively small percentage of the total damage in an earthquake, the location of structures or facilities too close to a rupturing fault can cause profound damage. It is difficult to reduce the hazards of surface rupture through structural design. The primary method to avoid this hazard is to either set structures and facilities away from active faults, or avoid their construction in proximity to an active fault.

Faults throughout Southern California have formed over millions of years. Some of these faults are generally considered inactive under present geologic conditions and other faults are known to be active.[1] Such faults have either generated earthquakes in historical times (within the last 200 years) or show geologic and geomorphic indications of relatively recent movement. Faults that have moved in the relatively recent geological past are generally presumed to be the most likely candidates to generate damaging earthquakes in the lifetimes of residents, buildings, or communities.

State law prohibits the construction and placement of habitable structures within 50 feet of an active fault pursuant to the Alquist-Priolo Act. Additionally, the City implements policies related to fault rupture hazards; these policies are found in the General Plan in the Safety and Hazardous Materials Element. The General Plan includes policies to reduce or minimize the effects associated with fault rupture on residents and habitable structures such as Policy S-1.K, which requires that all new structures must maintain a minimum 50-foot setback from an identified fault and a 250-foot setback for an inferred fault.

An inferred fault is defined as a hypothetical fault trace that is suggested by data taken elsewhere, but not yet confirmed. Additionally, Policy S-1.K states that critical, essential, or high occupancy structures and facilities shall not be located Alquist-Priolo Special Study Zones unless there is no feasible alternative, in which case these facilities must maintain a 150-foot setback from an identified fault and a 200-foot setback from an inferred fault. Therefore, such structures would not be allowed in areas that would be potentially at risk from surface rupture of known active faults.

[1] The Alquist-Priolo Earthquake Fault Zoning Act defines *active faults* as those that show proven displacement of the ground surface within about the last 11,000 years. *Potentially active faults* are those that show evidence of movement within the last 1.6 million years.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** Site 1 is traversed by a segment of the Chicken Hill Fault primarily along the south boundary of the site (Figure 4.6.1). The approximate location of the alignment of this segment of this fault is known;[1] therefore, all future development on Site 1 that may result from the proposed rezoning of the Site must maintain a 50-foot setback from this alignment. Another segment of the Chicken Hill Fault is located in the northeastern portion of the site. This segment of this alignment is inferred; therefore, development in this area must maintain a 250-foot setback from this alignment. Because Site 1 is traversed by the Chicken Hill Fault in which only the approximate location of the segment is known or the segment location is inferred, the precise location of segments of the Chicken Hill Fault and the determination of the 50-foot setback cannot be identified without site-specific geotechnical studies. **Mitigation Measures 4.6.6.1A** through **4.6.6.1C** have been identified to ensure that subsequent development that may occur on the site would not be exposed to fault rupture hazards.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The Western Heights Fault traverses through the northeastern and central portions of Site 2 (Figure 4.6.1). The approximate location of the alignment of this fault is known; therefore, any development that may result from the rezoning of this site must maintain a 50-foot setback from this alignment. While an approximate location of this fault has been identified, the precise location of the fault has not been definitively established. **Mitigation Measures 4.6.6.1A** through **4.6.6.1C** have been identified to ensure that subsequent development that may occur on the site would not be exposed to fault rupture hazards.
- **Site 3: California Street/Avenue E.** Site 3, located at the west side of California Street south of Avenue E, is not traversed by a known trace of an active or inferred fault; therefore, no potential for impacts resulting from fault rupture would occur at this location for development of this site. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district could result in development occurring in areas susceptible to fault rupture. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not result in a physical change in the existing environment. Future development in proximity to identified fault features would be subject to site-specific environmental review, which would appropriately identify and mitigate for any site-specific impact. Because implementation of this project component is an administrative action, no impact associated with this issue would occur and no mitigation is warranted.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes in the existing environment. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Mitigation Measures. The following mitigation measures have been identified to reduce impacts associated with fault rupture.

[1] Ibid.

4.6.6.1A Prior to the issuance of building permits for any structure within an identified A-P Zone or within 250 feet of any other active, potentially active, or inferred fault identified by the United States Geologic Survey (USGS) or CGS, or within a City-identified geologic hazard area, a site-specific geologic investigation shall be prepared to assess potential seismic hazards resulting from development of the project site. Where and when required, the geotechnical investigation shall address the issue(s), hazard(s), and geographic area(s) determined by the City of Yucaipa Community Development Department to be relevant to each development. The site-specific geotechnical investigation shall incorporate up-to-date data from government and non-government sources.

4.6.6.1B Based on the site-specific geotechnical investigation, no structures intended for human occupancy shall be constructed across active faults. The site-specific investigation and written report shall be prepared by a licensed geologist and shall be submitted to City of Yucaipa Community Development Department for review and approval as part of the environmental and entitlement process. The site-specific investigation shall identify design and setback recommendations specific to the site. If an active fault is discovered, any structure intended for human occupancy shall be set back at least 50 feet from the fault. A larger or smaller setback may be established if such a setback is supported by adequate evidence as presented to and accepted by the City.

4.6.6.1C Prior to the initiation of any on-site construction, evidence shall be submitted to the City for review and approval that on-site development has incorporated the design and siting recommendations detailed in the site-specific geotechnical investigation.

Level of Significance After Mitigation. With implementation of **Mitigation Measures 4.6.6.1A** through **4.6.6.1C** and the identified General Plan policies, impacts related to fault rupture will be reduced to a less than significant level.

4.6.6.2 Landslide, Lateral Spreading, Subsidence, or Liquefaction

Impact 4.6.6.2: *Future development permitted by the proposed project may locate development on a site susceptible to lateral spreading.*

Threshold	Would the proposed project 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 off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

- *Landslides/Slope Stability.* According to the City's General Plan Geologic Overlay Districts exhibit, almost all of the City has been determined to be at very low risk to moderate risk of landslide hazard. Low to moderate ratings are generally associated with the river wash and hilly areas. One small portion of the northeast corner of the City has been found to have a moderate to high susceptibility to landslides and contains two mapped landslide areas. These areas correspond to the sandstone geologic formation previously described.
- *Subsidence and Seismic Settlement.* Ground subsidence is typically a gradual settling or sinking of the ground surface with little or no horizontal movement, although fissures are common. Subsidence can range from small or local collapses to broad regional lowering of the surface of the earth. The causes of subsidence include dewatering of peat or organic soils; dissolution in limestone aquifers; first-time wetting of moisture-deficient, low-density soils (hydrocompaction); natural compaction; liquefaction; crustal deformation; subterranean mining; and withdrawal of fluids (groundwater, petroleum, or geothermal).

  Most of the damage caused by subsidence is the result of oil, gas, or groundwater extraction from below the ground surface, or the organic decomposition of peat deposits. Ground subsidence

may occur as a response to natural forces such as earthquake movements, which can cause abrupt elevation changes of several feet. Portions of southwestern San Bernardino County have experienced subsidence (resulting from the withdrawal of groundwater). While insufficient data exist to identify specific areas highly susceptible to subsidence, areas of shallow groundwater, corresponding to those areas more prone to liquefaction hazards, appear also to be susceptible to subsidence and/or seismic settlement.

- *Liquefaction.* Liquefaction occurs primarily in saturated, loose, fine-to-medium-grained soils in areas where the groundwater table is within 50 feet of the surface. Shaking suddenly causes soils to lose strength and behave as a liquid. Excess water pressure is vented upward through fissures (cracks and separations) and soil cracks, and a water-soil slurry bubbles onto the ground surface. The resulting features are called "sand boils," "sand blows," or "sand volcanoes." Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping. As illustrated in Exhibit X-3 of the City's General Plan, groundwater levels within the City range between 40 feet to over 300 feet below ground level. These levels can fluctuate by as much as 50 feet during a single season. Although groundwater levels have generally dropped since groundwater monitoring began early this century, some areas in the vicinity of Oak Glen Creek, Wilson Creek, and Wildwood Canyon have had groundwater levels within 40 feet of the surface as recently as 1984.[1] The majority of the City has been identified in the General Plan as not being susceptible to liquefaction hazards.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of up to 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 acres of open space land uses.

  Landslides. Site 1 is partially located within a river wash area identified as possessing a low to moderate risk of a landslide hazard. Future development that may occur on Site 1 would be designed and engineered to minimize the risks associated with potential landslides. Since site grading would be engineered to minimize potential landslide hazards in areas in which landslide susceptibility is low to moderate, impacts are less than significant. No mitigation is required.

  Subsidence. Soil subsidence may occur in cases of substantial groundwater extraction or subterranean mining. The subsequent development that could occur on site as a result of the rezoning of Site 1 does not require or include groundwater or mineral extraction activities. Since the rezoning of Site 1 does not involve activities that may result in subsidence, no impacts associated with this issue would occur. No mitigation is required.

  Lateral Spreading. As identified in Section 4.6.5.3 of this EIR chapter, soils present in Site 1 are primarily sandy loam. These materials have relatively moderate potential for lateral spreading, which could result from mechanical failure under load during or as a result of development. Since no site-specific geotechnical reports for this site have been conducted, a geologic and soils report would be required to identify the potential for lateral spreading on the site. To ensure that impacts associated with this issue are adequately addressed, **Mitigation Measures 4.6.6.1A** through **4.6.6.1C** have been identified.

  Liquefaction. Site 1 is not identified as being susceptible to liquefaction.[2] Because the site is not susceptible to liquefaction, no impacts associated with this issue would occur. No mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the development of up to 608 multiple-family dwelling units and 8 acres of commercial land uses.

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1 *Safety and Hazardous Waste Element, City of Yucaipa General Plan* Update, City of Yucaipa, September 2004.
2 *Geologic Overlay Districts Map, City of Yucaipa General Plan Update*, City of Yucaipa, September 2004.

Landslides. A portion of Site 2 is located in a hilly area identified as possessing a low to moderate risk of a landslide hazard. However, future development that may occur on Site 2 would be designed and engineered to minimize the risks associated with potential landslides. Since site grading would be engineered to minimize potential landslide hazards in areas in which landslide susceptibility is low to moderate, impacts are less than significant. No mitigation is required.

Subsidence. Soil subsidence may occur in cases of substantial groundwater extraction or subterranean mining. The subsequent development that could occur on site as a result of the rezoning of Site 2 does not require or include groundwater or mineral extraction activities. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Lateral Spreading. Soils present on Site 2 primarily consist of sandy loam. These materials have relatively moderate potential for lateral spreading, which could result from mechanical failure under load during or as a result of development. Since no site-specific geotechnical reports for this site have been conducted, a geologic and soils report would be required to identify the potential for lateral spreading on the site. To ensure that impacts associated with this issue are adequately addressed, **Mitigation Measures 4.6.6.1A** through **4.6.6.1C** have been identified.

Liquefaction. Site 2 is not identified as being susceptible to liquefaction.[1] Because the site is not susceptible to liquefaction, no impacts associated with this issue would occur. No mitigation is required.

- **Site 3: California Street/Avenue E.** The rezoning of Site 3 could result in the development of up to 320 multiple-family dwelling units.

  Landslides. Site 3 is not identified as being in an area at risk for landslide hazards.[2] Therefore, no impacts associated with this issue would occur. No mitigation is required.

  Subsidence. Soil subsidence may occur in cases of substantial groundwater extraction or subterranean mining. The subsequent development that could occur on site as a result of the rezoning of Site 3 does not require or include groundwater or mineral extraction activities. Therefore, no impacts associated with this issue would occur. No mitigation is required.

  Lateral Spreading. Similar to Sites 1 and 2, soils present on Site 3 are anticipated to primarily consist of sandy loam. These materials have relatively moderate potential for lateral spreading, which could result from mechanical failure under load during or as a result of development. However, since the site is already developed with a manufactured home park, it is unknown if soil fill was utilized during construction of the manufactured home pads. Since no site-specific geotechnical reports for this site have been conducted, a geologic and soils report would be required to identify the potential for lateral spreading on the site. To ensure that impacts associated with this issue are adequately addressed, **Mitigation Measures 4.6.6.1A** through **4.6.6.1C** have been identified.

  Liquefaction. Site 3 is not identified as being susceptible to liquefaction.[3] Because the site is not susceptible to liquefaction, no impacts associated with this issue would occur. No mitigation is required.

- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would result in amendments to the City's General Plan and Development Code. These amendments are not physical projects that would be susceptible to landslides, lateral spreading, subsidence, liquefaction, or collapse. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

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1 *Geologic Overlay Districts Map, City of Yucaipa General Plan Update*, City of Yucaipa, September 2004.
2 Ibid.
3 Ibid.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not result in a physical change in the existing environment. Future development in areas subject to geologic hazards would be subject to site-specific environmental review, which would appropriately identify and mitigate for any site-specific impact. Because implementation of this project component is an administrative action, no impact associated with this issue would occur and no mitigation is warranted.

Inclusionary Housing Program (Redevelopment Project Area): The implementation of this project component is an administrative action that would not result in a physical change in the existing environment. Therefore, no impacts related to this issue would occur and no mitigation is required.

Mitigation Measures. Previously identified **Mitigation Measures 4.6.6.1A** through **4.6.6.1C** have been recommended to reduce impacts associated with lateral spreading.

Level of Significance After Mitigation. With implementation of **Mitigation Measures 4.6.6.1A** through **4.6.6.1C** and the identified General Plan policies, impacts associated with this issue would be reduced to a less than significant level.

4.6.7 Cumulative Impacts

The cumulative area for geologic issues is the City of Yucaipa and the southwestern San Bernardino County, within the larger context of Southern California due to regional seismicity. The project area has potential geotechnical and soils constraints, as the entire Southern California area contains a number of major regional and local faults, including the San Andreas, San Jacinto, Western Heights, and Chicken Hill Faults.

The presence of regional faults creates the potential for damage to structures or injury to persons during seismic events. However, City, County, and State regulations provide guidelines for development in areas with geologic constraints and ensure that the design of buildings is in accordance with applicable UBC standards and other applicable standards, which reduces potential property damage and human safety risks to less than significant levels. Anticipated development in the City and surrounding area in general will not have a cumulatively considerable impact on earth resources, nor will regional geotechnical constraints have a cumulatively considerable impact on the proposed project or cumulative projects, as long as proper design and engineering are implemented based on available seismic and other geotechnical data. The proposed project represents an incremental portion of this potential impact, so the project will not have cumulatively significant impacts in this regard.

Because it is reasonable to conclude that all development within seismically active areas will be required to adhere to applicable State regulations, UBC standards, and the design and siting standards required by local agencies, a less than significant cumulative impact would occur with implementation of the proposed project.

4.7 CLIMATE CHANGE AND GREENHOUSE GAS EMISSIONS

This section defines climate change and greenhouse gases and presents the current legislation and programs addressing climate change in California. The section quantifies existing and potential future greenhouse gas emissions associated with the proposed project. It also recommends mitigation measures that could be implemented to reduce those emissions.

4.7.1 Existing Setting

4.7.1.1 Global Climate Change

Global climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans in recent decades. The Earth's average near-surface atmospheric temperature rose 0.6 ± 0.2 degrees Celsius (°C) (1.1 ± 0.4°F) in the 20th century. Climate change refers to any significant change in measures of climate such as temperature, precipitation, or wind, lasting for decades or longer (Environmental Protection Agency [EPA], 2007). Climate change may result from:

- Natural factors, such as changes in the sun's intensity or slow changes in the Earth's orbit around the sun;
- Natural processes within the climate system (e.g., changes in ocean circulation); and/or
- Human activities that change the atmosphere's composition (e.g., through burning fossil fuels) and the land surface (e.g., deforestation, reforestation, urbanization, and desertification).

Human activities, such as fossil fuel combustion and land use changes release carbon dioxide (CO_2) and other compounds, cumulatively termed greenhouse gases (GHGs). GHGs are effective in trapping infrared radiation that otherwise would have escaped the atmosphere, thereby warming the atmosphere, the oceans, and earth's surface (EPA, 2007). The prevailing scientific opinion on climate change is that "most of the warming observed over the last 50 years is attributable to human activities."[1] The increased amounts of CO_2 and other GHGs are the primary causes of the human-induced component of warming.

GHGs are present in the atmosphere naturally, released by natural sources, or formed from secondary reactions taking place in the atmosphere. They include CO_2, methane (CH_4), nitrous oxide (N_2O), and ozone (O_3). In the last 200 years, substantial quantities of GHGs have been released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere, enhancing the natural greenhouse effect, which is believed to be causing global warming. While human-made GHGs include CO_2, CH_4, and N_2O, some (like chlorofluorocarbons [CFCs]) are completely new to the atmosphere.

Natural sources of CO_2 include the respiration (breathing) of humans and animals and evaporation from the oceans. Together, these natural sources release approximately 150 billion tonnes[2] of CO_2 each year, far outweighing the 7 billion tonnes of human-made emissions from fossil fuel burning, waste incineration, deforestation, and cement manufacture. Nevertheless, natural removal processes such as photosynthesis by land- and ocean-dwelling plant species cannot keep pace with this extra input of human-made CO_2, and consequently the gas is building up in the atmosphere.[3]

Methane is produced when organic matter decomposes in environments lacking sufficient oxygen. Natural sources include wetlands, termites, and oceans. Human-made sources include the mining

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1 Intergovernmental Panel on Climate Change (IPCC), *Climate Change 2007: The Physical Science Basis*, http://www.ipcc.ch.

2 A tonne means a ton in the metric unit system; it is also called a metric ton. A tonne is 1,000 kilograms, or approximately 2,204 pounds.

3 Enviropedia, http://www.enviropedia.org.uk/Global_Warming/Emissions.php.

and burning of fossil fuels; digestive processes in ruminant animals such as cattle; rice paddies; and the burying of waste in landfills. Total annual emissions of CH_4 are approximately 500 million tonnes, with human-made emissions accounting for the majority. As for CO_2, the major removal process of atmospheric CH_4—chemical breakdown in the atmosphere—cannot keep pace with source emissions, and CH_4 concentrations in the atmosphere are increasing.

California is the fifteenth largest emitter of greenhouse gases on the planet, representing about 2 percent of the worldwide emissions. In December 2007, the California Air Resources Board (CARB) approved a GHG target for year 2020 equivalent to the State's calculated GHG level in 1990. The CARB developed the 2020 target after extensive technical work and a series of stakeholder meetings. The 2020 target of 427 million metric tons of carbon dioxide equivalent ($MMTCO_2E$) requires the reduction of 169 $MMTCO_2E$, or approximately 30 percent, from the State's projected 2020 emissions of 596 $MMTCO_2E$ (business as usual) and the reduction of 42 $MMTCO_2E$, or almost 10 percent, from 2002–2004 average emissions. Table 4.7.A identifies the current emissions and projected 2020 emissions of GHGs for the State.[1]

Table 4.7.A: California GHG Emissions – Current and Projected ($MMTCO_2E$)

Sector	2002–2004 Average Emissions	Projected 2020 Emissions (BAU)
Transportation	179.3	225.4
Electricity	109.0	139.2
Commercial and Residential	41.0	46.7
Industry	95.9	100.5
Recycling and Waste	5.6	7.7
High Global Warming Potential*	14.8	46.9
Agriculture	27.7	29.8
Forest Net Emissions	-4.7	0.0
Emissions Total	**469**	**596**

* This category includes semiconductor manufacturing and other industrial processes that emit GHGs that have high GWP, such as sulfur hexafluoride (SF_6) and are tracked separately from other sectors.
BAU = Business as Usual
Source: CARB. Greenhouse Gas Inventory. http://www.arb.ca.gov/cc/inventory/inventory.htm

4.7.1.2 Effects of Global Climate Change

Effects from global climate change may arise from temperature increases, climate-sensitive diseases, extreme weather events, and air quality. There may be direct temperature effects through increases in average temperature leading to more extreme heat waves and less extreme cold spells. Those living in warmer climates are likely to experience more stress and heat-related problems. Heat-related problems include heat rash and heat stroke. In addition, climate-sensitive diseases may increase, such as those spread by mosquitoes and other disease-carrying insects. Such diseases include malaria, dengue fever, yellow fever, and encephalitis. Extreme events such as flooding and hurricanes can displace people and agriculture. Global warming may also contribute to air quality problems from increased frequency of smog and particulate air pollution. Table 4.7.B lists greenhouse gases, the effects of each greenhouse gas, and sources for each of the greenhouse gases.

Additionally, according to the 2006 California Climate Action Team (CAT) Report,[2] the following climate change effects, which are based on trends established by the United Nations Intergovernmental Panel on Climate Change (IPCC), can be expected in California over the course of the next century:

[1] CARB Climate Change Scoping Plan, December 2008.
[2] California Environmental Protection Agency, *Climate Action Team Report to Governor Schwarzenegger and the Legislature*, March 2006.

Table 4.7.B: Greenhouse Gas Properties, Effects, and Sources

Constituent	Description and Physical Properties	Health Effects	Sources
Water Vapor	Water vapor (H_2O) is the most abundant, important, and variable greenhouse gas in the atmosphere. Water vapor is not considered a pollutant; in the atmosphere it maintains a climate necessary for life. Changes in its concentration are primarily considered to be a result of climate feedbacks related to the warming of the atmosphere rather than a direct result of industrialization.	There are no health effects from water vapor. When some pollutants come in contact with water vapor, they can dissolve and then the water vapor can be a transport mechanism to enter the human body.	The main source of water vapor is evaporation from the oceans (approximately 85%). Other sources include evaporation from other water bodies, sublimation (change from solid to gas) from sea ice and snow, and transpiration from plant leaves.
Carbon Dioxide	Carbon dioxide (CO_2) is an odorless, colorless natural greenhouse gas.	Outdoor levels of carbon dioxide are not high enough to result in negative health effects.	Carbon dioxide is emitted from natural and anthropocentric (human) sources. Natural sources include decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic out gassing. Anthropogenic sources are from burning coal, oil, natural gas, and wood.
Methane	Methane (CH_4) is an extremely effective absorber of radiation, though its atmospheric concentration is less than carbon dioxide and its lifetime in the atmosphere is brief (10–12 years) compared to other greenhouse gases.	There are no health effects from methane.	Methane has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of methane. Other anthropocentric sources include fossil-fuel combustion and biomass burning.
Nitrous Oxide	Nitrous oxide (N_2O), also known as laughing gas, is a colorless greenhouse gas.	Nitrous oxide can cause dizziness, euphoria, and sometimes slight hallucinations. It is harmless in small doses. In some cases, heavy and extended use can cause Olney's Lesions (brain damage). There are no known health effects at ambient atmospheric concentrations.	Concentrations of nitrous oxide began to rise at the beginning of the industrial revolution. In 1998, the global concentration was 314 parts per billion. Nitrous oxide is produced by microbial processes in soil and water, including those reactions that occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is used as an aerosol spray propellant, e.g., in whipped cream bottles. It is also used in potato chip bags to keep chips fresh. It is used as fuel in rocket engines and in race cars.
Chloro-fluorocarbons	Chlorofluorocarbons (CFCs) are gases formed synthetically by replacing all hydrogen atoms in methane or ethane (C_2H_6) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the earth's surface).	In confirmed indoor locations, working with CFC-113 or other CFCs is thought to have resulted in death by cardiac arrhythmia (heart frequency too high or too low) or asphyxiation. There are no known health effects at ambient atmospheric concentrations.	CFCs have no natural source and were first synthesized in 1928. They were used for refrigerants, aerosol propellants, and cleaning solvents. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and was extremely successful; so much so that levels of the major CFCs are now remaining level or declining. However, their long atmospheric lifetimes mean that some CFCs will remain in the atmosphere for over 100 years.
Hydro-fluorocarbons	Hydrofluorocarbons (HFCs) are synthetic man-made chemicals that are used as a substitute for CFCs. Out of all the greenhouse gases, they are one of three groups with the highest global warming potential. Prior to 1990, the only significant emissions were HFC-23. HFC-134a use is increasing due to its use as a refrigerant.	None.	HFCs are man-made for applications such as automobile air conditioners and refrigerants.
Per-fluorocarbons	Perfluorocarbons (PFCs) have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF_4) and hexafluoroethane (C_2F_6).	None.	The two main sources of PFCs are primary aluminum production and semiconductor manufacture.
Sulfur Hexafluoride	Sulfur hexafluoride (SF_6) is an inorganic, odorless, colorless, nontoxic, nonflammable gas. It also has the highest GWP of any gas evaluated, 23,900. Concentrations in the 1990s were about 4 parts per trillion.	In high concentrations in confined areas, the gas presents the hazard of suffocation because it displaces oxygen. There are no known health effects at ambient atmospheric concentrations.	Sulfur hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.
Aerosols	Aerosols are particles emitted into the air through burning biomass (plant material) and fossil fuels. Aerosols can warm the atmosphere by absorbing and emitting heat and can cool the atmosphere by reflecting light. Cloud formation can also be affected by aerosols.	Similar to health effects associated with particulate matter.	Sulfate aerosols are emitted when fuel containing sulfur is burned. Another source of aerosols (in the form of black carbon or soot) is the result of incomplete combustion or the incomplete burning of fossil fuels. Although particulate matter regulation has been lowering aerosol concentrations in the United States, global concentrations are likely increasing as a result of other sources around the world.

Source: LSA Associates, Inc. March 2010

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- A diminishing Sierra snowpack declining by 70 percent to 90 percent, threatening the State's water supply;
- Increasing temperatures from 8 to 10.4 degrees Fahrenheit under the higher emission scenarios, leading to a 25 percent to 35 percent increase in the number of days ozone pollution levels are exceeded in most urban areas;
- Increased vulnerability of forests due to forest fires, pest infestation, and increased temperatures;
- Increased electricity demand, particularly in the hot summer months; and
- Increased ground-level ozone formation due to higher reaction rates of ozone precursors.

4.7.1.3 Existing Greenhouse Gas Emissions

Site 1 and Site 2 are currently undeveloped parcels of land. These two sites currently do not generate any greenhouse gas emissions that can be attributed to human activity. Site 3 is currently developed with a manufactured home park with scattered ornamental trees. Alternative Site 3 currently produces emissions associated with residential uses such as those resulting from the use of natural gas, water, electricity, landscape maintenance equipment, and vehicle use.

4.7.2 Policies and Regulations

4.7.2.1 Federal Regulations

Energy Policy and Conservation Act. The Energy Policy and Conservation Act of 1975 sought to ensure that all vehicles sold in the U.S. would meet certain fuel economy goals. Through this Act, Congress established the first fuel economy standards for on-road motor vehicles in the U.S. Pursuant to the Act, the National Highway Traffic and Safety Administration (NHTSA), which is part of the U.S. Department of Transportation (USDOT), is responsible for establishing additional vehicle standards and for revising existing standards. Since 1990, the fuel economy standard for new passenger cars has been 27.5 miles per gallon (mpg). Since 1996, the fuel economy standard for new light trucks (gross vehicle weight of 8,500 pounds or less) has been 20.7 mpg. The Corporate Average Fuel Economy (CAFE) program, administered by the Environmental Protection Agency (EPA), was created to determine vehicle manufacturers' compliance with the fuel economy standards. The EPA calculates a CAFE value for each manufacturer based on city and highway fuel economy test results and vehicle sales. Based on the information generated under the CAFE program, the USDOT is authorized to assess penalties for noncompliance.

Energy Policy Act of 1992. The Energy Policy Act (EPAct) of 1992 was passed to reduce the country's dependence on foreign petroleum and improve air quality. EPAct includes several parts intended to build an inventory of alternative fuel vehicles (AFVs) in large, centrally fueled fleets in metropolitan areas. EPAct requires certain Federal, State, and local governments and private fleets to purchase a percentage of light-duty AFVs capable of running on alternative fuels each year. In addition, financial incentives are also included in EPAct. Federal tax deductions will be allowed for businesses and individuals to cover the incremental cost of AFVs. States are also required by the act to consider a variety of incentive programs to help promote AFVs.

Energy Policy Act of 2005. The Energy Policy Act of 2005 includes provisions for renewed and expanded tax credits for electricity generated by qualified energy sources, such as landfill gas; provides bond financing, tax incentives, grants, and loan guarantees for clean renewable energy and rural community electrification; and establishes a Federal purchase requirement for renewable energy.

Federal Regulation of Climate Change. Climate change and GHG reduction are also concerns at the Federal level; however, at this time, no Federal legislation or regulations have been enacted specifically addressing GHG emissions reductions and climate change. California, in conjunction with several environmental organizations and several other states, sued to force the EPA to regulate GHG as a pollutant under the Clean Air Act (*Massachusetts vs. Environmental Protection Agency et al.*, 549 U.S. 497 (2007). The court ruled that GHG does fit within the Clean Air Act's definition of a pollutant, and that the EPA does have the authority to regulate GHG. Despite the Supreme Court ruling, there are no promulgated Federal regulations to date limiting GHG emissions.

On December 7, 2009, the EPA Administrator signed two distinct findings regarding greenhouse gases under Section 202(a) of the Clean Air Act:

- *Endangerment Finding:* The Administrator finds that the current and projected concentrations of the six key well-mixed greenhouse gases—carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6)—in the atmosphere threaten the public health and welfare of current and future generations.
- *Cause or Contribute Finding:* The Administrator finds that the combined emissions of these well-mixed greenhouse gases from new motor vehicles and new motor vehicle engines contribute to the greenhouse gas pollution which threatens public health and welfare.

These findings do not themselves impose any requirements on industry or other entities. However, this action is a prerequisite to finalizing the EPA's proposed greenhouse gas emission standards for light-duty vehicles, which were jointly proposed by EPA and the Department of Transportation's National Highway Safety Administration on September 15, 2009.[1]

4.7.2.2 State Regulations

California Code of Regulations Title 24, Part 6. Enacted in 1978, this part of the California Code established energy efficiency standards for residential and nonresidential buildings in response to a legislative mandate to reduce California's energy consumption. These standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The most recent standards were adopted and went into effect January 1, 2010.[2] Such standards include the provision of cool roofs, demand control ventilation, skylights for day-lighting in buildings, thermal breaks for metal building roofs, and lighting power limits. These standards are expected to reduce the growth in electricity use of residential and non-residential buildings. Continual updates to Title 24 along with the State's implementation of AB 1493 and SB 1368 will have a major impact on the State's attainment of the AB 32 goals.

Assembly Bill 4420 (AB 4420). The State of California has been studying the impacts of climate change since 1988, when AB 4420 was approved. This legislation directed the California Energy Commission (CEC), in consultation with the CARB and other agencies, to study the implications of global warming on California's environment, economy, and water supply. The CEC was also directed to prepare and maintain the State's inventory of GHG emissions.

Assembly Bill 1493 (AB 1493). In 2002, Governor Grey Davis signed AB 1493 which required the CARB to develop and adopt, by January 1, 2005, regulations that achieve "the maximum feasible reduction of greenhouse gases emitted by passenger vehicles and light-duty truck and other vehicles determined by the CARB to be vehicles whose primary use is noncommercial personal transportation in the State."

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1 http://www.epa.gov/climatechange/endangerment.html.

2 *Nonresidential Compliance Manual for California's 2008 Energy Efficiency Standards*, California Energy Commission, effective January 1, 2010, http://www.energy.ca.gov/title24/2008standards/index.html, website accessed on March 4, 2010 .

Executive Order S-3-05. Executive Order S-3-05 was signed by Governor Schwarzenegger in 2005 proclaiming California is vulnerable to the impacts of climate change. It states that increased temperatures could reduce the Sierra Nevada's snowpack, worsen California's air quality problems, and potentially cause a rise in sea levels. The Executive Order establishes total GHG emission targets including emissions reductions to the 2000 level by 2010, and the 1990 level by 2020, and to 80 percent below the 1990 level by 2050.

Assembly Bill 32 (AB 32). In September 2006, Governor Schwarzenegger signed Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006. AB 32 directs the CARB to implement regulations for a cap on sources or categories of sources of GHG emissions. The bill requires that the CARB develop regulations to reduce emissions with an enforcement mechanism to ensure that the reductions are achieved, and to disclose how it arrives at the cap. It also includes conditions to ensure businesses and consumers are not unfairly affected by reductions.

AB 32 requires the CARB to:

- Adopt a list of discrete early action measures by July 1, 2007, that can be implemented before January 1, 2010;
- Establish a statewide GHG emissions cap for 2020 based on 1990 emissions and adopt mandatory reporting rules for significant sources of GHG by January 1, 2008;
- Indicate how emission reductions will be achieved from significant GHG sources via regulations, market mechanisms and other actions by January 1, 2009; and
- Adopt regulations by January 1, 2011, to achieve the maximum technologically feasible and cost-effective reductions in GHG, including provisions for using both market mechanisms and alternative compliance mechanisms.

AB 32 codifies Executive Order S-3-05's[1] year 2020 goal by requiring that statewide GHG emissions be reduced to 1990 levels by the year 2020. This reduction will be accomplished through an enforceable statewide cap on GHG emissions that will be implemented no later than January 1, 2012. To effectively implement the cap, AB 32 directs the CARB to develop appropriate regulations and establish a mandatory reporting system to track and monitor global warming emissions levels.

Senate Bill 1368 (SB 1368). In September 2006, Governor Arnold Schwarzenegger signed Senate Bill 1368, which calls for the adoption of a GHG performance standard for in-State and imported electricity generators to mitigate climate change. On January 25, 2007, the California Public Utilities Commission adopted an interim GHG emissions performance standard. This standard is a facility-based emissions standard requiring all new long-term commitments for baseload generation to serve California consumers with power plants that have emissions no greater than a combined cycle gas turbine plant. The established level is 1,100 pounds of CO_2 per megawatt-hour.

Senate Bill 97 (SB 97). Senate Bill 97 was approved on August 25, 2007, to address GHG analysis under CEQA. This legislation mandates that the Office of Planning and Research (OPR) prepare and submit guidelines to the California Resource Agency (CRA) for the mitigation of GHG emissions and their effects by July 1, 2009, and their adoption by January 1, 2010. This legislation does not provide for any guidance for non-exempted projects in the interim period between the passage of SB 97 and the adoption of guidelines by the OPR.

As directed by SB 97, the Natural Resources Agency adopted Amendments to the CEQA Guidelines for greenhouse gas emissions on December 30, 2009. On February 16, 2010, the Office of

[1] Executive Order S-3-05 establishes greenhouse gas emission reduction targets for California.

Administrative Law approved the Amendments, and filed them with the Secretary of State for inclusion in the California Code of Regulations. The Amendments will become effective on March 18, 2010. Proposed changes to the guidelines included new questions in Appendix G regarding Greenhouse Gas Emissions and major changes to the Transportation/Traffic checklist questions (Appendix A-3, Draft CEQA Guidelines changes).

Senate Bill 375. SB 375 was signed into law on October 1, 2008. SB 375 provides emissions-reduction goals around which regions can plan, integrating disjointed planning activities, and provides incentives for local governments and developers to follow new conscientiously planned growth patterns.

4.7.2.3 Regional Regulations

As stated above, SB 375 took effect in 2009 and required regional municipal planning organizations to develop regional land use plans that demonstrate how the regions will achieve compliance with the GHG reduction goals of AB 32. Cities located within these regions are then required, in turn, to update their General Plans in accordance with the regional plans. Non-compliance with SB 375 will result in transportation funds being withheld from the regional and/or local agency. To date, the regional municipal planning organization for San Bernardino County (the Southern California Association of Governments, or SCAG) has not adopted a regional plan that is in compliance with SB 375.

4.7.2.4 City of Yucaipa General Plan Policies

The City of Yucaipa General Plan includes policies and goals that apply to air quality. Table 4.7.C identifies goals and policies that apply to the proposed project.

Table 4.7.C: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies		Project Consistency
City of Yucaipa General Plan Air Quality Element (Energy Conservation)		
Policy 6.b.i	Conserve Energy. Because energy sources produce significant amounts of air pollution, the City shall reduce energy consumption through conservation improvements and requirements.	The proposed project would be consistent with this policy as identified in Section 4.7.6.1.
Program 6.b.i (b)	Adopt incentives and/or regulations to enact energy conservation requirements for private development.	The proposed project would be consistent with this policy as identified in Section 4.7.6.1.
Policy 6.b.ii	Limit Water Heater Emissions. Because heaters emit air pollutants, the City shall reduce water heating emissions resulting from swimming pool heaters and residential and commercial water heaters.	The project would be consistent with this policy as discussed in Section 4.7.6.1.
Program 6.b.ii (b)	Adopt incentives and/or regulations to reduce emissions from residential and commercial water heating.	The project would be consistent with this policy as discussed in Section 4.7.6.1.
Policy 6.b.iii	Recycle Wastes. Because recycling can reduce the pollutants emitted from the generation of new materials, the City shall promote the local recycling of wastes and the use of recycled materials.	The project would be consistent with this policy as discussed in Section 4.7.6.1.

4.7.3 Methodology

Bearing in mind that CEQA does not require "perfection" but instead "adequacy, completeness, and a good faith effort at full disclosure," the analysis is based on methodologies and information available at the time this EIR was prepared. Estimation of GHG emissions in the future does not account for changes in technology that may reduce such emissions; therefore, the estimates are based on past performance and represent a scenario that is worse than that which is likely to be encountered. Additionally, as explained in greater detail below, many uncertainties exist regarding the precise relationship between specific levels of GHG emissions and the ultimate impact on global climate. Significant uncertainties also exist regarding the reduction potential of mitigation strategies. Thus, while information is presented below to assist the public and the City's decision-makers in understanding the project's potential contribution to global climate change impacts, the information available to the City is not sufficiently detailed to allow a direct comparison between particular project characteristics and particular climate change impacts, nor between any particular proposed mitigation measure and any reduction in climate change impacts.

The recommended approach for GHG analysis included in the State of California Office of Planning and Research's (OPR's) June 2008 release is to: (1) identify and quantify GHG emissions, (2) assess the significance of the impact on climate change, and (3) if significant, identify alternatives and/or mitigation measures to reduce the impact below a level of significance.[1] Neither the CEQA statute nor Guidelines prescribe thresholds of significance or a particular methodology for performing an impact analysis; as with most environmental topics, significance criteria are left to the judgment and discretion of the lead agency.

The June 2008 OPR guidance provides some additional direction regarding planning documents as follows: "CEQA can be a more effective tool for GHG emissions analysis and mitigation if it is supported and supplemented by sound development policies and practices that will reduce GHG emissions on a broad planning scale and that can provide the basis for a programmatic approach to project-specific CEQA analysis and mitigation. For local government lead agencies, adoption of general plan policies and certification of general plan EIRs that analyze broad jurisdiction-wide impacts of GHG emissions can be part of an effective strategy for addressing cumulative impacts and for streamlining later project-specific CEQA reviews."

Pursuant to SB 97, the OPR is in the process of developing guidelines for analysis of the effects of GHG emissions. As part of this process, the OPR has asked CARB technical staff to recommend Statewide interim thresholds of significance for GHGs. The CARB released a preliminary draft staff proposal in October 2008 that included initial suggestions for significance criteria related to industrial, commercial, and residential projects.

In March 2010, *CEQA Guidelines* amendments were adopted and include the following direction regarding determination of significant impacts from GHG emissions (Section 15064.4):

(a) The determination of the significance of greenhouse gas emissions calls for a careful judgment by the lead agency consistent with the provisions in Section 15064. A lead agency should make a good-faith effort, based on available information, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project. A lead agency shall have discretion to determine, in the context of a particular project, whether to:

(1) Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use. The lead agency has discretion to select the model it considers most appropriate provided it supports its decision with substantial evidence. The lead agency should explain the limitations of the particular model or methodology selected for use; or

[1] State of California, 2008. Governor's Office of Planning and Research. *CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act Review*. June 19.

(2) Rely on a qualitative analysis or performance based standards.

(b) A lead agency may consider the following when assessing the significance of impacts from greenhouse gas emissions on the environment:

(1) The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting.

(2) Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.

(3) The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. Such regulations or requirements must be adopted by the relevant public agency through a public review process and must include specific requirements that reduce or mitigate the project's incremental contribution of greenhouse gas emissions. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding compliance with the adopted regulations or requirements, an EIR must be prepared for the project.

CEQA Guidelines Section 15064(b) provides that the "determination of whether a project may have a significant effect on the environment calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data," and further, states that an "ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting."

4.7.4 Thresholds of Significance

Based on Appendix G of the *CEQA Guidelines*, climate change/greenhouse gas emissions impacts would occur if the proposed project would:

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and/or
- Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

Global climate change may result in significant adverse effects to the environment that will be experienced worldwide, with some specific effects observed in California. AB 32 requires statewide GHG emissions reductions to 1990 levels by 2020. Although these statewide reductions are now mandated by law, no generally applicable GHG emission threshold has yet been established.

State CEQA Guidelines Section 15064(b) provides that "…the determination of whether a project may have a significant effect on the environment calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data," and further, that an "ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting." The *State CEQA Guidelines* further indicate that even when thresholds are established, they may include "identifiable quantitative, qualitative or performance level of a particular environmental effect" (*State CEQA Guidelines*, Section 15064.7).

Some policymakers and regulators suggest that a zero emissions threshold would be appropriate when evaluating GHGs and their potential effect on climate change. Such a rule appears inconsistent with the State's approach to mitigation of climate change impacts. AB 32 does not prohibit all new GHG emissions; rather, it requires a reduction in Statewide emissions to a given level. Thus, AB 32 recognizes that GHG emissions will continue to occur; increases will result from certain activities, but reductions must occur elsewhere.

Individual projects incrementally contribute toward the potential for global climate change on a cumulative basis in concert with all other past, present, and probable future projects. While individual projects are unlikely to measurably affect global climate change, each of these projects incrementally contributes toward the potential for global climate change on a cumulative basis, in concert with all other past, present, and probable future projects. This analysis analyzes whether the project's emissions should be considered cumulatively significant.

4.7.5 Less than Significant Impacts

The following impacts were determined to be less than significant. For each of the following issues either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards and policies would reduce potential impacts to a less than significant level.

4.7.5.1 Greenhouse Gas Emissions

Threshold	Would the proposed project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Future development that could occur on any of the three sites or within the new land use district could generate GHG emissions during construction and operation activities. It is anticipated that the majority of energy consumption (and associated generation of GHG emissions) would occur during the project's operation (as opposed to its construction). Typically, more than 80 percent of the total energy consumption takes place during the use of buildings and less than 20 percent is consumed during construction.[1] As of yet, there is no study that quantitatively assesses all of the GHG emissions associated with each phase of the construction and use of an individual development.

The following activities are associated with the proposed project and could directly or indirectly contribute to the generation of GHG emissions:

- **Removal of Vegetation:** The net removal of vegetation for construction results in a loss of the carbon sequestration in plants. However, planting of additional vegetation would result in additional carbon sequestration and would lower the carbon footprint of the project.
- **Construction Activities:** During construction of the project, GHGs would be emitted through the operation of construction equipment and from worker and builder supply vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as CO_2, CH_4, and N_2O. Furthermore, CH_4 is emitted during the fueling of heavy equipment.
- **Gas, Electric, and Water Use:** Natural gas use results in the emissions of two GHGs: CH_4 (the major component of natural gas) and CO_2 from the combustion of natural gas. Electricity use can result in GHG production if the electricity is generated by combusting fossil fuel. California's water conveyance system is energy-intensive. Preliminary estimates indicate that the total energy used to pump and treat this water exceeds 6.5 percent of the total electricity used in the State per year.[2]
- **Solid Waste Disposal:** Solid waste generated by the project could contribute to GHG emissions in a variety of ways. Landfilling and other methods of disposal use energy for transporting and managing the waste, and they produce additional GHGs to varying degrees. Landfilling, the most common waste management practice, results in the release of CH_4 from the anaerobic decomposition of organic materials. CH_4 is 25 times more potent than CO_2. However, landfill CH_4

[1] United Nations Environment Programme (UNEP), 2007. *Buildings and Climate Change: Status, Challenges and Opportunities*, Paris, France.

[2] California Energy Commission (CEC), 2004. *Water Energy Use in California* (online information sheet) Sacramento, CA, August 24. Website: energy.ca.gov/pier/iaw/industry/water.html. Accessed July 24, 2007.

can also be a source of energy. In addition, many materials in landfills do not decompose fully, and the carbon that remains is sequestered in the landfill and not released into the atmosphere.

- **Motor Vehicle Use:** Transportation associated with the proposed project would result in GHG emissions from the combustion of fossil fuels in daily automobile and truck trips.

Program 3.a (Site-Specific and Creation of New Land Use District): For the implementation action, which includes site-specific changes to land use designations, there are a total of three sites that are analyzed for the potential construction of residential units with a density of 20–24 units/acre. The objective is to rezone one or more sites totaling at least 19 acres of multiple–family zoning along with the adoption of multifamily design standards for the rezoned sites. Program 3.a also includes the creation of a new land use district RM-24 (Multiple Residential, 24 units per acre maximum).

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of up to 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 of open space land uses. GHG emissions that could be generated on Site 1 would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. There would also be long-term regional emissions associated with project-related vehicular trips and stationary source emissions, such as natural gas used for heating. Preliminary guidance from OPR and recent letters from the Attorney General critical of CEQA documents that have taken different approaches indicate that lead agencies should calculate, or estimate, emissions from vehicular traffic, energy consumption, water conveyance and treatment, waste generation, and construction activities. The calculation presented below in Table 4.7.D, includes construction emissions in terms of CO_2 and annual carbon dioxide equivalent (CO_2e) GHG emissions from increased energy consumption, water usage, solid waste disposal, and estimated GHG emissions from vehicular traffic that could result from the development of Site 1. Calculations and model run sheets for greenhouse gas emissions are provided in Appendix C of this EIR.

Table 4.7.D: Site 1 Greenhouse Gas Emissions

Emission Source	Emissions (metric tons per year)			
	CO_2	CH_4	N_2O	CO_2e
Vehicles[1]	11,000	0.38	0.87	11,000
Electricity Production	2,000	0.022	0.012	2,000
Natural Gas Combustion[1]	1,400	0.035	0.034	1,400
Solid Waste	—	—	—	1,100
Other Area Sources[2]	0.93	—	—	0.93
Total Annual Emissions	14,000	0.44	0.92	16,000

Note: Numbers in table may not appear to add up correctly due to rounding of all numbers to two significant digits.
[1] CO_2 emissions for vehicles and natural gas from URBEMIS 2007 output.
[2] Includes CO_2 emissions for hearth combustion and landscaping equipment from URBEMIS 2007 output.
CH_4 = methane CO_2e = carbon dioxide equivalent
CO_2 = carbon dioxide N_2O = nitrous oxide
Source: LSA Associates, Inc. March 2010.

As identified in Table 4.7.D, GHG emissions that could be generated by development on Site 1 would predominantly consist of CO_2. In comparison to criteria air pollutants such as ozone and PM_{10}, CO_2 emissions persist in the atmosphere for a substantially longer period of time. While emissions of other GHGs, such as CH_4, are important with respect to global climate change, emission levels of other GHGs are less dependent on the land use and circulation patterns associated with the proposed land use development project than are levels of CO_2.

Due to the global nature of this phenomenon and the scale of the emissions, total emissions are expressed in units of teragrams (a trillion [10^{12}] grams or one million metric tons [tonnes]) per

year (Tg/year). This is the standard metric unit used worldwide. As identified in Table 4.7.D, development that could occur on Site 1 could produce approximately 16,000 metric tons per year of CO_2, which is approximately 0.016 Tg/year of CO_2. As a comparison, the existing emissions from the entire SCAG region are estimated to be approximately 176.79 million metric tonnes of CO_2 per year and approximately 496.95 million metric tonnes of CO_2 per year for the entire State.

At present, there is a Federal ban on CFCs; therefore, it is assumed development that could occur on Site 1 would not generate emissions of CFCs. The project may emit a small amount of hydrofluorocarbon (HFC) emissions from leakage and service of refrigeration and air conditioning equipment and from disposal at the end of the life of the equipment. However, the details regarding refrigerants to be used in the project site are unknown at this time. Perfluorinated carbons (PFCs) and sulfur hexafluoride are typically used in industrial applications, none of which would be used on the project site. Therefore, it is not anticipated that the project would contribute significant emissions of these additional GHGs.

As described above, project-related GHG emissions are not confined to a particular air basin but are dispersed worldwide. Consequently, it is speculative to determine how project-related GHG emissions would contribute to global climate change and how global climate change may impact the State. Therefore, project-related GHG emissions are not project-specific impacts to global warming but are instead the project's contribution to this cumulative impact. As stated previously, project-related GHG emissions and their contribution to global climate change impacts in the State are less than significant and less than cumulatively considerable because: (1) the project's impacts alone would not cause or significantly contribute to global climate change, and (2) the project has no substantial effect on consumption of fuels or other energy resources, especially fossil fuels that contribute to GHG emissions when consumed.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the development of up to 608 multiple-family dwelling units and 8 acres of commercial land uses. Similar to what was identified for Site 1, GHG emissions that could be generated on Site 2 would occur over the short term from construction activities as well as from long-term regional emissions associated with project-related vehicular trips and stationary source emissions, such as natural gas used for heating. Table 4.7.E includes construction emissions in terms of CO_2 and annual CO_2e GHG emissions from increased energy consumption, water usage, solid waste disposal, and estimated GHG emissions from vehicular traffic that could result from the development of Site 2.

Table 4.7.E: Site 2 Greenhouse Gas Emissions

Emission Source	Emissions (metric tons per year)			
	CO_2	CH_4	N_2O	CO_2e
Vehicles[1]	15,000	0.53	1.2	15,000
Electricity Production	2,300	0.025	0.014	2,300
Natural Gas Combustion[1]	1,300	0.035	0.034	1,300
Solid Waste	—	—	—	1,200
Other Area Sources[2]	0.93	—	—	0.93
Total Annual Emissions	19,000	0.59	1.2	20,000

Note: Numbers in table may not appear to add up correctly due to rounding of all numbers to two significant digits.
[1] CO_2 emissions for vehicles and natural gas from URBEMIS 2007 output.
[2] Includes CO_2 emissions for hearth combustion and landscaping equipment from URBEMIS 2007 output.
CH_4 = methane CO_2e = carbon dioxide equivalent
CO_2 = carbon dioxide N_2O = nitrous oxide
Source: LSA Associates, Inc. March 2010.

As identified in Table 4.7.E, GHG emissions generated by the proposed project would predominantly consist of CO_2. In comparison to criteria air pollutants such as ozone and PM_{10}, CO_2 emissions persist in the atmosphere for a substantially longer period of time. While emissions of other GHGs, such as CH_4, are important with respect to global climate change,

emission levels of other GHGs are less dependent on the land use and circulation patterns associated with the proposed land use development project than are levels of CO_2. As identified in Table 4.7.E, development that could occur on Site 2 could produce approximately 20,000 metric tons per year of CO_2, which is approximately 0.020 Tg/year of CO_2. As a comparison, the existing emissions from the entire SCAG region are estimated to be approximately 176.79 million metric tonnes of CO_2 per year and approximately 496.95 million metric tonnes of CO_2 per year for the entire State.

Site-related GHG emissions are not project-specific impacts to global warming but are instead the project's contribution to this cumulative impact. As stated previously, project-related GHG emissions and their contribution to global climate change impacts in the State are less than significant and less than cumulatively considerable because: (1) the project's impacts alone would not cause or significantly contribute to global climate change, and (2) the project has no substantial effect on consumption of fuels or other energy resources, especially fossil fuels that contribute to GHG emissions when consumed.

- **Site 3: California Street/Avenue E.** The rezoning of Site 3 could result in the development of up to 320 multiple-family dwelling units. GHG emissions that could be generated on Site 3 would occur from construction activities as well as from operational activities associated with project-related vehicular trips and stationary source emissions, such as natural gas used for heating. Table 4.7.F includes construction emissions in terms of CO_2 and annual CO_2e GHG emissions from increased energy consumption, water usage, solid waste disposal, and estimated GHG emissions from vehicular traffic that could result from the development of Site 3.

Table 4.7.F: Site 3 Greenhouse Gas Emissions

Emission Source	Emissions (metric tons per year)			
	CO_2	CH_4	N_2O	CO_2e
Vehicles[1]	3,300	0.11	0.24	3,400
Electricity Production	750	0.0082	0.0045	750
Natural Gas Combustion[1]	660	0.016	0.015	660
Solid Waste	—	—	—	440
Other Area Sources[2]	0.47	—	—	0.47
Total Annual Emissions	4,700	0.13	0.26	5,300

Note: Numbers in table may not appear to add up correctly due to rounding of all numbers to two significant digits.
[1] CO_2 emissions for vehicles and natural gas from URBEMIS 2007 output.
[2] Includes CO_2 emissions for hearth combustion and landscaping equipment from URBEMIS 2007 output.
CH_4 = methane CO_2e = carbon dioxide equivalent
CO_2 = carbon dioxide N_2O = nitrous oxide
Source: LSA Associates, Inc. March 2010.

As identified in Table 4.7.F, development that could occur on Site 3 could produce approximately 5,300 metric tons per year of CO_2, which is approximately 0.0053 Tg/year of CO_2. As a comparison, the existing emissions from the entire SCAG region are estimated to be approximately 176.79 million metric tonnes of CO_2 per year and approximately 496.95 million metric tonnes of CO_2 per year for the entire State.

Site-related GHG emissions are not project-specific impacts to global warming but are instead the project's contribution to this cumulative impact. As stated previously, project-related GHG emissions and their contribution to global climate change impacts in the State are less than significant and less than cumulatively considerable because: (1) the project's impacts alone would not cause or significantly contribute to global climate change, and (2) the project has no substantial effect on consumption of fuels or other energy resources, especially fossil fuels that contribute to GHG emissions when consumed.

- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. However, future housing that

could be accommodated under this new land use district would generate GHG emissions from construction and operation activities. As identified for each of the three sites, site-related GHG emissions are not project-specific impacts to global warming but are instead the project's contribution to this cumulative impact. It is anticipated that any new development that could occur within this new land use district would not generate significant greenhouse gas emissions that would affect the environment.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Development facilitated by these changes in regulations and procedures could involve intensification and reuse of properties within existing urban areas. This component is an administrative action that would accommodate the growth projection in the project vicinity and itself is not a growth-inducing project. The regulation changes proposed do not generate greenhouse gas emissions. Therefore, no impacts associated with this issue would occur and no mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not generate any greenhouse gas emissions. Therefore, no impacts associated with this issue would occur and no mitigation is required.

4.7.6 Significant Impacts

The following impact was determined to be potentially significant and mitigation measures have been recommended to reduce the significance of the identified impact.

4.7.6.1 Greenhouse Gas Plan, Policy, Regulation Consistency

Impact 4.7.6.1: *The proposed land use actions and potential subsequent land development that may occur have the potential to conflict with implementation of the GHG reduction goals under AB 32 or other State regulations.*

Threshold	Would the proposed project conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

The CAT and the CARB have developed several reports to achieve the Governor's GHG targets that rely on voluntary actions of California businesses, local government and community groups, and State incentive and regulatory programs. These include the CAT's 2006 "Report to Governor Schwarzenegger and the Legislature," the CARB's 2007 "Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California," and the CARB's "Climate Change Proposed Scoping Plan: a Framework for Change."

The reports identify strategies to reduce California's emissions to the levels proposed in Executive Order S-3-05 and AB 32 that are applicable to proposed project. The Proposed Scoping Plan is the most recent document, and the strategies included in the Scoping Plan that apply to the project are contained in Table 4.7.G, which also summarizes the extent to which the project would comply with the strategies to help California reach the emission reduction targets. The strategies listed in

Table 4.7.G are addressed as either part of the project, required mitigation measures, or requirements under local or State ordinances.

Table 4.7.G: Project Compliance with Greenhouse Gas Emission Reduction Strategies

Strategy	Project Compliance
Energy Efficiency Measures	
Energy Efficiency. Maximize energy efficiency building and appliance standards, and pursue additional efficiency efforts including new technologies, and new policy and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California (including both investor-owned and publicly owned utilities). **Renewables Portfolio Standard.** Achieve a 33 percent renewable energy mix statewide. **Green Building Strategy.** Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	***Consistent with Mitigation.*** The multiple-family residences, commercial and institutional uses that could occur on any of the three sites or within the new land use district would be required to comply with the updated Title 24 standards for building construction. Future development would also be required to incorporate energy efficient building design features through **Mitigation Measure 4.7.6.1A**.
Water Conservation and Efficiency Measures	
Water Use Efficiency. Continue efficiency programs and use cleaner energy sources to move and treat water. Approximately 19 percent of all electricity, 30 percent of all natural gas, and 88 million gallons of diesel are used to convey, treat, distribute and use water and wastewater. Increasing the efficiency of water transport and reducing water use would reduce GHG emissions.	***Consistent with Mitigation.*** The multiple-family residences, commercial and institutional uses that could occur on any of the three sites or within the new land use district would be required to adhere to **Mitigation Measure 4.7.6.1A**, identified below, including measures to increase water use efficiency.
Solid Waste Reduction Measures	
Increase Waste Diversion, Composting, and Commercial Recycling, and Move Toward Zero-Waste. Increase waste diversion from landfills beyond the 50 percent mandate to provide for additional recovery of recyclable materials. Composting and commercial recycling could have substantial GHG reduction benefits. In the long term, zero-waste policies that would require manufacturers to design products to be fully recyclable may be necessary.	***Consistent with Mitigation.*** Data available from the California Integrated Waste Management Board (CIWMB) indicates that City of Yucaipa has exceeded the 50 percent diversion rate (2006). The multiple-family residences and commercial and institutional uses that could occur on any of the three sites or within the new land use district would be required to comply with **Mitigation Measure 4.7.6.1A**, identified below, including measures to increase solid waste diversion, composting, and recycling.
Transportation and Motor Vehicle Measures	
Vehicle Climate Change Standards. AB 1493 (Pavley) required the State to develop and adopt regulations that achieve the maximum feasible and cost-effective reduction of GHG emissions from passenger vehicles and light duty trucks. Regulations were adopted by the CARB in September 2004. **Light-Duty Vehicle Efficiency Measures.** Implement additional measures that could reduce light-duty GHG emissions. For example, measures to ensure that tires are properly inflated can both reduce GHG emissions and improve fuel efficiency. **Adopt Heavy- and Medium-Duty Fuel and Engine Efficiency Measures.** Regulations to require retrofits to improve the fuel efficiency of heavy-duty trucks that could include devices that reduce aerodynamic drag	***Consistent.*** The multiple-family residences, commercial, and institutional uses that could occur on any of the three sites or within the new land use district do not involve the manufacture, sale, or purchase of vehicles. However, vehicles that operate within and access the project site would comply with any vehicle and fuel standards that CARB adopts.

Table 4.7.G: Project Compliance with Greenhouse Gas Emission Reduction Strategies

Strategy	Project Compliance
and rolling resistance. This measure could also include hybridization of and increased engine efficiency of vehicles. **Low Carbon Fuel Standard.** The CARB identified this measure as a Discrete Early Action Measure. This measure would reduce the carbon intensity of California's transportation fuels by at least 10 percent by 2020.	
Regional Transportation-Related Greenhouse Gas Targets. Develop regional GHG emissions reduction targets for passenger vehicles. Local governments will play a significant role in the regional planning process to reach passenger vehicle GHG emissions reduction targets. Local governments have the ability to directly influence both the siting and design of new residential and commercial developments in a way that reduces GHGs associated with vehicle travel.	***Consistent.*** Implementation of the proposed project would result in the rezoning of property and the creation of a new land use district to meet Regional Housing Needs Assessment (RHNA) requirements. The actions associated with implementation of the proposed project would allow for residential uses to be clustered around commercial uses and would encourage a reduction of vehicle miles traveled within the City.
Measures to Reduce High Global Warming Potential (GWP) Gases. The CARB has identified Discrete Early Action measures to reduce GHG emissions from the refrigerants used in car air conditioners, semiconductor manufacturing, and consumer products. The CARB has also identified potential reduction opportunities for future commercial and industrial refrigeration, changing the refrigerants used in auto air conditioning systems, and ensuring that existing car air conditioning systems do not leak.	***Consistent.*** New products used or serviced on any of the three sites or within the new land use district (after implementation of the reduction of GHG gases) would comply with future CARB rules and regulations.

CARB = California Air Resources Board
GHG = greenhouse gas
Source: LSA Associates, Inc. March 2010.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of up to 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 of open space land uses. As identified in Table 4.7.G, future development that could occur on Site 1 would be consistent with greenhouse gas emission reduction strategies and policies with adherence to **Mitigation Measure 4.7.6.1A**.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the development of up to 608 multiple-family dwelling units and 8 acres of commercial land uses. As identified in Table 4.7.G, future development that could occur on Site 2 would be consistent with greenhouse gas emission reduction strategies and policies with adherence to **Mitigation Measure 4.7.6.1A**.
- **Site 3: California Street/Avenue E.** The rezoning of Site 3 could result in the development of up to 320 multiple-family dwelling units. As identified in Table 4.7.G, future development that could occur on Site 2 would be consistent with greenhouse gas emission reduction strategies and policies with adherence to **Mitigation Measure 4.7.6.1A**.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. However, future housing that could be accommodated under this new land use district could conflict with policies aimed to reduce greenhouse gas emissions. **Mitigation Measure 4.7.6.1A** has been identified to ensure that greenhouse gas emissions associated with future development within the new land use

district are adequately addressed. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component is an administrative action that would not require a physical change in the environment. Therefore, implementation of this project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. No impacts associated with this issue would occur and no mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component is an administrative action that would not require a physical change in the environment. Therefore, implementation of this component would not generate any greenhouse gases and would not conflict with any applicable plan, policy, or regulation that aims to reduce greenhouse gas emissions. No impacts associated with this issue would occur and no mitigation is required.

Mitigation Measures. To ensure that the proposed project complies with and would not conflict with or impede the implementation of reduction goals identified in AB 32, the Governor's Executive Order S-3-05, and other strategies to help reduce GHGs to the level proposed by the Governor, **Mitigation Measure 4.7.6.1A** shall be implemented.

4.7.6.1A To the extent feasible and to the satisfaction of the City, the following measures shall be incorporated into the design and construction of any development that could occur under implementation of the proposed project:

Construction and Materials

- Use locally produced and/or manufactured building materials for at least 10 percent of the construction materials used for the project; and
- Recycle/reuse at least 50 percent of the demolished construction material (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard); and
- Use "Green Building Materials," such as those materials that are resource efficient, and recycled and manufactured in an environmentally friendly way for at least 10 percent of the project.

Energy Efficiency Measures

- Design all project buildings to exceed California Building Code's Title 24 energy standard, including, but not limited to any combination of the following:
    - Increase insulation such that heat transfer and thermal bridging is minimized;
    - Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption; and
    - Incorporate ENERGY STAR or better rated windows, space heating and cooling equipment, light fixtures, appliances or other applicable electrical equipment.
- Provide a landscape and development plan for the project that takes advantage of shade, prevailing winds, and landscaping;

- Install efficient lighting and lighting control systems. Use daylight as an integral part of lighting systems in buildings;
- Install light colored “cool” roofs and cool pavements;
- Install energy-efficient heating and cooling systems, appliances and equipment, and control systems; and
- Install solar or light-emitting diodes (LEDs) for outdoor lighting.

Water Conservation and Efficiency Measures

- Devise a comprehensive water conservation strategy appropriate for the project and location. The strategy may include the following, plus other innovative measures that might be appropriate:
    - Create water-efficient landscapes within the development;
    - Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls;
    - Use reclaimed water for landscape irrigation within the project. Install the infrastructure to deliver and use reclaimed water;
    - Design buildings to be water-efficient. Install water-efficient fixtures and appliances, including low-flow faucets, dual-flush toilets and waterless urinals; and
    - Restrict watering methods (e.g., prohibit systems that apply water to nonvegetated surfaces) and control runoff.

Solid Waste Measures

- Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas; and
- Provide resident/employee education about reducing waste and available recycling services.

Level of Significance after Mitigation. After implementation of **Mitigation Measure 4.7.6.1A** and application of regulatory requirements, the project would implement appropriate GHG reduction strategies and would ensure that it does not conflict with or impede implementation of reduction goals identified in AB 32, Governor’s Executive Order S-3-05, and other strategies to help reduce GHGs to the level proposed by the Governor. In addition, the project would also be subject to all applicable regulatory requirements, which would also reduce the GHG emissions of the project. Therefore, the project’s contribution to GHG emissions would be reduced to a less than significant level.

4.7.7 Cumulative Impacts

While it is not possible to determine whether the project individually will have a significant impact on global warming or climate change, it will contribute to cumulative GHG emissions in California. Cumulatively, the build out of the proposed project would contribute approximately 0.042 Tg CO_2 Eq, which is 0.008 percent of California’s 2004 total emissions for carbon dioxide, methane, and nitrous oxide (492 Tg CO_2 Eq). The mitigation measure discussed above will likely reduce the project’s emissions of greenhouse gases; however, without the necessary science and analytical tools, it is not possible to determine with certainty whether the project’s emissions of greenhouse gases will be cumulatively considerable, within the meaning of *CEQA Guidelines* Sections 15065(a)(3) and 15130. The CARB is currently in the process of designing regulations to monitor, limit, and ultimately reduce California GHG emissions but there are as yet no adopted standards for assessing the significance of cumulative impacts from projects.

Given the findings of AB 32, of SB 97, and the requirements of CEQA, the Lead Agency must determine whether a project will or will not have a cumulatively considerable contribution. Due to the lack of guidance for determining the significance of cumulative impacts to climate change from projects, and out of an overabundance of caution, the project has been evaluated to determine whether emissions of greenhouse gases have been minimized to the extent feasible with current technology and measures.

The GHG emission estimates presented in Table 4.7.H identify the emissions associated with the combination of the development of all three sites at build out, if all three sites are developed. Cumulatively, implementation of the project would result in average annual emissions of 41,000 metric tons of CO_2e per year.

Table 4.7.H: Project Greenhouse Gas Emissions

Emission Source	Emissions (metric tons per year)			
	CO_2	CH_4	N_2O	CO_2e
Vehicles[1]	29,000	1.0	2.3	30,000
Electricity Production	5,000	0.055	0.03	5,000
Natural Gas Combustion[1]	3,300	0.087	0.083	3,300
Solid Waste	—	—	—	2,800
Other Area Sources[2]	2.3	—	—	2.3
Total Annual Emissions	37,000	1.1	2.4	41,000

Note: Numbers in table may not appear to add up correctly due to rounding of all numbers to two significant digits.
[1] CO_2 emissions for vehicles and natural gas from URBEMIS 2007 output.
[2] Includes CO_2 emissions for hearth combustion and landscaping equipment from URBEMIS 2007 output.
CH_4 = methane CO_2e = carbon dioxide equivalent
CO_2 = carbon dioxide N_2O = nitrous oxide
Source: LSA Associates, Inc., March 2010.

Due to the global nature of this phenomenon and the scale of the emissions, total emissions are expressed in units of teragrams (a trillion [10^{12}] grams or one million metric tons) per year (Tg/year). This is the standard metric unit used worldwide. As identified in Table 4.7.H, the project will produce 41,000 metric tons per year of CO_2e, which is approximately 0.041 Tg/year of CO_2e. As a comparison, the existing emissions from all of San Bernardino County are estimated to be approximately 3.4 Tg/year (in 2006) of CO_2e and approximately 496.95 Tg/year of CO_2e for the entire State.

Cumulatively, the emissions from electricity production would comprise approximately 14 percent of the project's total CO_2e emissions, and from solid waste disposal approximately 7 percent. The emissions from vehicle exhaust would comprise approximately 72 percent of the project's total CO_2e emissions. The emissions from vehicle exhaust are controlled by the State and Federal governments and are outside the control of the City. The remaining CO_2e emissions are primarily associated with building heating systems. Specific development projects proposed under the project would comply with existing State and Federal regulations regarding the energy efficiency of buildings, appliances, and lighting, which would reduce the project's electricity demand. The new buildings constructed in accordance with current energy efficiency standards would be more energy efficient than older buildings.

With implementation of the strategies and programs described previously, the project is consistent with the strategies to reduce California's emissions to the levels proposed in Executive Order S-3-05. However, given the uncertainty of data and appropriate methodology to accurately analyze, and the inability to quantify the reduction achieved through implementation of strategies and programs previously identified, the proposed project's GHG emission contribution would result in a cumulative impact regarding global climate change and the cumulative impacts of the proposed project on global climate change are considered to be significant and unavoidable.

4.8 HAZARDS AND HAZARDOUS MATERIALS

This chapter describes and analyzes the potential impact to human health and the environment due to the exposure to hazardous materials or conditions that could be encountered as a result of the development and operation of the proposed project. Potential impacts include those associated with the routine transport, use, or disposal of hazardous materials; reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; and safety hazards associated with the project location in an airport land use planning area. Potential impacts associated with air contaminants that could be emitted during operation of the project are addressed in Chapter 4.3 (Air Quality), while the potential hazardous material impacts on groundwater are addressed in Chapter 4.9 (Hydrology and Water Quality).

4.8.1 Existing Setting

4.8.1.1 Project Site History

The proposed project is composed of three non-contiguous sites within the City of Yucaipa as shown in previously referenced Figure 3.1. The three sites vary in size and include a 57-acre, 27-acre, and 10-acre site. All three sites are planned for a mix of uses including residential, commercial, and institutional uses. Site 1 and Site 2 have not been previously developed, based on aerial photographs from 1959, 1967, 1968, 1980, and 2005. Site 3 is currently developed with a manufactured home park, which, based on historic aerial photographs, has been on Site 3 since at least 1959.[1]

4.8.2 Policies and Regulations

4.8.2.1 Federal Regulations

Comprehensive Environmental Response, Compensation, and Liability Act. Discovery of environmental health damage from disposal sites prompted the U.S. Congress to pass the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund). The purpose of the CERCLA is to identify and clean up chemically contaminated sites that pose a significant environmental health threat. The Hazard Ranking System is used to determine whether a site should be placed on the National Priorities List for cleanup activities.

Superfund Amendments and Reauthorization Act. The Superfund Amendments and Reauthorization Act (SARA) pertains primarily to emergency management of accidental releases. It requires formation of state and local emergency planning committees, which are responsible for collecting, material handling, and transportation data for use as a basis for planning. Chemical inventory data are made available to the community at large under the “right-to-know” provision of the law. In addition, SARA also requires annual reporting of continuous emissions and accidental releases of specified compounds. These annual submissions are compiled into a nationwide Toxics Release Inventory (TRI).

Resource Conservation and Recovery Act. The Resource Conservation and Recovery Act (RCRA) Subtitle C addresses hazardous waste generation, handling, transportation, storage, treatment, and disposal. It includes requirements for a system that uses hazardous waste manifests to track the movement of waste from its site of generation to its ultimate disposition. The 1984 amendments to RCRA created a national priority for waste minimization. Subtitle D establishes national minimum requirements for solid waste disposal sites and practices. It requires states to develop plans for the management of wastes within their jurisdictions. Subtitle I requires monitoring and containment systems for underground storage tanks that hold hazardous materials. Owners of tanks must demonstrate financial assurance for the cleanup of a potential leaking tank.

[1] Historic Maps/Coverage for Yucaipa area, http://www.historicaerials.com/Default.aspx, website accessed March 3, 2010.

Hazardous Materials Transportation Act. The Hazardous Materials Transportation Act is the statutory basis for the extensive body of regulations aimed at ensuring the safe transport of hazardous materials on water, rail, highways, in the sky, or in pipelines. It includes provisions for materials classification, packaging, marking, labeling, placarding, and shipping documentation.

4.8.2.2 State Regulations

California Code of Regulations. Most State and Federal regulations and requirements that apply to generators of hazardous waste are spelled out in the California Code of Regulations (CCR), Title 22, Division 4.5. Title 22 contains the detailed compliance requirements for hazardous waste generators, transporters, treatment, storage, and disposal facilities. Because California is a fully authorized State according to RCRA, most RCRA regulations (those contained in 40 Code of Federal Regulations [CFR] 260, et seq.) have been duplicated and integrated into Title 22. However, because the Department of Toxic Substance Control (DTSC) regulates hazardous waste more stringently than the U.S. EPA, the integration of California and Federal hazardous waste regulations that make up Title 22 do not contain as many exemptions or exclusions as does 40 CFR 260. As with the California Health and Safety Code, Title 22 also regulates a wider range of waste types and waste management activities than do the RCRA regulations in 40 CFR 260. To aid the regulated community, California compiled the hazardous materials, waste and toxics-related regulations contained in CCR, Titles 3, 8, 13, 17, 19, 22, 23, 24, and 27 into one consolidated CCR, Title 26 “Toxics.” However, the California hazardous waste regulations are still commonly referred to as Title 22. For the purposes of clarity, because of the extensive reach of Title 22 and Title 26, many common household products sold in grocery stores and home improvement warehouses qualify as hazardous materials. These items include household cleaners, detergents, paint, motor oil, lubricants, glues, pesticides, etc. The term “hazardous materials” is also defined to include many on site materials as well, such as lubricants, fuel, etc. Thus, when this chapter of the EIR discusses the transport and storage of “hazardous materials,” it is referring to the potential transport of bulk products to the project locations and to the temporary storage of such materials at the project sites prior to re-package and transport to subsequent destinations.

The California Hazardous Material Management Act. The Hazardous Materials Management Act (HMMA) requires that businesses handling or storing certain amounts of hazardous materials prepare a Hazardous Materials Business Emergency Plan (HMBEP), which includes an inventory of hazardous materials stored on site (above specified quantities), an emergency response plan, and an employee training program. An HMBEP is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the HMBEP is to satisfy Federal and State Community Right-To-Know laws and to provide detailed information for use by emergency responders.

Per the California Health and Safety Code (HSC), Chapter 6.95, Sections 25500–25532, an HMBEP must be submitted by any business that handles a hazardous material or a mixture containing a hazardous material in quantities equal to, or greater than:

- A total weight of 500 pounds or a total volume of 55 gallons;
- 200 cubic feet of a compressed gas at standard temperature and pressure; and/or
- A radioactive material handled in quantities for which an emergency plan is required pursuant to Parts 30, 40, or 70 of Chapter 10, Title 10, Code of Federal Regulations (CFR), or equal to or greater than the amounts specified above, whichever amount is less.

An HMBEP must be prepared prior to facility operation. Any business subject to HMBEP requirements shall submit an amendment of its HMBEP to the local implementing agency when there is:

- A 100 percent or more increase in the quantity of a previously disclosed hazardous material;
- Any handling of a previously undisclosed hazardous material subject to the inventory requirements;
- Change of business address;
- Change of ownership;
- Change of business name; and/or
- Change of contact information.

In addition, any business subject to HMBEP requirements is also required to certify the inventory of hazardous materials handled at the business every year. Businesses are also required to review their HMBEPs at least once every three years to determine if a revision is necessary. Once the review has been conducted, the business must certify in writing to the local implementing agency that a review has been completed and necessary changes were made.

The California Hazardous Waste Control Law. The Hazardous Waste Control Law (HWCL) is the primary hazardous waste statute in the State of California. The HWCL requires a hazardous waste generator, which stores or accumulates hazardous waste for periods greater than 90 days at an on-site facility or for periods greater than 144 hours at an off-site or transfer facility, which treats, or transports hazardous waste, to obtain a permit to conduct such activities. The HWCL implements RCRA as a "cradle-to-grave" waste management system in the State of California. HWCL specifies that generators have the primary duty to determine whether their wastes are hazardous and to ensure their proper management. The HWCL also establishes criteria for the reuse and recycling of hazardous wastes used or reused as raw materials. The HWCL exceeds Federal requirements by mandating source reduction planning and a much broader requirement for permitting facilities that treat hazardous waste. It also regulates the number of types of wastes and waste management activities that are not covered by federal law with RCRA.

State Aeronautics Act (Public Utilities Code Section 21670, et seq.). The Public Utilities Code establishes the requirement for the creation of airport land use commissions for every county in which there is located an airport that is served by a scheduled airline. Additionally, these sections of the Code mandate the preparation of Comprehensive Land Use Plans (CLUP) to provide for the orderly growth of each public airport and the area surrounding the airport. The purpose of CLUPs includes the protection of the general welfare of inhabitants within the vicinity of the airport and the general public.

California Emergency Services Act. Government Code 8550–8692 provides for the assignment of functions to be performed by various agencies during an emergency so that the most effective use may be made of all manpower, resources, and facilities for dealing with any emergency that may occur. The coordination of all emergency services is recognized by the state to mitigate the effects of natural, man-made, or war-caused emergencies which result in conditions of disaster or extreme peril to life, property, and the resources of the state, and generally, to protect the health and safety and preserve the lives and property of the people of the state.

State Fire Plan. The State Board of Forestry and the California Department of Forestry and Fire Protection have drafted a comprehensive update of the State Fire Plan for wildland fire protection in California. The planning process defines a level of service measurement, considers assets at risk, incorporates the cooperative interdependent relationships of wildland fire protection providers, provides for public stakeholder involvement, and creates a fiscal framework for policy analysis.

4.8.2.3 Regional Policies

San Bernardino County Fire Department Hazardous Materials Division. The Hazardous Materials Division of the San Bernardino County Fire Department is responsible for conducting compliance inspections for over 7,000 regulated facilities in San Bernardino County. These facilities handle hazardous materials, generate or treat hazardous waste, and/or operate underground storage tanks. The Certified Unified Program Agency (CUPA), of which the Hazardous Materials Division is part, provides a comprehensive environmental management approach to resolve environmental issues. This balanced approach utilizes education and effective enforcement procedures to minimize the potential risk to human health and the environment and establish an atmosphere to promote fair business practices.

4.8.2.4 Local Policies

City of Yucaipa General Plan Policies. The City of Yucaipa General Plan includes the goals, policies, and implementation measures related to hazards. Table 4.8.A identifies applicable goals and policies that apply to the proposed project.

Table 4.8.A: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
City of Yucaipa General Plan Safety and Hazardous Waste Element		
Policy S-1.A	Aggressively enforce all Federal, State, and local regulations pertaining to the transportation, storage, and use of all hazardous materials.	The project would be consistent with this policy as discussed in Section 4.8.5.1.
Policy S-1.C	Inform and educate the public of the risks from natural and man-made hazards, of methods available for hazard abatement, prevention, mitigation, and avoidance and of procedures to follow during emergencies.	The project would be consistent with this policy as discussed in Sections 4.8.5.4 and 4.8.6.1.
Policy S-1.Y	Because rapid urban development has resulted in potential fire hazards in wildland/urban intermix areas County-wide, the City shall implement the following actions. 1. Apply the regulations of the "Greenbelt" Fire Safety Overlay Ordinance as found in the Development Code to all City area subject to wildland/urban intermix fire hazards; the provisions of the Hillside and Foothill Hazard Overlay Ordinances as found in the Development Code shall be incorporated into the Fire Hazard Overlay, insuring the following. a) High fire hazard development shall incorporate careful site design, use of fire retardant building materials and landscaping, development and maintenance of fuel breaks and vegetation management programs, and provisions to limit public access to open space areas in order to minimize wildland fire hazard. b) Adequate and reliable water storage for community fire protection in hazardous areas shall be provided. c) Multiple access with minimum road design standards is required. d) Clearances around structures and road widths in fire and geologic hazard areas as identified on the Hazard Overlay Map should generally meet the following requirements. i) New structures proposed on parcels of sufficient width (usually 60 feet or greater) should maintain	The project would be consistent with this policy as discussed in Section 4.8.6.2.

Table 4.8.A: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
	a minimum 30-foot wide building separation. ii) All structures should maintain a minimum 30-foot wide vegetation clearance area with certain limited exceptions for ornamental landscaping, as recommended by the local fire authority. iii) Public roadways should be developed with a minimum 50-foot wide right-of-way, with a minimum 26-foot wide paved way of travel. For privately maintained roads, the minimum should generally be no less than a 24-foot wide paving with no parking allowed, 32-foot paving with parking allowed on one side, or a 36-foot wide paving with parking allowed on both sides. 2. Identify and map all such areas on a continuous basis, amending Hazard Overlay Maps where needed. 3. Evaluate the Fire Hazard Overlay Ordinance regularly and revise when necessary to reflect the most current fire-safe building and development techniques and standards.	
Policy S-1.AA	Because fire exists as a hazard Citywide, the following requirements shall apply Citywide unless superseded by the more stringent requirements of the Fire Hazard Overlay. 1. The Peakload Water Supply System guidelines contained in Table X-1 shall be met for all new development or be adequately served by water supplies for domestic use and community fire protection in accordance with standards as determined by the City and the local fire protection agency or authority. 2. Provide adequate fire protection facilities and services in accordance with standards of the City and the local fire protection agency or authority for all development, existing and proposed. 3. Require structures, features of structures or activities determined to be hazardous in terms of fire potential to be brought into conformance with current applicable fire and safety standards. 4. Limit or prohibit development or activities in areas lacking water and firefighting facilities. 5. Approve high intensity uses such as theaters, motels, restaurants, and schools, and uses requiring the handling or storage of large amounts of flammable materials only in areas with year-round fire protection and adequate water systems with hydrants.	The project would be consistent with this policy as discussed in Section 4.8.6.2.

City of Yucaipa Emergency Operations Plan. Emergency response policies and procedures in the City of Yucaipa are contained in the Emergency Operations Plan (EOP), adopted by the City in 2003. The EOP sets forth the City's emergency planning, organization and response policies and procedures, and addresses the integration and coordination with other governmental agencies and Special Districts. Standard Operation Procedures (SOPs) for each affected City department are set forth in Annex I of the document. General departmental functions include Management, Operations, Planning and Intelligence, Logistics and Finance. The EOP includes provisions for annual review of SOPs and sets forth the Standardized Emergency Management System for various emergency

scenarios, including earthquakes, floods, wildland fires, landslides, extreme weather/storm conditions, dam failure, hazardous materials release incidents, major vehicle accidents, airplane crashes, civil disturbance, and terrorism. Departments of the City of Yucaipa are assigned specific responsibilities and related activities for each identified hazard or threat.

4.8.3 Methodology

Evaluation of hazards and hazardous material impacts associated with the proposed project includes a focus on the use, generation, management, transport, and disposal of hazardous or potentially hazardous materials on the project site. In determining the level of significance, the analysis assumes that construction and operation of the proposed project would be in compliance with relevant local, State, and Federal laws and regulations pertaining to the use, storage, and disposal of hazardous materials.

4.8.4 Thresholds of Significance

The proposed project would result in a significant adverse impact with regard to hazards if it were to:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- 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;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- 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 create a significant hazard to the public or the environment;
- 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, result in a safety hazard for people residing or working in the project area;
- For a project located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area;
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation; and/or
- Result in the exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

4.8.5 Less Than Significant Impacts

The following impacts were determined to be less than significant. In each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards, and policies would reduce potential impacts to a less than significant level.

4.8.5.1 Routine Transport, Use, or Disposal of Hazardous Materials and Reasonably Foreseeable Upset and Accident Conditions

Threshold	Would the proposed project create a significant hazard to the public through the routine transport, use, or disposal of hazardous materials? Would the proposed project 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?

Exposure to hazardous materials during the operation of the proposed on-site uses may result from (1) the improper handling or use of hazardous substances; (2) transportation accident; or (3) an unforeseen event (e.g., fire, flood, or earthquake). The severity of any such exposure is dependent upon the type and amount of the hazardous material involved; the timing, location, and nature of the event; and the sensitivity of the individual or environment affected.

Program 3.a (Site-Specific and Creation of New Land Use District): For the implementation action, which includes site-specific changes to land use designations, there are a total of three sites that will be analyzed for the potential construction of residential units with a density of 20–24 units/acre. The objective is to rezone one or more sites totaling at least 19 acres of multiple-family zoning along with the adoption of multifamily design standards for the rezoned sites. Program 3.a also includes the creation of a new land use district RM-24 (Multiple Residential, 24 units per acre maximum).

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of up to 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 of open space land uses. The subsequent development that could occur as a result of the rezoning of Site 1 would introduce potentially hazardous materials (e.g., petroleum products, pesticides, fertilizer, and other household hazardous products such as paint products, solvents, and cleaning products) on site. It is possible that vendors may bring some hazardous materials to and from any future commercial uses that could be located on Site 1. The potential for other hazardous materials also exists but remains unknown as the exact tenants of the proposed commercial portions of the site unknown at this time. However, any hazardous materials used, sold, or stored on site are expected to be in limited quantities and of limited toxicity.

  Future development that could occur on Site 1 is not anticipated to generate significant quantities of hazardous wastes. However, in the event that hazardous wastes are generated on Site 1, appropriate documentation for all hazardous waste that is transported in connection with project-site activities would be provided as required for compliance with existing hazardous materials regulations. As described in Title 49 of the Code of Federal Regulations[1] and implemented by Title 13 of the CCR, the United States Department of Transportation (USDOT) Office of Hazardous Materials Safety has established strict regulations for the safe transportation of hazardous materials.

  Additionally, the California Hazardous Materials Management Act requires that businesses handling or storing certain amounts of hazardous materials prepare a Hazardous Materials Business Emergency Plan (HMBEP), which includes an inventory of hazardous materials stored on site (above specified quantities), an emergency response plan, and an employee training program. As previously stated, both the Federal government and the State of California require all businesses that handle more than a specified amount of hazardous materials or extremely hazardous materials, to submit an HMBEP to its local Certified Unified Program Agency (CUPA). The HMBEP must include an inventory of the hazardous materials used in the facility, and

[1] *Code of Federal Regulations, Title 49—Transportation*, Pipeline and Hazardous Materials Safety Administration, Department of Transportation, http://ecfr.gpoaccess.gov/cgi/t/text/textidx?sid=585c275ee19254ba07625d8c92fe925f&c=ecfr&tpl=/ecfrbrowse/Title49/49cfrv2_02.tpl, site accessed July 2, 2009.

emergency response plans and procedures to be used in the event of a significant or threatened significant release of a hazardous material. The HMBEP must include the Material Safety Data Sheet for each hazardous and potentially hazardous substance used. The Material Safety Data Sheets summarize the physical and chemical properties of the substances and their health impacts. The plan also requires immediate notification to all appropriate agencies and personnel of a release, identification of local emergency medical assistance appropriate for potential accident scenarios, contact information of all company emergency coordinators of the business, a listing and location of emergency equipment at the business, an evacuation plan, and a training program for business personnel.

HMBEPs are designed to be used by responding agencies, such as the Fire Department, during a release to allow for a quick and accurate evaluation of each situation for an appropriate response. HMBEPs are also used during a fire to quickly assess the types of chemical hazards that firefighting personnel may have to deal with, and to make decisions as to whether or not the surrounding areas need to be evacuated. Compliance with existing law will ensure that no significant impacts pertaining to the creation of hazards affecting the public will occur. The handling of hazardous materials in accordance with the HMBEP as required by applicable local, state, and federal standards, ordinances, and regulations would ensure that impacts associated with environmental and health hazards related to an accidental release of hazardous materials on Site 1 are less than significant. No mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the development of up to 608 multiple-family dwelling units and 8 acres of commercial land uses. Similar to Site 1, any subsequent development that could occur on Site 2 would be required to adhere to USDOT Office of Hazardous Materials Safety and California Hazardous Materials Management Act regulations for the safe transportation and handling of hazardous materials. Therefore, impacts associated with this issue would be less than significant for Site 2. No mitigation is required.
- **Site 3: California Street/Avenue E.** The rezoning of Site 3 could result in the development of up to 320 multiple-family dwelling units. Since Site 3 is currently developed with a manufactured home park, there are existing hazardous materials already present (e.g., household hazardous products such as paint, solvents, pesticides, cleaning products, and fertilizer). The subsequent development that could occur on site as a result of the rezoning of Site 3 would likely have a similar type of household hazardous products present. However, any hazardous materials used or stored on site are expected to be in limited quantities and of limited toxicity. Therefore, impacts associated with this issue would be less than significant for Site 3. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) would establish development standards and procedures for multifamily development at a density of 20 to 24 units per acre in the General Plan Land Use Element and Development Code. Subsequent “by right” development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for “by right” development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Development facilitated by these changes in regulations and procedures could involve intensification and reuse of properties within existing urban areas.

Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Development facilitated by these

changes in regulations may involve intensification and reuse of properties within different areas in the City, which may result in the introduction of new hazardous materials into the existing environment. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review, which would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment. Therefore, there would be no significant impacts associated with this issue. No mitigation is required.

4.8.5.2 Existing or Proposed School

Threshold	Would the proposed project emit hazardous emissions or handle acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The nearest school to Site 1 is Dunlap Elementary School, which is located approximately 0.20 mile west of the site. Other schools within the area include Valley Elementary School, which is approximately 0.66 mile northeast of Site 1. The rezoning of Site 1 could result in the subsequent development of the site with residential and commercial uses. These uses would handle hazardous materials and substances in the form of household products like paint, cleaning solvents, fertilizers, and petroleum products. Although Site 1 could be developed with residential and commercial development that would handle hazardous materials and substances, the type of hazardous materials that could be present would be typical of materials present at any commercial or residential site. In addition, the handling of hazardous materials or emission of hazardous substances in accordance with the HMBEP as required by applicable local, State, and Federal standards, ordinances, and regulations would ensure that impacts associated with environmental and health hazards related to an accidental release of hazardous materials or emissions of hazardous substance near existing or proposed schools are less than significant. No mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The nearest school to Site 2 is Yucaipa High School, which is located approximately 0.25 mile east of the site at the northwest corner of 5th Street and Yucaipa Boulevard. Other schools within the area include Dunlap Elementary School, which is located approximately 0.66 mile southeast of Site 2. The rezoning of Site 2 could result in the subsequent development of the site with residential and commercial uses. Similar to what was identified for Site 1, these uses would handle hazardous materials and substances in the form of household products like paint, cleaning solvents, fertilizers, and petroleum products. Although these substances would be present within one-quarter mile of an existing school, such substances are typical of materials present at any commercial or residential site. Since the handling or transport of these hazardous materials would be regulated by applicable local, State, and Federal standards, impacts associated with this issue would be less than significant. No mitigation is required.
- **Site 3: California Street/Avenue E.** The nearest school to Site 3 is Yucaipa Elementary School located approximately 0.32 mile north of the site. Since there are no schools located within 0.25

mile of Site 3, no impacts associated with this issue would occur. Therefore, no mitigation is required.

- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Therefore, no impacts associated with this issue would occur with implementation of this project component. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Future development activity may involve intensification and reuse of properties, which may result in the introduction of new hazardous materials into the existing environment. Since implementation of this project component at this time only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. As with other measures implemented by the City, subsequent environmental review of projects would ensure that impacts associated with these projects are adequately addressed; therefore, no impact associated with this issue would occur with implementation of this project component. No mitigation is required.

4.8.5.3 Within An Airport Land Use Plan, Within Two Miles of a Public Airport or Within Two Miles of a Private Airport

Threshold	Would the project be 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, resulting in a safety hazard for people residing or working in the project area?
Threshold	For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the proposed project area?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** There are no public use or private airports within two miles of Site 1. The nearest local airports to Site 1 are the Redlands Municipal Airport and the San Bernardino International Airport. The Redlands Municipal Airport is located outside of the City of Yucaipa, approximately 5.5 miles northwest of Site 1. The San Bernardino International Airport is located approximately 10 miles west of Site 1. The rezoning and potential development of Site 1 with residential and commercial uses would not result in a safety hazard for people residing or working within Site 1. Therefore, no impacts associated with this issue would occur and no mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The nearest local airports to Site 2 are the Redlands Municipal Airport and the San Bernardino International Airport. The Redlands Municipal Airport is located outside of the City of Yucaipa, approximately 4.5 miles northwest of Site 2. The San Bernardino International Airport is located approximately 9 miles west of from Site 2. Because Site 2 is not located within two miles of a public or private airport, the rezoning and subsequent development of Site 2 would not result in a safety hazard for people residing or working within the site. Therefore, no impacts associated with this issue would occur. No mitigation is required.

- **Site 3: California Street/Avenue E.** The nearest local airports to Site 3 are the Redlands Municipal Airport and the San Bernardino International Airport. The Redlands Municipal Airport is located outside of the City of Yucaipa, approximately 7.5 miles away from Site 3. The San Bernardino International Airport is located approximately 12 miles away from Site 3. Because Site 3 is not located within two miles of any airport, no impact would occur to people residing or working in the project area. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not result in an airport safety hazard for people residing or working in the area. Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Future development would be subject to subsequent environmental review, which would ensure that impacts are adequately addressed. Since implementation of this project component at this time only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which would not expose people to airport safety hazards. As with other measures implemented by the City, subsequent environmental review of projects would ensure that impacts associated with these projects are adequately addressed; therefore, no impacts associated with this issue would occur. No mitigation is required.

4.8.5.4 Conflict with Emergency Response Plans

Threshold	Would the project impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of up to 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 of open space land uses. Any future development that could occur on Site 1 would be required to be developed in compliance with all applicable State and local regulations regarding emergency access and evacuation plans. Site 1 has direct access to local roads (e.g., Oak Glen Road and Avenue E) that would provide simple access for emergency vehicles or for the evacuation of people on site during an emergency. Compliance with existing regulations for emergency access and evacuation would ensure that impacts related to this issue are less than significant and no mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the development of up to 608 multiple-family dwelling units and 8 acres of commercial land uses. Emergency personnel could readily access Site 2 through Yucaipa Boulevard and Sand Canyon Road in the event of an emergency on site. Any future development that could occur on Site 2 would also be required to adhere to all applicable State and local regulations regarding emergency access and evacuation plans. Compliance with existing regulations would reduce any

potential impacts associated with emergency response plans to a less than significant level. No mitigation is required.

- **Site 3: California Street/Avenue E.** The rezoning of Site 3 could result in the development of up to 320 multiple-family dwelling units. Site 3 is currently developed with a manufactured home park which is accessible through California Street. It is anticipated that any future emergency access to Site 3 would continue to be through California Street. Similar to Sites 1 and 2, any future development that could occur on Site 3 would be required to adhere to all applicable State and local regulations regarding emergency access and evacuation plans. Compliance with existing regulations would reduce any potential impacts associated with emergency response plans to a less than significant level. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not result in a physical change in the environment. However, housing that could be accommodated under this new land use district could conflict with an adopted emergency response plan. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. There is no one specific project site where these developments would occur. Future development would be subject to project-specific environmental review, which would ensure that impacts are adequately addressed. Since implementation of this project component at this time only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, implementation of this project component would not conflict with any adopted emergency response plans. No mitigation is required.

4.8.6 Significant Impacts

The following impacts were determined to be potentially significant. In each of the following issues, mitigation measures have been recommended to reduce the significance of the identified impacts.

4.8.6.1 Located on a List of Hazardous Materials Sites

Threshold	Would the project 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 create a significant hazard to the public or the environment?

Government Code Section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Hazardous Waste and Substances Sites list (Cortese List). The Cortese List is a planning document used by the State, local agencies, and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites. Release sites include or hazardous materials release sites may include the following:

- All hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code.
- All land designated as hazardous waste property or border zone property pursuant to Article 11 (commencing with Section 25220) of Chapter 6.5 of Division 20 of the Health and Safety Code.
- All information received by the Department of Toxic Substances Control (DTSC) pursuant to Section 25242 of the Health and Safety Code on hazardous waste disposals on public land.
- All sites listed pursuant to Section 25356 of the Health and Safety Code.
- All sites included in the Abandoned Site Assessment Program

DTSC is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** Site 1 was not listed as having any hazardous materials releases and was not included on the Cortese List.[1] In addition, no violations were noted in this regulatory database for Site 1. Since Site 1 is currently undeveloped and is not included on any list of hazardous materials sites as defined by Government Code Section 65962.5, it is highly unlikely that hazardous materials would be uncovered during soil-disturbing activities on site. However, in the event that unknown wastes or suspect materials are discovered during soil-disturbing activities on Site 1, **Mitigation Measures 4.8.6.1A** and **4.8.6.1B** have been identified.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Site 2 was not listed as having any hazardous materials releases and was not included on the Cortese List.[2] In addition, no violations were noted in this regulatory database for Site 2. Since Site 2 is currently undeveloped and not included on any list of hazardous materials sites as defined by Government Code Section 65962.5, it is highly unlikely that hazardous materials would be uncovered during soil-disturbing activities on site. However, in the event that unknown wastes or suspect materials are discovered during soil-disturbing activities on Site 2, **Mitigation Measures 4.8.6.1A** and **4.8.6.1B** have been identified.
- **Site 3: California Street/Avenue E.** Site 3 was not listed as having any hazardous materials releases and was not included on the Cortese List.[3] Site 3 is currently developed with a manufactured home park. The rezoning of Site 3 may result in the subsequent redevelopment of the site, which would require the removal of existing structures and infrastructure, which may contain hazardous materials. **Mitigation Measures 4.8.6.1A** through **4.8.6.1D** have been identified to ensure that impacts associated with this issue are adequately addressed for Site 3.
- **Creation of New Land Use District.** The creation of the new land use district may facilitate future development that may be located on a site identified on a hazardous materials site list. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development would ensure no significant impact associated with the creation of the new land use district would occur.

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1 *EnviroStor database,* California Department of Toxic Substances Control, http://www.envirostor.dtsc.ca.gov/public/, website accessed March 1, 2010.
2 Ibid.
3 Ibid.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. However, development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas within the City, which may be listed on a hazardous materials site database. Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. However, any future development project facilitated through these programs would not be exempt from subsequent CEQA analysis which would include a discussion about the siting of development on an identified hazardous materials site. The implementation of this project component itself would not result in the development of uses on a listed hazardous materials site; therefore, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, implementation of this project component would not result in the location of development on a listed hazardous materials site. No impacts associated with this issue would occur and no mitigation is required.

Mitigation Measures. The following mitigation measures have been identified to reduce impacts associated with the discovery of unknown hazardous materials on site.

4.8.6.1A If unknown wastes or suspect materials are discovered during any construction activities on Sites 1, 2, or 3 and such wastes or materials are thought to include hazardous waste and/or materials, the following shall occur:

- Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
- Notify the City of Yucaipa Fire Department;
- Notify the project engineer of the implementing agency (the City of Yucaipa) and secure the area containing the unknown wastes or suspect materials as directed by the project engineer; and
- Notify the implementing agency's Hazardous Waste/Materials Coordinator.

4.8.6.1B Testing and remediation of unknown wastes or suspect materials shall be conducted under the purview of the applicable agency (i.e., DTSC, Santa Ana RWQCB, and/or City). Remediation shall be conducted to the standards established by the Lead Agency (i.e., DTSC, Santa Ana RWQCB, and/or City). All contaminated soil locations identified shall be remediated below hazardous levels established by Title 22 of the California Code of Regulations and to the satisfaction of the applicable Lead Agency.

4.8.6.1C Prior to the issuance of demolition permits for Site 3, any remaining structures on site shall be visually inspected prior to demolition or renovation activities. If hazardous materials are encountered, the materials shall be tested and properly disposed of in accordance with State and Federal regulatory requirements. Any stained soils or surfaces underneath the removed materials shall be sampled. Results of the sampling would indicate the appropriate level of remediation efforts that may be required. Testing and remediation of unknown wastes or suspect materials shall be conducted under the purview of the applicable agency (i.e., DTSC, Santa Ana RWQCB, and/or City). Remediation shall be conducted to the standards established by the Lead Agency (i.e., DTSC, Santa Ana RWQCB, and/or City). All contaminated

soil locations identified shall be remediated below hazardous levels established by Title 22 of the California Code of Regulations and to the satisfaction of the applicable Lead Agency.

4.8.6.1D Prior to the issuance of grading permits for Site 3, all miscellaneous debris (e.g., wood, concrete, 55-gallon drums, miscellaneous household debris, automobiles, scrap metal, and plastic piping) shall be removed and disposed of at an approved landfill facility prior to construction activities under the purview of the appropriate agency (i.e., DTSC, Santa Ana RWQCB, and/or City). Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. Results of the sampling, if necessary, would indicate the level of remediation efforts that may be required. Remediation shall be conducted to the standards established by the Lead Agency (i.e., DTSC, Santa Ana RWQCB, and/or City). All contaminated soil locations identified shall be remediated below hazardous levels established by Title 22 of the California Code of Regulations and to the satisfaction of the applicable Lead Agency.

Level of Significance after Mitigation. Adherence to the identified mitigation measures would reduce impacts associated with this issue to a less than significant level.

4.8.6.2 Wildland Fire

Threshold	Result in the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

The City of Yucaipa is bordered by hills, mountains, open fields, and undeveloped lots contiguous to residential development. Residential landscaping, fencing, and outbuildings increase fuel loading, spotting and fire intensity. Fire prevention strategies within the City concentrate on educating the public and enforcement of fire codes. Fire suppression strategies for the City focus around containment and control while protecting structures in the threatened areas. Suppression activities may utilize natural firebreaks; direct suppression of the fire by hose lines, aircraft, bulldozers, and hand crews; increasing defensible spaces around homes; utilizing fire suppression foams; and mop up and total extinguishment of the fire.

The City's General Plan identifies two Fire Safety Overlay Districts (FR Districts): Fire Safety Review Area 1 (FR-1) and Fire Safety Review Area 2 (FR-2). Most of the City's hillsides are regulated under District FR-1 while other areas in the City are regulated under District FR-2. The FR Districts come with a comprehensive set of guidelines for construction, fuel modification areas, separation of buildings, and other tools to minimize the risk of catastrophic fire. In addition to City designated fire safety overlays, the California Department of Forestry and Fire Protection (CDFFP) also identifies fire hazard severity zones within the City. The CDFFP has five different fire hazard zone classifications: urbanized/developed areas outside of fire hazard zones, non-wildland fuels, moderate fire areas, high fire areas, and very high fire areas.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** Site 1 is located within an area that is located at the bottom of small hills, the site is surrounded on three sides by existing roadways (west, north and south) and on three sides by existing residential development (east, west and north). The southern portion of the site abuts Wildwood Canyon Road; beyond the road is undeveloped land with mostly light, low growing vegetation. The majority of Site 1 is identified by the City as being

within District FR-2.[1] The CDFFP identifies Site 1 as being within an urbanized/developed area outside of the fire hazard zone.[2]

The rezoning of Site 1 may result in the subsequent development of the site with residential and commercial uses. Any subsequent development of Site 1 would be developed in accordance with all national, state, and local fire protection regulations. With the compliance with existing fire regulations and due to the presence of existing development, the lack of heavy fuels in the area, and the existing fuel breaks in the form of the roadways surrounding the site, the development of Site 1 would expose people and structures to a less than significant wildland fire risk. No mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Site 2 is located at the base of Crafton Hills abutting Yucaipa Boulevard to the south and San Canyon Road on the north and east. The western portion of the side is bordered by development; however, beyond Sand Canyon Road the terrain increases in slope and elevation as it transitions to a wildland area within Crafton Hills. The Crafton Hills area is covered with low-growing brush and is broken up by dirt road fire breaks and paved roads. All of Site 2 is located within the FR-2 district. [3] The CDFFP identifies Site 2 as being within a high fire hazard zone.[4]

  Due to the primarily undeveloped nature of the Crafton Hills area, the presence of brush and slopes in the immediate area, the rezoning of Site 2 and subsequent development of the site may result to the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires. This is a significant impact requiring mitigation. **Mitigation Measure 4.8.6.2A** has been identified for Site 2.

- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home park and is located in an area that is completely surrounded by existing development. In addition, Site 3 is not located within any City designated fire hazards zone.[5] In addition, the CDFFP identifies Site 3 as being within an urbanized/developed area outside of the fire hazard zone.[6] The rezoning of Site 3 may result in the subsequent development of the site with residential uses. Since Site 3 is located in an urbanized area, subsequent development of Site 3 would not place homes within a wildland interface area. There are no wildland areas surrounding the site that could contribute to risks associated with wildfires. Therefore, no impact related to wildfires would occur at Site 3 and no mitigation would be required.

- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not include the placement of structures in or adjacent to a high fire risk area. Future development would be subject to site-specific environmental review, which would ensure

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1 *Exhibit 10 – Fire and Flood Hazard Zones*, Yucaipa Master Environmental Assessment, J.L. Webb Planning, Inc., June 1992.

2 *Draft Fire Hazard Severity Zoning Map*, California Department of Forestry and Fire Protection, http://frap.cdf.ca.gov/webdata/maps/san_bernardino_sw/fhsz_map.62.pdf, updated January 3, 2007.

3 *Exhibit 10 – Fire and Flood Hazard Zones*, Yucaipa Master Environmental Assessment, J.L. Webb Planning, Inc., June 1992.

4 *Draft Fire Hazard Severity Zoning Map*, California Department of Forestry and Fire Protection, http://frap.cdf.ca.gov/webdata/maps/san_bernardino_sw/fhsz_map.62.pdf, updated January 3, 2007.

5 *Exhibit 10 – Fire and Flood Hazard Zones*, Yucaipa Master Environmental Assessment, J.L. Webb Planning, Inc., June 1992.

6 *Draft Fire Hazard Severity Zoning Map*, California Department of Forestry and Fire Protection, http://frap.cdf.ca.gov/webdata/maps/san_bernardino_sw/fhsz_map.62.pdf, updated January 3, 2007.

that impacts are adequately addressed. Since implementation of this project component at this time only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any placement of structures in or adjacent to a high fire risk area. Future development would be subject to site-specific environmental review, which would ensure that impacts are adequately addressed. Since implementation of this project component at this time only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Mitigation Measure. The following mitigation measure has been identified to reduce impacts associated with wildland fires.

4.8.6.2A Prior to the issuance of building permits for Site 2, the project proponent shall prepare, submit, and receive approval from the City a project-specific Wildland Fire Plan. The Wildland Fire Plan shall include but shall not be limited to the following:

- Goals, policies, and actions related to fire funding and fire rehabilitation;
- Fire protection and evacuation plan;
- Vegetative fuels management plan;
- Public education program;
- Defensible space requirements; and
- Project consistency with FR-2 standards and requirements.

Level of Significance after Mitigation. Adherence to **Mitigation Measure 4.8.6.2A** would reduce wildland fire impacts that could occur on Site 2 to a less than significant level.

4.8.7 Cumulative Impacts

The cumulative impact analysis considers development of the proposed project in conjunction with other development in the City. The construction and operation of the proposed residential, commercial and institutional land uses would create a minor contribution to the cumulative number of trucks associated with the routine transport, use, and disposal of hazardous materials within the City. The proposed project in combination with other projects of a similar nature has the potential to create a significant cumulative impact related to this issue. Often, these risks are site-specific and localized and therefore limited to the project site; however, since the number of trucks containing hazardous materials on the road in a given area at any given time is impossible to estimate and since accidental spills and leaks are unplanned occurrences, it is impossible to predict the occurrence of such events. It is reasonable to assume that, with an increase in vehicles transporting hazardous materials, the potential for accidents would increase.

The availability of vacant property in the City would lead to the development of other similar projects within the City and surrounding area. Subsequent development on the selected sites will be required to obtain design approval. Compliance with development standards required for “by right” development would ensure no significant impact associated with the creation of the new land use district would occur.

The City is not located within an area subject to aircraft hazard impacts. Therefore, similar to the proposed project any other development within the City would not be within an airport hazard area. Therefore there would be no cumulative impacts related to airport hazards related to the proposed project.

4.9 HYDROLOGY AND WATER QUALITY

This chapter describes the hydrologic conditions on and adjacent to the project site and evaluates potential impacts to surface and groundwater resources associated with each of the sites under consideration. The analysis contained in this chapter is based on the following reference documents:

- *2005 San Bernardino County Model Water Quality Management Plan Guidance.*
- *Stormwater Best Management Practices Handbook for New Development and Redevelopment,* California Stormwater Quality Association (CASQA), January 2003.
- *City of Yucaipa General Plan Update,* City of Yucaipa, September 2004.
- *City of Yucaipa General Plan Environmental Impact Report,* J.L. Webb Planning, Inc., August 1992.
- *City of Yucaipa Municipal Code,* City of Yucaipa, updated March 2009.

4.9.1 Existing Setting

4.9.1.1 Drainage

All three sites are located within the Yucaipa watershed, which encompasses approximately 40 square miles within the eastern San Bernardino Valley. Flows within this watershed eventually drain into San Timoteo Creek. From San Timoteo Creek, flows are then conveyed through to Reach 5 of the Santa Ana River and eventually to the Pacific Ocean.

Site 1 is in the flood zone of Wilson Creek and Chicken Springs Wash, an intermittent tributary. The Chicken Springs Wash streambed of the tributary is no longer active. Avenue E curb gutters, catch basins, and stormwater culverts direct runoff that would normally flow onto Site 1 into the existing flood control channel. The eastern slopes of Site 1 receive runoff from the existing residential development on the ridgeline to the east. The runoff from the residential development is routed to 11th Street, which directs flows onto the eastern slopes of Site 1 creating deep gullies on the hillside. Other discharge locations are near Clover Court and Daisy Court on the eastern boundary of Site 1. Flows travel in a southwestern direction until reaching Oak Glen Road. Flows coming onto Oak Glen Road are then carried to the nearest municipal street catch basin or culvert along Oak Glen Road.

Flows coming onto Site 2 primarily originate from land in and surrounding the Crafton Hills College site to the north. Runoff onto the site has eroded four deeply incised and steeply sloped gullies into the hill; however, the gullies do not connect with any storm drain culvert or catch basin. Existing flows generated on Site 2 currently drain as sheet flow in a southern direction toward Yucaipa Boulevard. Flows coming onto Yucaipa Boulevard are then carried to the nearest municipal street catch basin or culvert along Yucaipa Boulevard.

Site 3 is located in a densely developed section of the City of Yucaipa and is currently developed with a mobile home park. A natural drainage occurs along the southern parcel boundary. The drainage is not perennial, but is shown on the USGS topographic map as a blue line stream. A street culvert was installed on site to direct water coming from Site 3 under California Street. The drainage eventually enters into municipal storm drains and flood control channels that eventually drain into Yucaipa Creek.

4.9.1.2 Water Quality

The three sites are within Region 8 (Santa Ana Region) of the California Regional Water Quality Control Board (RWQCB) and are located within the Yucaipa Subbasin area of the Upper Santa Ana Valley groundwater basin. The Santa Ana River and its principal tributaries begin in the San Bernardino Mountains, the eastern San Gabriel Mountains, and the Santa Ana Mountains. The

project sites fall within the Upper Santa Ana River Watershed, with the primary water quality concerns being wastewater reclamation (Total Dissolved Solids [TDS] and nitrogen issues), groundwater recharge, water level management, and invasive plant eradication.

According to the Santa Ana Water Quality Control Plan, water quality in the project area is continuously altered by a number of factors including but not limited to consumptive use, importation of water high in dissolved solids, runoff from urban and agricultural areas, and the recycling of water within the basin (RWQCB 1995). In general, water quality in the Santa Ana Region becomes progressively poorer as water moves along hydraulic flow-paths. The highest quality water is typically associated with tributaries flowing from surrounding mountains and groundwater recharged by these streams. This part of the San Bernardino Valley is drained by Oak Glen, Wilson, and Yucaipa Creeks south and west into San Timoteo Wash, a tributary to the Santa Ana River.

4.9.1.3 Water Source

Water resources in the City and throughout San Bernardino County are sustained by significant groundwater basins, which are used as reservoirs to store water during wet years. These underground reservoirs are tapped throughout the year according to the demand for water. Groundwater conditions in these basins are influenced by natural hydrologic conditions such as percolation of precipitation, groundwater seepage, and ephemeral stream flow within the watershed areas.

As previously discussed, the three sites are located within the Yucaipa Subbasin of the Upper Santa Ana Valley Groundwater Basin. The Yucaipa Subbasin underlies the southeast part of San Bernardino Valley and is bounded on the north by the San Andreas Fault, on the west by the Redlands Fault and the Crafton Hills, on the south by the Banning Fault, and on the east by the Yucaipa Hills.

The Yucaipa Subbasin has an estimated surface area of 25,300 acres (39 square miles) and is subdivided into seven subbasins (Mill Creek Subbasin, Gateway Subbasin, Crafton Subbasin, Oak Glen Subbasin, Calimesa Subbasin, Wilson Creek Subbasin, and San Timoteo Subbasin). The Wilson Creek and Calimesa Subbasins are the largest and most important of these subbasins. Total capacity of the basin is estimated at 807,517 acre-feet (af) with groundwater typically reached within 200 to 289 feet below the land surface.[1]

Dominant recharge to the subbasin is from percolation of precipitation and infiltration within the channels of overlying streams, particularly Yucaipa and Oak Glen Creeks, underflow from the fractures within the surrounding bedrock beneath the subbasin, and artificial recharge at spreading grounds. Four artificial recharge facilities were noted in 1967 with a total capacity of approximately 56,500 af per year. By increasing the spreading acreage along Oak Glen Creek by 25–50 acres, the capability exists to spread 7,000 to 14,000 af of surface water annually to recharge the Yucaipa Subbasin.[2]

Groundwater in the Yucaipa Subbasin is calcium-sodium bicarbonate in character.[3] Water sampled from 43 public supply wells show an average TDS content of approximately 322 milligrams per liter (mg/L) with a range of 200 to 630 mg/L. The average TDS content has also been estimated to be 334 mg/L.[4]

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1 *Yucaipa Valley Water District 2005 Draft Urban Water Management Plan,* Byron Buck & Associates, April 2006.

2 *California's Groundwater Bulletin 118, Hydrologic Region South Coast, Upper Santa Ana Valley Groundwater Basin, Yucaipa Subbasin,* California Department of Water Resources, February 27, 2004.

3 *Upper Santa Ana Valley Groundwater Basin, Hydrologic Region South Coast,* California's Groundwater Bulletin 118, Department of Water Resources, February 27, 2004.

4 Ibid.

4.9.1.4 Water Supply

Water supply for the developments within the City is anticipated to be provided by the Yucaipa Valley Water District (YVWD). The YVWD is located in the foothills of the San Bernardino Mountains and has currently serves a population of over 50,000 people. The YVWD's service area includes the incorporated Cities of Yucaipa and Calimesa, which are in San Bernardino and Riverside Counties. In addition to water service, the YVWD also provides wastewater and recycled water services. Most of the YVWD's local water is supplied from groundwater through local wells owned by the YVWD and surface water provided from Birch Creek, Oak Creek, Adams Tunnel, and Clark Tunnel. The YVWD currently purchases supplemental water from the State Water Project through the San Bernardino Valley Municipal Water District and the San Gorgonio Pass Water Agency for direct filtration, non-potable use, and for recharge of the groundwater basin.

4.9.2 Policies and Regulations

4.9.2.1 Federal Regulations

Clean Water Act. The Federal Clean Water Act (CWA) was amended in 1972 to prevent discharge of pollutants to Waters of the United States from any point source unless the discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) permit. The 1987 amendments to the CWA added Section 402(p), which establishes a framework for regulating municipal and industrial stormwater discharges under the NPDES Program. In November 1990, the U.S. Environmental Protection Agency (EPA) published final regulations that establish application requirements for stormwater permits. The regulations require an NPDES permit for stormwater associated with construction and industrial activity, which discharges either directly to surface waters or indirectly through separate municipal storm drains. Pollution control is achieved by establishing engineering measures, such as detention basins and sediment traps, during both the construction period and the operational phases of the project.

Pursuant to requirements of the State Water Resources Control Board and the NPDES, General Permit No. CAS5000002 applies to all construction activities Statewide. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one acre of total land area, or activity which is part of a larger common plan of development of one acre or greater. The Santa Ana RWQCB regulates hydromodification[1] as well as surface and groundwater quality through adoption of water quality plans and standards, and issuance of water quality permits and waivers. The NPDES permit deals with both the construction phase and operational phase of development projects. For the construction phase of a project, the NPDES permit identifies the preparation of a Storm Water Pollution Prevention Plan (SWPPP). The purpose of an SWPPP is to identify and implement Best Management Practices (BMPs) to reduce impacts to surface water from contaminated stormwater discharges.

Stormwater control measures during construction and grading would be outlined in the construction NPDES permit and SWPPP prepared for the proposed project. Examples of such BMP control measures include detention basins for containment, use of silt fencing, sandbags or straw bales to control runoff, and identification of emergency procedures in case of hazardous materials spills. The project proponent would be required to obtain a construction NPDES permit prior to site grading. In addition, the NPDES permit requires the identification of post-construction BMPs to be incorporated into the project site's SWPPP. Also known as a post-construction management plan, this section of the SWPPP would identify measures to treat and/or limit the post-construction entry of contaminants into storm flows.

[1] Hydromodification is the alteration of the hydrologic characteristics of coastal and non-coastal waters, which, in turn, could cause degradation of water resources.

National Flood Insurance Program. The National Flood Insurance Program (NFIP) is a relatively recent federal program. The federal government has been actively involved in flood control since 1927 following major floods on the Mississippi River. Beginning with the Flood Control Act of 1936, Congress assigned the U.S. Army Corps of Engineers (ACOE) the responsibility for flood control engineering works and later for floodplain information services. Flood control was provided through the construction of dams and reservoirs. Despite these programs and rapidly rising federal expenditures for flood control, flood losses continued to rise. In 1968, Congress passed the National Flood Insurance Act, which created the NFIP. The Flood Disaster Protection Act of 1973, which amended the 1968 Act, required the purchase of flood insurance by property owners who were located in special flood hazard areas and were being assisted by federal programs, or by federally supervised, regulated, or insured agencies or institutions.

National Flood Insurance Program Reform Act of 1994. In 1994, the National Flood Insurance Program Reform Act went through its first major revision since its inception. Included in this revision were provisions that if a lender were to escrow an account and if the structure were in the floodplain, then the lender *must* escrow for flood insurance. The revised legislation also included increased flood insurance limits and the elimination of the 1962 buy-out program. However, the legislation did initiate the Hazard Mitigation Fund as part of the flood insurance policy. Also included in this legislation was the increase from a 5-day to a 30-day waiting period for a new policy to become effective. It also prohibits the waiver of flood insurance purchase requirements as a condition of receiving federal disaster assistance. If the flood insurance policy were not maintained, in the event of another disaster, no disaster assistance would be made available for that structure.

Executive Order 11988, Floodplain Management. Executive Order 11988 requires the ACOE to provide leadership and to take action to:

- Reduce the hazards and risk associated with floods;
- Minimize the impact of floods on human health, safety, and welfare; and
- Restore and preserve the natural and beneficial values of the current floodplain.

To comply with Executive Order 11988, the policy of the ACOE is to develop projects that, to the extent possible, avoid or minimize adverse effects associated with use of the floodplain and that avoid development (or the inducement of development) in an existing floodplain unless there is no practicable alternative.

4.9.2.2 State Regulations

California Water Code. The California Water Code is the principal state law regulating water quality in California. The Health and Safety Code, Fish and Game Code, Harbors and Navigation Code, and the Food and Agriculture Code all contain water quality provisions that require compliance.

The California Water Code contains provisions regulating water and its use. This portion of the California Water Code, Division 7 (Porter-Cologne Act), establishes a program to protect water quality and beneficial uses of the state water resources and includes groundwater and surface water. The State Water Resources Control Board is the principal state agency responsible for control of water quality. It establishes waste discharge requirements, water quality control planning and monitoring, enforcement of discharge permits, and ground and surface water quality objectives. It also prevents waste and unreasonable use of water, and adjudicates water rights.

The Health and Safety Code, Fish and Game Code, Harbors and Navigation Code, and the Food and Agriculture Code all contain provisions concerning water quality. The Health and Safety Code provides for protection of ground and surface waters from hazardous waste and other toxic

substances. The Harbors and Navigation Code provides regulations designed to prevent the unauthorized discharge of waste from vessels into surface waters. The Fish and Game Code has provisions to prevent unauthorized diversions of any surface water and discharge of any substance that may be deleterious to fish, plant, animal, or bird life. The Food and Agriculture Code provides for the protection of groundwater that may be used for drinking water supplies.

The California Code of Regulations also contains administrative procedures for the state and RWQCBs in Title 23 and for water quality for domestic uses, wastewater reclamation, and hazardous waste management in Title 22. The California Department of Fish and Game (CDFG), through provisions of the California Fish and Game Code (§1601 through §1603), is empowered to issue agreements for any alteration of a river, stream, or lake where fish or wildlife resources may be adversely affected. The presence of a channel bed and banks, and at least an intermittent flow of water define streams (and rivers). The CDFG regulates wetland areas only to the extent that those wetlands are part of a river, stream, or lake as defined by the CDFG.

Cobey-Alquist Flood Plain Management Act (California Water Code Section). This Act states that a large portion of land resources of the State of California is subject to recurrent flooding. The public interest necessitates sound development of land use, as land is a limited, valuable, and irreplaceable resource, and the floodplains of the State are a land resource to be developed in a manner that, in conjunction with economically justified structural measures for flood control, would result in prevention of loss of life and of economic loss caused by excessive flooding. The primary responsibility for planning, adoption, and enforcement of land use regulations to accomplish floodplain management rests with local levels of government. It is policy of the State of California to encourage local government to plan land use regulations to accomplish floodplain management and to provide state assistance and guidance.

4.9.2.3 Local Policies

City of Yucaipa General Plan Policies. The City of Yucaipa General Plan includes policies and goals that involve water resources. Table 4.9.A identifies applicable goals and policies that apply to the proposed project.

Table 4.9.A: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
City of Yucaipa General Plan Open Space and Conservation Element		
Policy OS-2.E	Require compliance with all Regional Water Quality Control Board regulations.	The proposed project will be consistent with this policy as identified in Mitigation Measures 4.9.6.1A through 4.9.6.1C and Mitigation Measure 4.9.6.2A.
Policy OS-9.I	City's streams and creeks, the City shall implement the following actions: 1. Protect natural drainage channels by considering the ecological significance and aesthetic quality of natural drainage ways in the design of all drainage projects, wherever feasible. 2. Require that stormwater be used for groundwater recharge when possible. 3. Preserve designated drainage channels and water courses such as creeks and river beds as resource management areas or linear parks and recreation trails, when possible.	The components of the proposed project are to amend the General Plan and Zoning Code to include regulations for higher density residential projects and inclusionary housing. These amendments would not conflict with this General Plan policy.

Table 4.9.A: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
City of Yucaipa General Plan Safety Element		
Policy S-1.P	Because the City has entered into an agreement to participate in the National Flood Insurance Program (NFIP), which provides flood insurance within designated floodplains, the following actions shall be implemented by the City: 1. Floodway and Floodplain areas as identified by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Maps and Flood Boundary Maps shall be designated as Floodway (FW) on the Land Use Maps and Floodplain Overlays on the Hazards Overlay Maps. 2. Designated floodway areas shall be preserved for non-structural uses through restrictions of the FW land use district. 3. All new development, including filling, grading and construction, proposed within designated floodplains shall require submission of a written assessment prepared by a qualified hydrologist or engineer, in accordance with the latest "San Bernardino County Hydrology Manual" and the various detention basin policies (see Policy X for this Goal, S-1) to determine whether the development will significantly increase flood hazard and to show that all new structures will be adequately protected. Development shall be conditioned on receiving approval of this assessment by the City Engineer. 4. All new construction in the Floodplain Overlay areas shall be required to be flood-proofed and shall be located and designed to allow unrestricted flow of floodwaters. 5. The Land Use Compatibility Chart for the 100-Year Flood Plains (Table X-5) shall apply when reviewing all discretionary and ministerial actions in the designated floodplain. 6. Lands within floodplain areas may be developed with non-critical and non-essential uses if mitigation measures are incorporated so as to ensure that the proposed development will not be hazardous, increase flood depths or velocities downstream, or degrade water quality. 7. Known flood hazard information shall be provided with every discretionary ministerial action application. 8. When no mapped data exist, existing topographical, watershed, and drainage course data shall be evaluated for a determination of potential flood hazard for every discretionary and ministerial action.	The project would be consistent with this policy as discussed in Section 4.9.6.3 of this EIR chapter.

Table 4.9.A: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
Policy S-1.Q	Because the FEMA mapping and studies do not yet identify all flood hazard areas in the entire City, the following actions shall be implemented: 1 As new overflow studies and mapping are completed and approved by either the City Engineer or the San Bernardino County Flood Control District, they shall supplement the FEMA mapping and shall be incorporated into Flood Hazard Overlay mapping. 2 Programs for the continuous elevation and designation of floodway, floodplain and drainage areas shall be initiated and financed. 3 Timely application for FEMA mapping changes shall be initiated to reflect any additions to or alterations in identified Floodways or Floodplains by the City's Floodplain Management Administrator. 4 The siting of residential and other types of development requiring substantial structures shall be prohibited on playas or dry lakebeds as shown on the Floodplain Overlay Map. Industrial, commercial, recreational, or transportation and other uses which utilize the playa or dry lake as a resource may be permitted. 5 All City areas shall be continuously evaluated through the application of development conditions in the pre-construction flood hazard inspection process. 6 Site studies shall be performed in areas where development is proposed which have been tentatively identified as subject to flooding. 7 Construction shall take place in compliance with study recommendations as described in site study required under action item #6 above.	The project would be consistent with this policy as discussed in Section 4.9.6.3 of this EIR chapter.
Policy S-1.R	Because dam failure as a result of earthquake or other causes results in severe risk to downstream properties, the City shall implement the following actions: 6 Prohibit critical, essential, and high risk land uses from Dam Inundation areas as shown on the Hazard Overlay Map and Table X-5.	The project would be consistent with this policy as discussed in Section 4.9.5.1 of this EIR chapter.
Policy S-1.S	Because substantial development has already occurred in floodways and floodplains, the City shall implement the following actions: 1 Continue to identify natural drainage courses and designate City of Yucaipa Drainage Easements as a means to preserve natural drainage flow paths and/or constructed drainage facilities. 2 Require identification, improvement and upgrading of critical facilities in flood hazards areas through such measures as anchorage to prevent floatation, watertight barriers over openings, reinforcement of walls to resist water pressures, use of materials to reduce wall seepage and installation of pumping facilities for internal and subsurface drainage.	The project would be consistent with this policy as discussed in Section 4.9.6.3 of this EIR chapter.

Table 4.9.A: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
Policy S-1.T	Because drainage from adjacent development contributes to fire hazards, the following actions shall be implemented: 1 The runoff provisions of the Erosion and Sediment Control Ordinance shall apply Citywide. 2 Surface runoff from new development shall be controlled by on-site measures including but not limited to the following. a) Structural controls; and b) Restrictions regarding changes in topography, removal of vegetation, creation of impervious surfaces, and periods of construction such that the need for off-site flood and drainage control improvements is minimized and such that runoff from the development will not result in downstream flood hazards.	The project would be consistent with this policy as discussed in Section 4.9.5.4 of this EIR chapter.
Policy S-1.X	Because the proliferation of detention basins is not desirable, safe or economical, the following policies and criteria shall be supported by the City: • San Bernardino County Detention Basin Policy. • San Bernardino County Detention Basin maintenance Financing Policy. • San Bernardino County Detention Basin Submittal Procedures. • Detention Basin Design Criteria for San Bernardino County.	The project would be consistent with this policy as discussed in Section 4.9.5.4 of this EIR chapter.

4.9.3 Methodology

Evaluation of hydrology and water quality impacts associated with the proposed project includes the following:

- Determine the construction phase water quality impacts based on NPDES standards;
- Determine the operational water quality impacts based on NPDES standards;
- Determine the operational impacts on drainage patterns and drainage capacity; and
- Determine the impacts on local groundwater table levels.

Construction and routine operation impacts were evaluated by estimating compliance with local and State stormwater quality regulations requiring implementation of effective BMPs.

4.9.3.1 Pollutants of Concern and Assessment Methodology

The pollutants of concern for the water quality analysis have been chosen based upon the previously described regulations and the pollutants identified by regulatory agencies that potentially could be generated by the proposed project. The anticipated and potential pollutants in stormwater or urban runoff for various land uses are reflected in Table 4.9.B.

The following pollutants were chosen as pollutants of concern for evaluating water quality impacts of the proposed project based on three jointly applied criteria: (1) pollutants that have impaired urban surface receiving waters in other areas; (2) prevalence in urban runoff; and (3) regulatory requirements and guidance, including the California Toxics Rule (CTR) and Municipal Separate Storm Sewer Systems (MS4) permit. Table 4.9.C describes these pollutants of concern (sediments,

nutrients, heavy metals, organic compounds, trash and debris, oxygen-demanding substances, oil and grease, and pathogens) and their general impact on water quality and aquatic habitat.

4.9.3.2 Treatment Control BMPs and Assessment Methodology

The treatment control BMPs for the water quality analysis have been chosen based upon the previously described regulations and the pollutants identified by regulatory agencies that potentially would be generated by the proposed project. The anticipated and potential efficiency of these BMPs in regard to specific pollutants in urban runoff are reflected in Table 4.9.D. The following treatment control BMPs were chosen for the purpose of evaluating water quality impacts based on the following criteria: (1) effectiveness of removing specific pollutants that have impaired urban surface receiving waters in other areas; (2) prevalence of the pollutant in urban runoff; and (3) regulatory requirements and guidance, including the CTR and MS4 permit.

In some cases, other volume-based BMPs, proprietary BMPs, or combinations of BMPs may be appropriate for a development. Such BMPs or combinations of BMPs may be employed on a site-specific basis as approved by the City of Yucaipa. The appropriate BMP(s) for a project should be determined based on the size of the project area and the types of pollutants that would be found in the development runoff. Table 4.9.E describes these BMPs (biofilters, water quality inlets, detention basins, and infiltration basins) and their general characteristics.

4.9.4 Thresholds of Significance

The following thresholds of significance regarding potential impacts to hydrology and water quality are based on *CEQA Guidelines* (2010). A project would have a significant impact on surface hydrology, water quality, and/or groundwater if it would:

- Result in violations of any water quality standards or waste discharge requirements;
- Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted);
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion, siltation on site or off site;
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff which would result in on-site or off-site flooding;
- 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;
- Otherwise substantially degrade water quality;
- Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map;
- Place within a 100-year flood hazard area structures which would impede or redirect flood flows;
- Expose people or structures to a significant risk of loss injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or
- Expose people or structures to inundation by seiche, tsunami, or mudflow.

Table 4.9.B: Anticipated and Potential Pollutants Generated by Land Use Type

Priority Project Categories	General Pollutant Categories								
	Bacteria/ Virus	Heavy Metals	Nutrients	Pesticides	Organic Compounds	Sediments	Trash & Debris	Oxygen-Demanding Substances	Oil & Grease
Residential Development (Attached)	P	N	E	E	N	E	E	P[1]	P[2]
Industrial/Commercial Development (>100,000 ft^2)	P[3]	P	P[1]	P[1]	P[5]	P[1]	E	P[1]	E
Restaurants (>5,000 ft^2)	E	N	N	N	N	N	E	E	E
Parking Lots	P[6]	E	P[1]	P[1]	E[4]	P[1]	E	P[1]	E
Streets, Highways and Freeways	P[6]	E	P[1]	P[1]	E[4]	E	E	P[1]	E

E = Expected P = Potential N= Not Expected

[1] A potential pollutant if landscaping or open area exists on the project site.

[2] A potential pollutant if the project includes uncovered parking areas.

[3] A potential pollutant if land use involves animal waste.

[4] Including petroleum hydrocarbons.

[5] Including solvents.

[6] Bacterial indicators are routinely detected in pavement runoff.

Source: *San Bernardino County Model Water Quality Management Plan Guidance* (Revised June 9, 2005).

Table 4.9.C: Pollutants and General Water Quality Impacts

Pollutant	Water Quality Impact
Sediments	Excessive sediment can be detrimental to aquatic life by interfering with photosynthesis, respiration, growth, and reproduction.
Nutrients	Elevated nutrient levels in surface waters cause algal blooms, excessive vegetative growth, and dissolved oxygen levels, which is detrimental to aquatic life.
Heavy Metals	Bio-available forms of trace metals are toxic to aquatic life, potential of groundwater contamination, bio-accumulation in aquatic life, affect beneficial uses of a water body.
Organic Compounds	May contain levels that are harmful or hazardous to aquatic life.
Trash and Debris	Detrimental effect on recreational value of a water body and aquatic habitat; interferes with aquatic life respiration and can be harmful or hazardous to aquatic animals that mistakenly ingest floating debris.
Oxygen-Demanding Substances	Reduces a water body's capacity to support aquatic life. Can result in the growth of undesirable organisms and the release of odorous and hazardous compounds such as hydrogen sulfide.
Oil and Grease	Can accumulate in aquatic life from contaminated water, sediments, and food and are toxic at low concentrations. Can persist in sediments for long periods of time and result in adverse impacts on the diversity and abundance of existing bio-communities and can affect the aesthetic value of a water body.
Pathogens (Bacteria, Viruses, and Protozoa)	May result in water body impairments, can exceed public health standards for water contact recreation, creating a harmful environment. Can alter the aquatic habitat and create a harmful environment for aquatic life.

Table 4.9.C: Pollutants and General Water Quality Impacts

Pollutant	Water Quality Impact
Pesticides	Elevated levels can indirectly or directly constitute a hazard to life or health. During cleaning activities, these compounds can be washed off into storm drains creating runoff containing toxic levels of the pesticides active component. Dirt, grease, and grime may adsorb concentrations that are harmful or hazardous to aquatic life.

Table 4.9.D: Treatment Control BMP Selection Matrix

BMP Categories	General Pollutant Categories								
	Pathogens	**Metals**	**Nutrients**	**Pesticides**	**Organic Compounds**	**Sediments / Turbidity**	**Trash & Debris**	**Oxygen-Demanding Substances**	**Oil & Grease**
Biofilters[1]	U	H/M	L	U	U	H/M	L	L	H/M
Detention Basins[2]	U	M	M	U	U	M	M	M	M
Infiltration BMPs[3]	H/M	H	H/M	U	U	H/M	U	H/M	U
Wet Ponds/ Wetlands[4]	U	H	H/M	U	U	H/M	U	H/M	U
Filtration Systems[5]	H/M	H	L/M	U	H/M	H/M	H/M	H/M	H/M
Water Quality Inlets	L	L	L	L	L	L	M	L	M
Hydrodynamic Separator Systems[6]	L	L	L	L	L	H/M (L for Turbidity)	H/M	L	L/M
Manufactured / Proprietary Devices[7]	U	U	U	U	U	U	U	U	U

L = Low Removal Efficiency
H/M = High or Medium Removal Efficiency
U = Unknown Removal Efficiency

1 Includes grass swales, grass strips, wetland vegetation swales, and bioretention.
2 Includes extended/dry detention basins with grass lining and extended/dry detention basins with impervious lining.
3 Includes infiltration basins, infiltration trenches, and porous pavements.
4 Includes permanent pool wet ponds and constructed wetlands.
5 Includes sand filters and media filters
6 Also known as hydrodynamic devices, baffle boxes, swirl concentrators, or cyclone separators
7 Includes proprietary stormwater treatment devices as listed in the CASQA Stormwater Best Management Practices Handbooks, other Stormwater treatment BMPs not specifically listed, or newly developed/emerging stormwater treatment technologies.

Source: *San Bernardino County Model Water Quality Management Plan Guidance* (Revised June 9, 2005).

Table 4.9.E: BMP Characteristics

BMP	General Characteristics
Biofilters	Pollutants are removed by filtering and through settling of sediment and other solid particles as the design flow passes through (not over) the vegetation. Overall the effectiveness of grass swales is limited and they are recommended in combination with other BMPs.
Water Quality Inlet	Pollutants are removed through sedimentation and separation as the design flow passes through one or more chambers. Generally used for pretreatment before discharging into another type of BMP.
Extended Detention Basin	Basin sized to detain and slowly release the design volume of urban runoff, allowing particles and associated pollutants to settle out. Maintenance efforts would need to be directed toward vegetation management, vector control, and removal of debris accumulations.
Infiltration Basins	Basin sized to detain and infiltrate runoff, allowing particles and associated pollutants to settle out. Maintenance efforts would be directed toward vegetation management, vector control, and removal of debris accumulations. This BMP may require groundwater monitoring.
Hydrodynamic Separator System	Device treats stormwater by creating a whirlpool of water within a concrete chamber in which solids fall to the bottom of the chamber while buoyant debris, oil, and grease rise to the surface, allowing water to pass through a flow control opening.

4.9.5 Less Than Significant Impacts

The following impacts were determined to be less than significant. In each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards, and policies would reduce potential impacts to a less than significant level.

4.9.5.1 Dam or Levee Failure Flooding Impacts

Threshold	Would the project expose people or structure to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

Portions of the City are susceptible to flood inundation associated dam failure. The City's Hazard Mitigation Plan identified two dams within the City. These are located in the Yucaipa Regional Park (33900 Oak Glen Road) and in the east extremity of the Crafton Hills. These dams have been assessed in the City's Hazard Mitigation Plan. The Hazard Mitigation Plan assesses hazards based various factors ranging from anticipated property damages, disruption to local and regional economies, and the amount of public and private fund spent to assist with recovery efforts. Although there are two dams within the City, the Yucaipa Hazard Mitigation Plan states that the limited inundation area for both of these dams pose only a small hazard to the City due to the size and location of each of these dams.[1]

Program 3.a (Site-Specific and Creation of New Land Use District): For the implementation action, which includes site-specific changes to land use designations, there are a total of three sites that will be analyzed for the potential construction of residential units with a density of 20–24 units/acre. The objective is to rezone one or more sites totaling at least 19 acres of multiple-family zoning along with the adoption of multifamily design standards for the rezoned sites. Program 3.a also includes the creation of a new land use district RM-24 (Multiple Residential, 24 units per acre maximum).

[1] *Yucaipa Hazard Mitigation Plan,* City of Yucaipa, Adopted February 28, 2005, Updated March 4, 2005.

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of up to 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 acres of open space land uses. Site 1 is located in the central portion of the City, approximately 2.5 miles southwest of the nearest dam in the Yucaipa Regional Park. As identified in the City's Hazard Mitigation Plan, the two dams in the City have a limited inundation area and would pose a small hazard to the area. It is anticipated that in the unlikely event that the Yucaipa Regional Park dam fails, the flooding resulting dam failure would not result in significant flooding impacts due to the distance from the dam to Site 1. Therefore, impacts associated with this issue would be less than significant and no mitigation measures would be required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the development of up to 608 multiple-family dwelling units and 8 acres of commercial land uses. Site 2 is located in the western portion of the City, approximately 3.1 miles west of the nearest dam in the Yucaipa Regional Park. Similar to what was identified for Site 1, occurrence of flooding from these dams in the City is extremely remote as the dams have been engineered and constructed with the knowledge that the area is seismically active. Due to the unlikely possibility of dam failure, potential for flooding resulting from the failure of a dam is low. Therefore, impacts associated with this issue would be less than significant and no mitigation measures would be required.
- **Site 3: California Street/Avenue E.** Site 3 is located in the eastern portion of the City, approximately 2.0 miles south of the nearest dam in the Yucaipa Regional Park. As previously identified for Sites 1 and 2, occurrence of flooding from these dams in the City is extremely remote as the dams have been engineered and constructed with the knowledge that the area is seismically active. Due to the unlikely possibility of dam failure, potential for flooding resulting from the failure of a dam is low. Therefore, dam inundation impacts associated with the construction and occupation of Site 3 are less than significant and no mitigation would be required.
- **Creation of New Land Use District.** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) would establish development standards and procedures for multifamily development at a density of 20 to 24 units per acre in the General Plan Land Use Element and Development Code. The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Development facilitated by these changes in regulations and procedures could involve intensification and reuse of properties within existing urban areas.

Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas in the City, which may result in development in areas susceptible to dam failure. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment. Therefore, there would be no significant impacts associated with this issue would occur. No mitigation is required.

4.9.5.2 Seismic-Related Impacts

Threshold	Would the project expose people or structure to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow?

A tsunami is a series of waves generated in a body of water by a pulsating or abrupt disturbance that vertically displaces water. Seiches are oscillations in enclosed bodies of water that are caused by a number of factors, most often wind or seismic activity. Lakes in seismically active areas such as Southern California are at risk from seiches. A mudslide (also known as a mudflow) occurs when there is fast-moving water and a great volume of sediment and debris that surges down a slope, stream, canyon, arroyo, or gulch. Mudslides are similar to flash floods and can occur suddenly without time for adequate warning. Mudflows can ruin substantial improvements with the force of the flow itself and by burying or eroding improvements.

The City of Yucaipa does not contain any large bodies of water and is not situated along the coastline. The Hazard Mitigation Plan identifies that the entire City is at a very low to moderate risk of landslide hazard.[1] Low to moderate ratings are generally associated with the river wash and hilly areas. Only one small portion of the northeast corner of the City has been found to have a moderate to high susceptibility for landslides.

Program 3.a (Site-Specific and Creation of New Land Use District):

- ***Site 1: Oak Glen Road/Colorado Street.*** Inundation of Site 1 by a tsunami is highly unlikely as Site 1 is located approximately 52 miles from the Pacific Ocean. In addition, there are no large bodies of water within the vicinity of Site 1 that would generate seiches during a seismic event. Therefore, impacts associated with seiche events and tsunamis are less than significant for Site 1. Site 1 is located in a gently sloping area where landslides and mudslides are not anticipated to occur. Since Site 1 is located in an area identified by the City as having a low risk of slope instability, a less than significant impact associated with mudslides would occur. No mitigation would be required.
- ***Site 2: Yucaipa Boulevard/Sand Canyon Road.*** Site 2 is located approximately 53 miles from the Pacific Ocean and is not located near any large bodies of water. Therefore, impacts associated with seiche events and tsunamis are less than significant for Site 2. Similar to Site 1, Site 2 is located in a gently sloping area where landslides and mudslides are not anticipated to occur. Since the risk of landslide and mudslide events is low on Site 2, impacts associated with this issue are less than significant and no mitigation would be required.
- ***Site 3: California Street/Avenue E.*** Site 3 is located approximately 54 miles from the Pacific Ocean and is not located near any large bodies of water that would generate tsunamis or seiches. Therefore, inundation of Site 3 by a tsunami or a seiche is highly unlikely. Impacts associated with this issue would less than significant for Site 3. Site 3 and the area surrounding Site 3 is not located adjacent to any hillsides. Therefore, the risk of landslide and mudslide events is low for Site 3 and impacts associated with slope instability are less than significant. No mitigation measures would be required.

[1] *Yucaipa Hazard Mitigation Plan,* City of Yucaipa, Adopted February 28, 2005, Updated March 4, 2005.

- ***Creation of New Land Use District.*** The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. These measures would apply to all new development within the City. Future development would be subject to environmental review, ensuring that site-specific impacts associated with development projects are appropriately identified and adequately addressed. Since implementation of this project component currently involves only an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, there would be no significant seismic-related impacts with implementation of this project component. No mitigation is required.

4.9.6 Significant Impacts

The following impacts were determined to be potentially significant. In each of the following issues, mitigation measures have been recommended to reduce the significance of the identified impacts.

4.9.6.1 Construction-Related Water Quality Impacts

Impact 4.9.6.1: *The proposed land use actions and potential subsequent land development that may occur have the potential to affect water quality during the construction phase or ground-disturbing activities.*

Threshold	Would the proposed project violate any water quality standards or waste discharge requirements during construction phases of the project in form of increased soil erosion, sedimentation, or stormwater discharges?

The construction and grading phases of any of the project sites would require temporary disturbance of surface soils and removal of vegetative cover, which could potentially result in erosion and sedimentation on site. Erosion and sedimentation are major visible water quality impacts attributable to construction activities. Stockpiles and excavated areas on each of the project sites would be susceptible to high rates of erosion from wind and rain and, if not managed properly, could result in increased sedimentation in local drainage ways.

By volume, sediment is the principal component in most storm runoff. However, delivery, handling, and storage of construction materials and wastes, as well as use of construction equipment on site during the construction phase of the project would also introduce a risk for stormwater contamination that could affect water quality. Spills and leaks could occur from the use of heavy construction equipment and machinery or could originate from construction staging areas. Once released, substances such as fuels, oils, paints, and solvents would be transported to nearby surface

waterways and/or to groundwater in stormwater runoff, wash water, and dust control water, potentially reducing the quality of the receiving waters. The anticipated and potential pollutants in stormwater or urban runoff for various land uses are reflected in previously referenced Table 4.9.B.

Short-term stormwater pollutant discharges from each of the project sites would be mitigated through compliance with the applicable NPDES permitting process, resulting in a less than significant impact. The NPDES permit program was established under Section 402 of the Clean Water Act, which prohibits the unauthorized discharge of pollutants, including municipal, commercial, and industrial wastewater discharges, from point sources to U.S. waters. Permittees must verify compliance with permit requirements by monitoring their effluent, maintaining records, and filing periodic reports. An NPDES permit would generally specify an acceptable level of a pollutant or pollutant parameter in a discharge (for example, a certain level of bacteria). The permittee may choose which technologies to use to achieve that level.

The implementation of NPDES permits ensures that a state's mandatory standards for clean water and the federal minimums are met. Coverage with the permit would prevent sedimentation and soil erosion through implementation of a Storm Water Pollution Prevention Plan (SWPPP) and periodic inspections by RWQCB staff. An SWPPP is a written document that describes the construction operator's activities to comply with the requirements in the NPDES permit. Required elements of an SWPPP include (1) site description addressing the elements and characteristics specific to the project site; (2) descriptions of BMPs for erosion and sediment controls; (3) BMPs for construction waste handling and disposal; (4) implementation of approved local plans; and (5) proposed post-construction controls, including a description of local post-construction erosion and sediment control requirements. The SWPPP is intended to facilitate a process whereby the operator evaluates potential pollutant sources at the site and selects and implements BMPs designed to prevent or control the discharge of pollutants in stormwater runoff.

Program 3.a (Site-Specific and Creation of New Land Use District):

- ***Site 1: Oak Glen Road/Colorado Street.*** Development of Site 1 (57 acres) with any urban uses is in excess of one acre. Therefore, Site 1 would be required to obtain coverage under an NPDES General Construction permit, which includes the preparation of an SWPPP for construction discharges. During the construction period, Site 1 would utilize a series of BMPs to reduce erosion and sedimentation. These measures may include the use of gravel bags, silt fences, hay bales, check dams, hydroseed, and soil binders. The construction contractor would be required to operate and maintain these controls throughout the duration of on-site construction activities. In addition, the construction contractor would be required to maintain an inspection log and have the log on site to be reviewed by the City and representatives of the RWQCB. To ensure that any future development on Site 1 obtains coverage under the NPDES General Construction permit, **Mitigation Measures 4.9.6.1A** through **4.9.6.1C** have has been identified.
- ***Site 2: Yucaipa Boulevard/Sand Canyon Road.*** The rezoning of Site 2 may ultimately result in the development of the entire site. Since Site 2 is 27 acres in size, it is anticipated that any future development project located on the site would result in ground disturbance that is greater than one acre. Since the development of Site 2 would be in excess of one acre, the project proponent for Site 2 would be required to obtain coverage under an NPDES General Construction permit, which includes the preparation of an SWPPP for construction discharges. Similar to Site 1, the construction phase of Site 2 would use a series of BMPs to reduce erosion and sedimentation. The construction contractor would be required to operate and maintain these controls throughout the duration of on-site construction activities. To ensure any future development on Site 2 obtains coverage under the NPDES General Construction permit, **Mitigation Measures 4.9.6.1A** through **4.9.6.1C** have been identified.
- ***Site 3: California Street/Avenue E.*** The rezoning of Site 3 may facilitate the redevelopment of the site and result in ground disturbance of more than one acre. Therefore, any future

redevelopment that could occur on Site 3 would be required to obtain coverage under an NPDES General Construction permit, which includes the preparation of an SWPPP for construction discharges. Since Site 3 is currently developed with a manufactured home park, the redevelopment of the site with a higher residential density would require the removal/demolition of asphalt and manufactured homes. Demolition activities are covered under the NPDES General Construction permit. To ensure any future development on Site 3 obtains coverage under the NPDES General Construction permit, **Mitigation Measures 4.9.6.1A** through **4.9.6.1C** have been identified.

- ***Creation of New Land Use District.*** The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not include at this time, any construction activities. These measures would apply to all new development within the City. Future development would be subject to environmental review, ensuring that site-specific impacts associated with development projects are appropriately identified and adequately addressed. No impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any ground disturbance or construction activities. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Mitigation Measures. Although adherence to NPDES requirements is required of all development within the City, the incorporation of these requirements as **Mitigation Measures 4.9.6.1A** through **4.9.6.1C** is designed to track both standard requirements and mitigation measures as part of the Mitigation Monitoring and Reporting Plan or Program (MMRP).

4.9.6.1A Prior to the first issuance of a grading permit by the City for any of the three sites considered, the project proponent shall file a Notice of Intent (NOI) with the Santa Ana Regional Water Quality Control Board to be covered under the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of stormwater associated with construction activities. The project proponent shall submit to the City the Waste Discharge Identification Number as proof that the project's NOI to be covered by the General Construction Permit has been filed with the appropriate RWQCB.

4.9.6.1B Prior to the first issuance of a grading permit by the City for any of the three sites considered, the project proponent shall submit to the City of Yucaipa and receive approval for a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural best management practices (BMPs) to control sediment and non-visible discharges from the site. Some of the BMPs to be implemented may include (but shall not be limited to) the following:

- Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary debris basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs would be periodically inspected during construction, and repairs would be made when necessary as required by the SWPPP.
- Materials that have the potential to contribute non-visible pollutants to stormwater must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas.
- All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate discharge from the site. Stockpiles would be surrounded by silt fences and covered with plastic tarps.
- The SWPPP would include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance.
- Additional BMPs and erosion control measures would be documented in the SWPPP and utilized if necessary.
- The SWPPP would be kept on site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time.

In the event that it is not feasible to implement the above BMPs, the City of Yucaipa can make a determination that other BMPs would provide equivalent or superior treatment either on site or off site.

4.9.6.1C The Construction Contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP. Monthly reports shall be maintained by the Contractor and available for City inspection. In addition, the Contractor would also be required to maintain an inspection log and have the log on site available for review by the City of Yucaipa and the representatives of the Regional Water Quality Control Board.

Level of Significance after Mitigation. While on-site grading activities and the development of the proposed on-site uses would increase the potential for the erosion of soils, adherence to the BMPs mandated by **Mitigation Measure 4.9.6.1A** though **4.9.6.1C** would reduce impacts associated with short-term (construction) stormwater discharges during project construction to a less than significant level.

4.9.6.2 Operational-Related Water Quality Impacts

Impact 4.9.6.2: *The proposed land use actions and potential subsequent land development that may occur have the potential to affect water quality during the operational phase.*

Threshold	Would the proposed project violate any water quality standards or waste discharge requirements during the operational phases of the project in the form of increased soil erosion, sedimentation, or urban runoff?

During the operational phase of any urban use, the major source of pollution in stormwater runoff would be contaminants that have accumulated on the land surface over which runoff passes. Upon development of urban uses, storm runoff from the roadways, parking lots, and commercial and residential buildings can carry, and be tainted by, a variety of pollutants such as sediment, petroleum products, commonly utilized construction materials, landscaping chemicals, and (to a lesser extent) trace metals such as zinc, copper, lead, cadmium, and iron, which may lead to the degradation of stormwater in downstream channels. Runoff from landscaped areas could contain elevated levels of

phosphorous, nitrogen, and suspended solids. Oil and other hydrocarbons from vehicles are also expected in stormwater runoff.

Since 2005, post-construction impacts associated with urban runoff have been addressed through adhering to the Model WQMP Guidance document, which was developed by the San Bernardino County Stormwater Program. New development projects submitted for approval after December 2003 are required to submit a project-specific Water Quality Management Plan (WQMP) prior to the first discretionary project approval or permit.[1] The primary objective of the WQMP, by addressing site design, source control, and treatment control BMPs applied on a project-specific and/or sub-regional or regional basis, is to ensure that the land use approval and permitting process of each City minimizes the cumulative regional impact of urban runoff. The WQMP would be required to be incorporated by reference or attached to the project's SWPPP as the Post-Construction Management Plan. To achieve the stated goals, the WQMP identifies site design and source control BMPs to be implemented throughout the project site. In addition, the project-specific WQMP addresses management of urban runoff both in terms of the amount and quality of water leaving the project site.

Program 3.a (Site-Specific and Creation of New Land Use District):

- ***Site 1: Oak Glen Road/Colorado Street.*** The rezoning of Site 1 could potentially result in the construction and operation of up to 660 multiple-family residences, 4 acres of commercial uses, 4.5 acres of institutional uses, and 11.2 acres of open space on a currently undeveloped 57-acre site. No site-specific WQMP has been prepared at this time as no site-specific development project has been submitted to the City for approval. However, in the event that commercial and residential uses are developed on Site 1 as a result of the rezoning process, typical BMPs shall be implemented. Table 4.9.F identifies typical BMPs that could be included.

  It is anticipated that any commercial or residential development within Site 1 would be required to incorporate on-site water quality features that would meet the City's and the County's water quality requirements. **Mitigation Measure 4.9.6.2A** has been identified to ensure that the operational phase of the project does not affect water quality.

- ***Site 2: Yucaipa Boulevard/Sand Canyon Road.*** The rezoning of Site 2 could potentially result in the construction and operation of up to 608 multiple-family residences and 8 acres of commercial uses. Similar to Site 1, no site specific WQMP has been prepared at this time as no site-specific development project for Site 2 has been submitted to the City for approval. However, in the event that commercial and residential uses are developed on portions of Site 2 as a result of the rezoning process, typical BMPs as identified in Table 4.9.F would be utilized. **Mitigation Measure 4.9.6.2A** has been identified to ensure that the operational phase of future development sited on Site 2 does not affect water quality.

- ***Site 3: California Street/Avenue E.*** The rezoning of Site 3 could ultimately result in the construction and occupation of up to 320 new multiple-family residences. Similar to Site 1 and Site 2, no site-specific WQMP has been prepared at this time as no site-specific development project for Site 3 has been submitted to the City for approval. However, in the event that residential uses are developed on Site 3 as a result of the rezoning process, typical BMPs as identified in Table 4.9.F would be utilized. **Mitigation Measure 4.9.6.2A** has been identified to ensure that the operational phase of future development sited on Site 2 does not affect water quality.

- ***Creation of New Land Use District.*** The creation of a new land use district does not have an operational phase as the creation of a new land use district is an administrative action. Therefore, no operational-related water quality impacts would occur. No mitigation is required.

[1] San Bernardino County Storm Water Program," Model Water Quality Management Plan Guidance, June 2005.

Table 4.9.F: Typical Best Management Practices (BMPs)

Commercial BMPs	Residential BMPs

• Maximize use of permeable areas by reducing the size of parking lots, drive aisles, and parking stalls to the smallest area practicable, while maintaining a consumer-friendly shopping complex consistent with local, state, and federal regulations.
• Incorporation of landscaped buffers areas between sidewalks and streets.
• The incorporation of vegetated swales and landscaped buffer strips throughout the site.
• The incorporation of landscaping into design of on-site drainage.
• Proper design and maintenance of landscape irrigation systems.
• Implementation of on-site street sweeping and litter control programs.
• Implementation of an inspection and maintenance program for on-site drainage facilities.
• Implementation of an educational program for property owners, operators, tenants, and employees.
	• The incorporation of vegetated swales and landscaped buffer strips throughout the site.
	• Development and implementation of a street sweeping and catch basin cleaning program.
	• Use of native and/or non-invasive vegetation in landscaped areas.
	• Development and implementation of an Integrated Pest Management (IPM) Program for common area landscaping in multifamily residential areas.
	• Development and implementation of an educational program that provides information to residents on water quality issues including:
	  o The use of chemicals (including household type) that should be limited to the property, with no discharge of specified wastes via hosing or other direct discharge to gutters, catch basins, and storm drains;
	  o The proper handling of material such as fertilizers, pesticides, cleaning solutions, paint products, automotive products, and swimming pool chemicals; and
	  o The environmental and legal impacts of illegal dumping of harmful substances into storm drains and sewers.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not include any operational activities at this time. Future development would be subject to environmental review, ensuring that site-specific impacts associated with development projects are appropriately identified and adequately addressed. No significant impact would result from the implementation of the proposed measures; therefore, no mitigation is currently warranted.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any operational activities. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Mitigation Measure. The following measure has been identified to mitigate water quality impacts associated with long-term discharges during project operation:

4.9.6.2A Prior to the first issuance of a permit by the City for any of the three sites (which includes the issuance of grading permits and building permits), the project proponent shall receive approval from the City of Yucaipa, a project-specific Water Quality Management Plan (WQMP). The WQMP shall specifically identify pollution prevention, source control, treatment control measures, and other BMPs that shall be used on site to control predictable pollutant runoff in order to reduce impacts to water quality to the maximum extent practicable.

Level of Significance after Mitigation. Any development within the City would be required to incorporate on-site drainage that would have hydrodynamic infrastructure components that would meet the City's and County's water quality requirements. Because adherence to the requirements of the NPDES permit, the SWPPP, and WQMP would be required by the City prior to, during, and after construction, potential water quality impacts resulting from stormwater and urban runoff would be reduced to a less than significant level.

4.9.6.3 100-Year Flooding Hazard Impacts

Impact 4.9.6.3: *The proposed land use actions and potential subsequent land development that may occur may place structures or housing within a 100-year flood hazard area.*

Threshold	Would the proposed project place within a 100-year flood hazard area structures that would impeded or redirect flood flows? Would the proposed project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Most of the annual rainfall in the region occurs in the winter. Flooding in the City of Yucaipa could result from intense storms resulting in rapid runoff or through the failure of dams. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) identify areas subject to flooding during the 100-year and 500-year storm.[1] Figure 4.9.1 illustrates areas of each of the three sites that are within the 100-year floodplain. The County requires proposed grading and drainage improvements to conform to applicable sections of the Uniform Building Code (UBC) and minimum FEMA standards which require 100-year flood protection for all habitable dwellings located within the floodplain.

Program 3.a (Site-Specific and Creation of New Land Use District):

- ***Site 1: Oak Glen Road/Colorado Street.*** As identified in Figure 4.9.1, portions of Site 1 are within the 100-year floodplain. There is potential for structures to be placed within an area that would potentially impede or redirect flood flows. In the event that buildings proposed on Site 1 are within the 100-year floodplain, the project proponent would be required to complete a Conditional Letter of Map Revision – Fill (CLOMR-F) in order to raise the ground surface elevation of the building footprint above the 100-year flood zone. The CLOMR-F would document the property as being removed from the 100-year flood zone map. Application for a CLOMR-F from FEMA would require documentation of fill material placement, elevation changes, and removal of a portion of a property from the likelihood of inundation during a flood event. Elevation of a portion of the project site above the 100-year flood zone would effectively remove potential impacts to the proposed project in regard to storm event flood hazards. **Mitigation Measure 4.9.6.3A** has been identified to ensure that impacts associated with structural flooding are adequately addressed.
- ***Site 2: Yucaipa Boulevard/Sand Canyon Road.*** Based on Figure 4.9.1, Site 2 is not located within an identified 100-year flood hazard. However, a portion located in the northwestern corner of Site 2 has been identified as an area of possible but undetermined flooding hazard. In the event that structures are developed on the portion that is identified as having an undetermined flooding hazard, there are potential impacts for the structures to impede or redirect flood flows. **Mitigation Measure 4.9.6.3B** has been identified to ensure that flooding impacts associated with the development of Site 2 are adequately addressed.

[1] The term "100-year" is a measure of the size of the flood, not how often it occurs. The "100-year flood" is a flooding event that has a one percent chance of occurring in any given year.

- ***Site 3: California Street/Avenue E.*** As illustrated in Figure 4.9.1, Site 3 is not located within a 100-year flood hazard. The development that could be facilitated with the rezoning of Site 3 would not result in the placement of structures that would impede or redirect flood flows. Therefore, no impacts associated with this issue would occur and no mitigation is required.
- ***Creation of New Land Use District.*** The creation of the new land use district would establish development standards and procedures for multifamily development at a density of 20 to 24 units per acre in the General Plan Land Use Element and Development Code. Housing that could be accommodated under this new land use district could be located in a flood hazard area. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not, at this time, result in the placement of structures within a flood hazard area. Future development would be subject to environmental review, ensuring that site-specific impacts associated with development projects are appropriately identified and adequately addressed. No impacts associated with the implementation of the proposed measures; therefore, no mitigation is required.

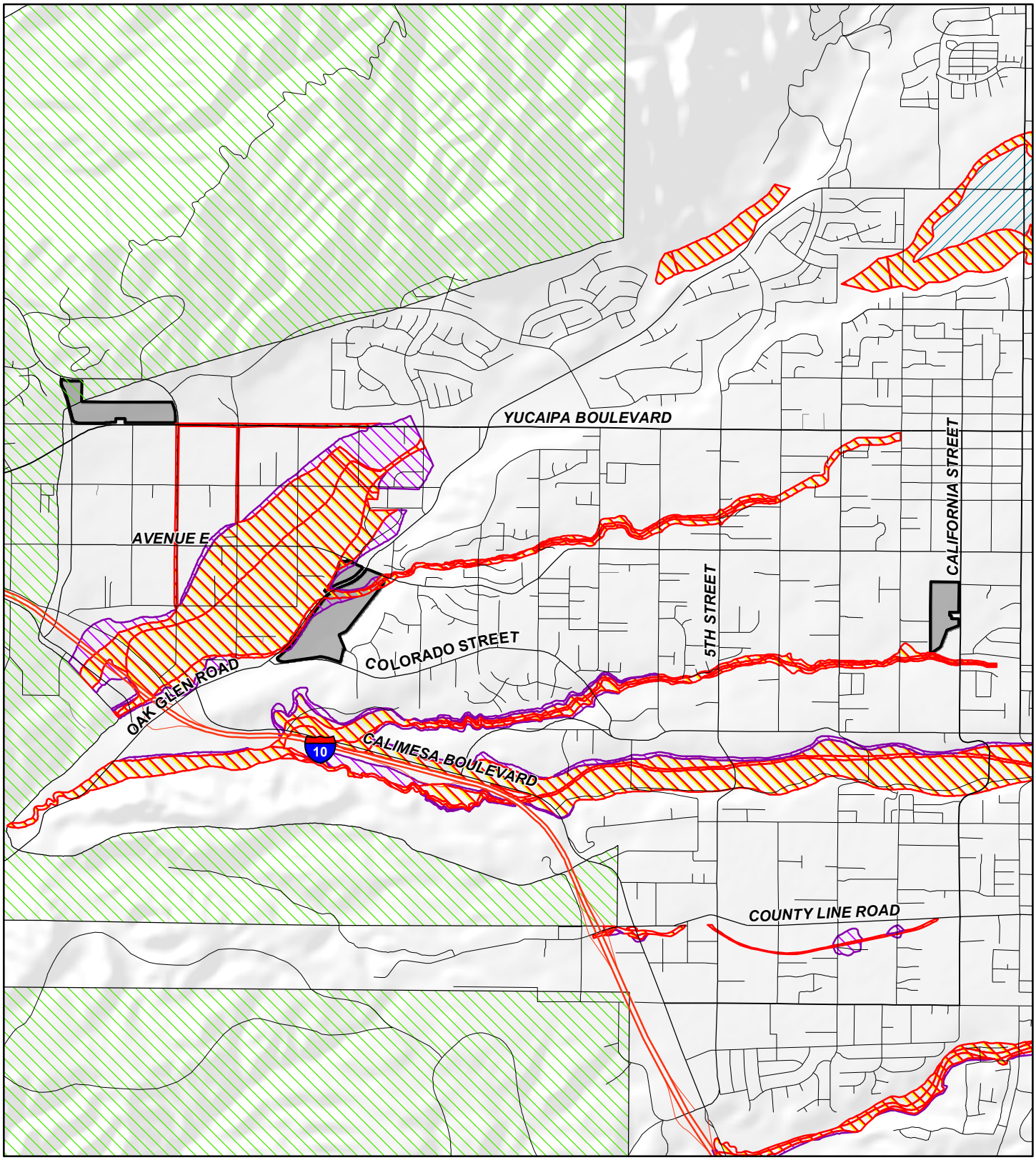
Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes in the existing environment. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Mitigation Measures. The following measures have been identified to mitigate impacts related to flooding hazards.

4.9.6.3A Prior to the issuance of grading permits for any development project that is sited on Site 1, the project proponent shall complete the Federal Emergency Management Agency (FEMA) Conditional Letter of Map Revision – Fill (CLOMR-F). CLOMR-F specifications and requirements including the discussion and analysis of fill material placement, elevation changes, and hydromodification impacts for areas of the site that are within the 100-year floodplain as mapped by FEMA shall be analyzed to the satisfaction of FEMA and the City.

4.9.6.3B Prior to the issuance of grading permits for any development project on Site 2 that are within areas determined to have an undetermined flooding hazard designation, the project proponent shall consult with the Federal Emergency Management Agency (FEMA) to determine if a Conditional Letter of Map Revision – Fill (CLOMR-F) is required. If FEMA determines that a CLOMR-F is required for Site 2, **Mitigation Measure 4.9.6.3A** shall apply. Conversely, if FEMA determines that a CLOMR-F is not required for Site 2, no additional mitigation is required.

Level of Significance after Mitigation. Adherence to **Mitigation Measures 4.9.6.3A** through **4.9.6.3B**, which require obtaining a CLOMR-F to officially designate the property outside of the flood zone, would reduce the potential flood impacts related to any development that could occur on Site 1 or Site 2. The project proponent would be required to provide analysis to the City and FEMA regarding the placement of fill material, the placement of the levee, and elevation changes with respect to hydromodification impacts to Site 1 and Site 2. Because this analysis is required before the approval of a CLOMR-F is received, it is anticipated that impacts relating to flooding and hydromodification will be reduced to a less than significant level for Sites 1 and 2.



LSA

Project Sites

FEMA Flood Zones

100 year flood zone

500 year flood zone

Area of possible, but undetermined hazard

Protected by Levee

N

0 1,500 3,000

Feet

SOURCE: FEMA, 2008; Thomas Bros., 2007

I:\YCA0901\Reports\EIR\fig4-9-1_flood.mxd (03/05/10)

FIGURE 4.9.1

Yucaipa Housing Element Implementation Program Draft Environmental Impact Report

FEMA Flood Zones

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4.9.6.4 Drainage Pattern and Capacity-Related Impacts

Impact 4.9.6.4: *The proposed land use actions and potential subsequent land development that may occur may alter the existing local drainage patterns and surface runoff.*

Threshold	Would the proposed project substantially alter the existing local drainage patterns of the site and substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion, siltation, or flooding on site or off site? Would the proposed project 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?

Typically, urban development introduces a greater percentage of impervious surfaces. Therefore, the post-development flows that would be generated on site are anticipated to be significantly higher than the pre-development flows. Conditions resulting from this change would include increased runoff volumes and velocity; reduced infiltration; increased flow frequency, duration, and peak; shorter time to reach peak flow; and degradation in water quality. Site 1 and Site 2 currently have a low runoff coefficient, meaning that runoff during storms represents a relatively small portion of the total rainfall. The majority of the precipitation, particularly in smaller storms, infiltrates into the subsurface. The development of Site 1 and Site 2 with impervious surfaces (such as roadways, parking lots, and buildings) would result in a condition in which nearly all rainfall becomes runoff. A significant impact would occur in the event that post-development stormwater flows are greater than pre-development stormwater flows leaving the site. Site 3 is currently developed with mobile home park uses and impervious surfaces.

Program 3.a (Site-Specific and Creation of New Land Use District):

- ***Site 1: Oak Glen Road/Colorado Street.*** There are currently no site-specific drainage details for development on Site 1. However, it is anticipated that, in the event that Site 1 is developed with urban uses, the proposed project would include on-site drainage improvements. The proposed on-site drainage improvements would be required to meet the City's and San Bernardino County Flood Control Authority's flood control criteria, including, but not limited to, design discharges, design/construction standards, and maintenance features. All new development projects in the City are also required to include specific design BMPs to ensure that no stormwater runoff generated on site (i.e., runoff from developed areas) would be allowed to leave the site without pre-treatment for urban pollutants.

  With the development of Site 1 with urban uses, the amount of impervious surfaces would increase due to the construction of buildings, sidewalks, and roadways. This increase in impervious surfaces is anticipated to generate additional stormwater flow on Site 1. While the resultant increase in impervious surfaces would contribute to a greater volume and higher velocities of storm flow, it is anticipated that Site 1's drainage system would accept and accommodate runoff that would result from the project at or better than historic, or pre-development, conditions. Therefore, the post-development flows that would be generated on Site 1 are anticipated to not exceed the capacity of the planned stormwater drainage systems. **Mitigation Measure 4.9.6.4A** has been identified to ensure that post-development flows do not exceed the capacity of the planned stormwater drainage systems for Site 1.

- ***Site 2: Yucaipa Boulevard/Sand Canyon Road.*** The rezoning of Site 2 may ultimately result in the development of site with residential and commercial uses. The development of Site 2 would increase the amount of impervious surfaces through the installation of sidewalks and roadways and the construction of buildings. There are currently no site-specific drainage details for potential Site 2 development as no development project has been submitted to the City. Any future on-site drainage improvements would be required to meet the City's and County's requirements for drainage. Therefore, post-development flows that would be generated on Site 2 are not

anticipated to exceed the capacity of the planned stormwater drainage system. **Mitigation Measure 4.9.6.4A** has been identified to ensure that post-development flows do not exceed the capacity of the planned stormwater drainage systems for Site 2.

- ***Site 3: California Street/Avenue E.*** Site 3 is currently developed with a manufactured home park. Streets within Site 3 are paved but do not have curbs or gutters. There are also no signs of a formal drainage system. Existing flows generated on Site 3 are anticipated to drain across the paved roads in a southerly direction. With the removal of the mobile home park and the addition of up to 330 multiple-family residences, it is anticipated that the drainage pattern on Site 3 would be modified through the addition of buildings, pavement, and roads. The addition of buildings, pavement, and roads at this potential higher intensity could increase the amount of impervious surfaces within Site 3. Therefore, it is anticipated that the new urban uses would generate additional stormwater flow on Site 3. However, similar to Sites 1 and 2, any development that could occur on Site 3 would be required to include a planned stormwater drainage system capable of accommodating increases in stormwater flows that would be generated by the development. **Mitigation Measure 4.9.6.4A** has been identified to ensure that post-development flows do not exceed the capacity of the planned stormwater drainage systems for Site 3.
- ***Creation of New Land Use District.*** The creation of the new land use district is an administrative action that would result in amendments to the City's General Plan and Development Code. These amendments would not alter existing drainage patterns or surface runoff. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not result in a physical change in the existing environment. Future development would be subject to environmental review, ensuring that site-specific impacts associated with development projects are appropriately identified and adequately addressed. Since this project component would not alter existing drainage patterns or surface runoff, no significant impacts would occur; therefore, no mitigation is currently warranted.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes in the existing environment. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Mitigation Measure. The following mitigation measure has been identified to reduce impacts associated with increases in stormwater flows.

4.9.6.4A Prior to the issuance of grading permits for any development that would occur on any of the three sites (Site 1, Site 2, or Site 3), the project proponent shall submit to and receive approval from the City, a hydrology report that identifies the pre-development and post-development flows for Site 1, Site 2, and/or Site 3. The report shall also contain, but shall not be limited to, the following:

- Mitigation measures for any resultant increase in stormwater flows attributable to the proposed project; and
- Data and calculations proving that the drainage system for site can accept and accommodate runoff that would result from the project at or better than historic or pre-development conditions.

Level of Significance after Mitigation. Adherence to **Mitigation Measure 4.9.6.4A** would reduce the potential drainage impacts related to any development that could occur on Site 1, 2, or 3. The

project proponent would be required to provide analysis to the City regarding the adequacy of the proposed drainage system for any of the sites. Because this analysis is required before the construction and operation of a development project, it is anticipated that impacts relating to drainage would be reduced to a less than significant level.

4.9.6.5 Groundwater

Impact 4.9.6.5: *The proposed land use actions and potential subsequent land development that may occur may deplete groundwater supplies and lower the local groundwater table level.*

Threshold	Would the proposed project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level?

The availability of groundwater and issues involving the adequacy of recharge capability are regional in nature. The Groundwater Management Act[1] (Assembly Bill [AB] 3030) provides a systematic procedure for an existing local agency to develop a groundwater management plan. AB 3030 allows a local agency whose service includes a groundwater basin that is not already subject to groundwater management pursuant to law or court order to adopt and implement a groundwater management plan and includes plans to mitigate overdraft conditions, control brackish water, and to monitor and replenish groundwater. Potable water to any of the three project sites would be provided by the YVWD.

The YVWD has traditionally used groundwater to meet the bulk of service area customer needs. The YVWD currently has 34 active and standby groundwater wells available for use. Due to the age and poor condition of some of these well facilities, only 20 of the active wells are anticipated to remain in service through 2010. Most of these wells pump from the Yucaipa Groundwater Basin, with less than 1,000 acre-feet being pumped from the Beaumont Basin. Demand has grown in the last two decades to where the YVWD alone is now pumping over 11, 000 acre-feet per year.

In February 2004, the San Timoteo Watershed Management Authority filed a judgment adjudicating the groundwater rights in the Beaumont Basin and assigned the Beaumont Basin Watermaster[2] with the authority to manage the groundwater basin. The adjudication of the Beaumont Basin has defined overlying and appropriator pumping rights and also allows for supplemental water to be stored and recovered from the basin. The Beaumont Basin, under this adjudication, is considered to be in a condition of overdraft with assigned maximum annual overlying production rights of 8,650 acre-feet. The YVWD has a right to an operating yield of 2,552 acre-feet annually from the Beaumont Basin, which consists of 381 acre-feet of appropriative right and 2,173 acre-feet of Controlled Overdraft and Supplemental Water Recharge Allocation. The YVWD can deliver amounts in addition to the 2,552 acre-feet as supported from overlying water right holders.

For the next five years and beyond, the YVWD could meet 100 percent of the full demands with groundwater and recycled water. By the year 2010, the firm groundwater pumping capacity is anticipated to be approximately 13,800 acre-feet per year. However, the YVWD is anticipating that actual groundwater demands would be reduced to less than half of available capacity in 2010 and remain well below the estimated safe yield through 2050 due to treated supplemental surface water that is expected to be available in the future.

However, as identified in the 2005 Urban Water Management Plan (UWMP), full entitlement deliveries of imported SWP water may not be available in many dry years. The YVWD then will have to rely more heavily upon groundwater. In some extensively dry years, SWP water may not be available or YVWD may be asked to forgo SWP supplies to allow those without access to other options to use available SWP supplies. Due to the changed conditions in the reliability of imported

[1] Sections 10750–10756 of the California Water Code.

[2] The Beaumont Basin Watermaster consists of managers from the Beaumont Cherry Valley Water District, City of Banning, City of Beaumont, South Mesa Mutual Water Company and Yucaipa Valley Water District.

SWP water, the YVWD has developed a Water Resource Validation Program that would apply to all new development within its service area. The YVWD has also reviewed the latest requirements for water supply assessment and has determined that the following program will provide a sufficient water supply to serve the needs of all new development during normal, single dry, and multiple dry water years during a 20-year projection, in addition to existing and planned future uses, including agricultural and manufacturing uses.[1]

Program 3.a (Site-Specific and Creation of New Land Use District):

- ***Site 1: Oak Glen Road/Colorado Street.*** The rezoning of Site 1 could potentially result in the construction and operation of up to 660 multiple-family residences, 4 acres of commercial uses, 4.5 acres of institutional uses, and 11.2 acres of open space. Currently, Site 1 is undeveloped and does not generate any need for potable water. Since the City primarily obtains potable water from groundwater supplies, any development on Site 1 could increase the demand for potable groundwater. Because the rezoning of Site 1 could potentially result in construction of a "project" that would meet State Water Code Section 10913 criteria, development at the specified intensity would be required to obtain a Water Supply Assessment (WSA) from YVWD. After receiving such information, the City may agree or disagree with the conclusions of YVWD, but cannot approve projects in the face of documented water shortfalls without first making certain findings. **Mitigation Measure 4.9.6.5A** has been identified to ensure that groundwater levels are adequately addressed for future development of Site 1.
- ***Site 2: Yucaipa Boulevard/Sand Canyon Road.*** The rezoning of Site 2 could potentially result in the construction and operation of up to 608 multiple-family residences and 8 acres of commercial uses. Currently, Site 2 is undeveloped and does not generate any need for potable water. Since the City primarily obtains potable water from groundwater supplies, any development on Site 2 could increase the demand for potable groundwater that could increase the amount of water that may be pulled from the groundwater basin. **Mitigation Measure 4.9.6.5A** has been identified to ensure that groundwater levels are adequately addressed for future development of Site 2.
- ***Site 3: California Street/Avenue E.*** The rezoning of Site 3 could potentially result in the construction and occupation of up to 320 new multiple-family residences. Currently, Site 3 is developed with a manufactured home park and already generates a need for potable water. However, with the rezoning of Site 3, there is the potential for the redevelopment of the site with a higher intensity of development. This increase in density could result in an increase for potable water. Since the City primarily obtains potable water from groundwater supplies, the redevelopment of Site 3 could increase demand for groundwater. **Mitigation Measure 4.9.6.5A** has been identified to ensure that groundwater levels are adequately addressed for future development of Site 3.
- ***Creation of New Land Use District.*** The creation of the new land use district is an administrative action that would result in amendments to the City's General Plan and Development Code. These amendments would not result in any changes to groundwater supplies or interfere substantially with groundwater recharge. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): Future development would be subject to environmental review, ensuring that site-specific impacts associated with development projects are appropriately identified and adequately addressed. The implementation of this project component is an administrative action that would not result in a physical change in the existing environment. Since this

[1] *A Strategic Plan for a Sustainable Future – The Integration and Preservation of Resources*, Yucaipa Valley Water District, adopted August 20, 2008.

project component would not result in any changes to groundwater recharge or existing groundwater supplies, no significant impact would occur; therefore, no mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes in the existing environment. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Mitigation Measure. The following mitigation measure was identified to reduce impacts associated with existing groundwater levels.

4.9.6.5A Prior to the issuance of grading permits for any development that would occur on any of the three sites (Site 1, Site 2, or Site 3), the project proponent shall provide evidence to the City that proposed project has satisfied all requirements identified by the Yucaipa Valley Water District (YVWD) in its Water Resource Validation Program as outlined in the Sustainability Strategic Plan adopted by YVWD on August 20, 2008.

Level of Significance after Mitigation. Adherence to **Mitigation Measure 4.9.6.5A** would reduce the potential groundwater level impacts related to any development that could occur on Site 1, 2, or 3 to a less than significant level.

4.9.7 Cumulative Impacts

Cumulatively, development within the watershed would result in an increase in impervious surfaces in addition to changes in land use and associated pollutant runoff characteristics. Increased impervious surfaces are likely to alter existing hydrology and increase potential pollutant loads. However, all development and future development in the City and throughout the Santa Ana RWQCB must obtain coverage under the NPDES permit program. Although continued growth is anticipated to occur in the City and surrounding areas, new development and significant redevelopment would have to minimize their individual impacts to water quality and pollutant transport through implementation of BMPs. Because these requirements would be imposed on all other developments, it is anticipated that each development would be required to mitigate its own specific impact on water quality and drainage. Therefore, if all other developments are required to mitigate for impacts to water quality, a less than significant cumulative impact to water quality would occur.

The cumulative area for groundwater would be the Yucaipa Groundwater Basin as projects within the City and other cumulative development projects in the area would utilize groundwater from this particular groundwater basin. Cumulatively, development within the Yucaipa Groundwater Basin would result in an increase in demand on water sources, which includes groundwater supplies. However, because the majority of the projects within this basin obtain water service from the YVWD, it is anticipated that the area would rely on local groundwater sources in the event that imported water supplies are not available. As previously stated, due to the changed conditions in the reliability of imported SWP water, the YVWD has developed a Water Resource Validation Program that would apply to all new development within its service area. The YVWD has also reviewed the latest requirements for water supply assessment and has determined that the program will provide a sufficient water supply to serve the needs of all new development during normal, single dry, and multiple dry water years during a 20-year projection, in addition to existing and planned future uses, including agricultural and manufacturing uses.[1] Therefore, a less than significant cumulative impact to groundwater resources would occur.

[1] *A Strategic Plan for a Sustainable Future – The Integration and Preservation of Resources*, YVWD, adopted August 20, 2008.

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4.10 LAND USE AND PLANNING

Analysis carried out for this EIR chapter addresses the consistency of the proposed project with the goals and policies of the City of Yucaipa General Plan, the Municipal Code, and compatibility with relevant regional plans. This chapter also identifies and evaluates the compatibility of the proposed project with existing land uses and the potential land use impacts that may result subsequent to approval of the project. The analysis contained in this chapter is based on the following reference documents:

- *City of Yucaipa General Plan Update, City of Yucaipa,* September 2004;
- *City of Yucaipa Housing Element Update, City of Yucaipa,* February 2009;
- *City of Yucaipa Municipal Code, City of Yucaipa,* updated March 2009;
- *Southern California Association of Governments, 2006–2014 Regional Housing Needs Assessment;*
- *Southern California Association of Governments, 2008 Regional Comprehensive Plan;* and
- *California Housing Element Law (Government Code Sec. 65580 et seq.).*

4.10.1 Existing Setting

4.10.1.1 General Plan and Zoning Designations

The proposed actions are implementation programs identified in the 2008–2014 Yucaipa Housing Element update (see discussion contained in Chapter 3.0, Project Description). These actions are required in order for the City to ensure consistency with State Housing Law. The actions described as Program 3a would amend the General Plan and Development Code designations for one or more sites and establish regulations and development standards for a new land use category RM-24 that would allow multiple-family residential development by-right at a density of 20 to 24 dwelling units per acre on sites with this land use designation.

Other proposed actions would amend the City's land use regulations related to Density Bonus (Program 4a), Single Room Occupancy (SRO) housing (Program 4d), Emergency Shelters and Transitional/Supportive Housing (Program 4e), and Reasonable Accommodation for Persons with Disabilities (Program 4f). An Inclusionary Housing Ordinance is also proposed to reflect the requirements of State law under the City's redevelopment agency programs.

Site 1 is a 57-acre parcel of land located at the northeast corner of the intersection. This site is currently designated RL-2.5-AP (Rural Residential, 2.5-acre minimum lot size, Agricultural Preserve overlay) in the General Plan Land Use Element and Development Code. If this site were selected, a General Plan Land Use District Change would remove the AP overlay and establish land use districts that include a maximum of 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 acres of open space land uses.

Site 2 is a 27-acre parcel of land located at the northwest corner of the intersection. This site is currently designated CG (General Commercial) in the General Plan Land Use Element and Development Code. If this site were selected, a General Plan Land Use District Change would establish a land use district that includes a maximum of 608 multiple-family dwelling units and 8 acres of commercial uses.

Site 3 is a 10-acre parcel of land located on the west side of California Street approximately 660 feet south of Avenue E. This site is currently designated RM-72C (Multiple Residential, 7,200 square-foot minimum lot size) in the General Plan Land Use Element and Development Code. If this site were selected, a General Plan Land Use District Change would establish a 10-acre multiple-family land use district that includes a maximum of 320 multiple-family dwelling units.

The locations of the three alternative project sites are illustrated in Figure 4.10.1 while the existing land uses and General Plan/zoning designations for these sites are described in Table 4.10.A. The City of Yucaipa has a unified General Plan/zoning land use map.

Table 4.10.A: Existing Land Uses and Designations for Alternative Project Sites

Site	Location	Current Land Use	General Plan Land Use Designation	Zoning Designation
Site 1	On-site	Undeveloped	Rural Living	RL-2.5-AP
	North	Single-family residential (subdivision and large lots)	Single Residential	RS-10M
	South	Undeveloped	Open Space	OS
	West	Rural residential	Rural Living	RL-2.5
	East	Residential subdivision	Single Residential	RS-10M
Site 2	On-site	Undeveloped	General Commercial	CG
	North	Undeveloped, Crafton Hills College	General Commercial, Institutional	CG, IN
	South	Undeveloped, commercial, rural residential	General Commercial, Multiple Residential	CG, RM-10M
	West	Residential subdivision	Rural Living, Single Residential	RL-1, RS-20M
	East	Undeveloped, fire station	General Commercial, Institutional	CG, IN
Site 3	On-site	Manufactured home park	Multiple Residential	RM-72C
	North	Manufactured home park, commercial	Multiple Residential	RM-72C
	South	Manufactured home park, commercial	Multiple Residential	RM-72C
	West	Manufactured home park, single-family residential	Multiple Residential, Institutional	RM-72C, IN
	East	Church, rural residential	Multiple Residential, Neighborhood Commercial, Institutional	RM-72C, CN, IN

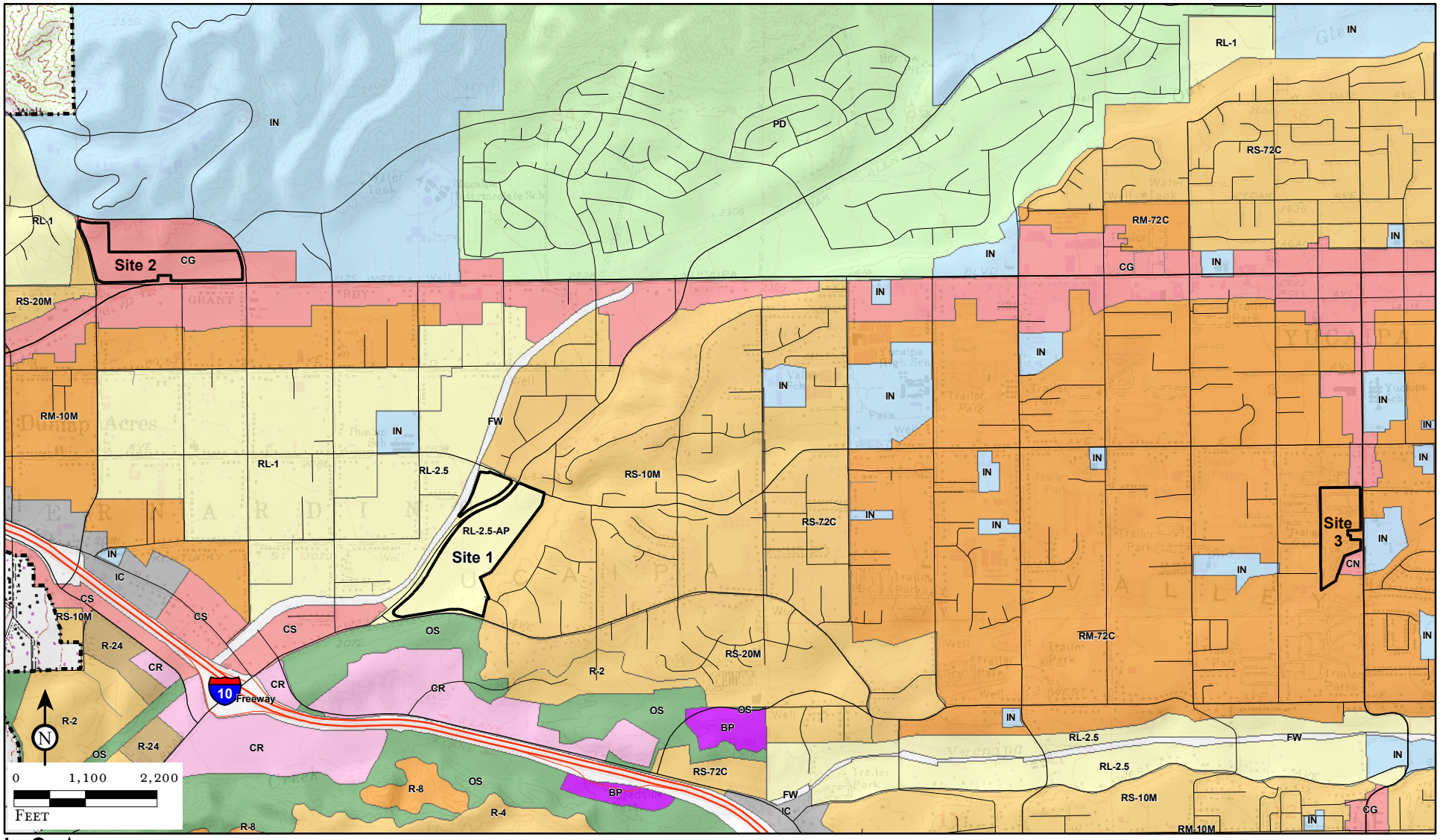
Notes: AP: Agricultural Preserve Overlay District; **RL-1:** Rural Living, 1-acre minimum lot size; **RL-2.5:** Rural Living, 2.5-acre minimum lot size; **RS-10M:** Single Residential, 10,000-square foot minimum lot size; **RS-20M:** Single Residential, 20,000-square foot minimum lot size; **RM-10M:** Multiple Residential, 10,000-square foot minimum lot size; **RM-72C:** Multiple Residential, 7,200-square foot minimum lot size; **CN:** Neighborhood Commercial; **CG:** General Commercial; **IN:** Institutional; **OS:** Open Space
Source: General Plan Land Use Map, City of Yucaipa.

4.10.1.2 On-Site and Surrounding Land Uses

Site 1 is currently undeveloped. The site is bordered by single-family residential neighborhoods on the north (across Avenue E), east, and west (across Oak Glen Road and a drainage channel). The property to the south (across Colorado Street) is vacant.

Site 2 is currently undeveloped. The site is bordered by vacant land and Crafton Hills College to the north, a single-family residential neighborhood to the west, vacant land to the east, and sparsely developed commercial properties across Yucaipa Boulevard to the south.

Site 3 is currently developed as a manufactured home park. It is surrounded by a variety of uses including single-family residential (west and south), a mobile home park (north), institutional (a church to the east and the Yucaipa Valley Water District office to the southwest), and commercial businesses between the subject property and California Street.



LSA

Project Sites
Yucaipa City Limits

Land Use Districts

BP
CG
CN
CR
CS
FW
Freeway
IC
IN
OS
PD
R-2
R-24
R-4
R-8
RL-1
RL-2.5
RL-2.5-AP
RM-10M
RM-72C
RS-10M
RS-20M
RS-72C

BP - Business Park
C - Commercial
CR - Commercial Regional
FW - Floodway
Freeway
IC - Industrial
IN - Institutional (Public)
OS - Open Space
PD - Planned Development
PUB - Public
R - Residential
RL - Rural Living
RM - Multiple Residential
RS - Single Residential

FIGURE 4.10-1

Yucaipa Housing Element Implementation Program Draft Environmental Impact Report

City Land Use Districts

SOURCE: Thomas Bros., 2007, San Bernardino County, 2008; City of Yucaipa, 2009

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4.10.2 Existing Policies and Regulations

4.10.2.1 State Regulations

State Housing Element Law (Government Code Section 65580 et seq.). California Government Code Section 65302(c) mandates that each city shall include a Housing Element in its General Plan. The Housing Element is required to identify and analyze existing and projected housing needs, and include statements of the City's goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The City, in preparing its Housing Element, must consider economic, environmental, and fiscal factors, as well as community goals as set forth in the General Plan.

In February 2009, the City of Yucaipa submitted its adopted 2008–2014 Housing Element to the California Department of Housing and Community Development (HCD) for review and, in April 2009, the HCD issued a letter stating that the Housing Element complied with all provisions of state Housing Element law. HCD approval is referred to as "certification."

Chapter V of the adopted Housing Element includes a number of implementation actions involving changes to the General Plan Land Use Element and/or the Development Code that are necessary to ensure continued compliance with State law. These implementation actions include site-specific changes to land use designations, as well as changes to land use regulations in the Development Code that apply citywide. These implementation proposals, along with one additional item not called out in the Housing Element Action Plan (the Redevelopment Inclusionary Housing Program) constitute the program of related actions that are evaluated in this EIR (Table 3.A in the Project Description).

One of the key requirements of State Housing Law is that each jurisdiction must provide adequate sites with appropriate zoning to accommodate its fair share of the region's housing need as determined by the Southern California Association of Governments (SCAG) through the Regional Housing Needs Assessment (RHNA) process.[1] As described in Chapter III of the Housing Element, Yucaipa's fair share housing need for the planning period July 2006 through June 2014 is 2,048 units. This total includes 476 very-low income units, 332 low-income units, 389 moderate-income units, and 851 above-moderate units. In addition, the City must accommodate a "carryover" of 608 lower-income units from the previous housing element cycle (see Housing Element Table III-2). State law requires that a city must amend its General Plan and/or zoning regulations when it does not have adequate sites to accommodate the various types of housing that has been assigned in the RHNA.

In accordance with Government Code Section 65583 et seq. the minimum base residential density (i.e., excluding any density bonus) presumed to be adequate to facilitate development of lower-income housing is 20 units/acre. There are currently no sites with development potential in Yucaipa with zoning that meet these criteria. Therefore, the City must rezone a sufficient amount of land to accommodate the 808 lower-income units assigned in the current RHNA cycle plus the 608 carryover units from the previous cycle—a total of 1,416 units—at a density of at least 20 units/acre. The Housing Element (Program 3a) contains a commitment to rezone a minimum of 59 acres of land with an allowable density of 20–24 units/acre to meet the City's obligations under the RHNA. On November 24, 2008, the City Council approved the rezoning of three sites encompassing 40 acres in the Freeway Corridor Specific Plan project area to allow high-density multifamily development. With the Freeway Corridor Specific Plan rezoning, an additional 19 acres remain to be rezoned. State law requires that the rezoned sites allow multiple-family development "by-right" (i.e., no conditional use permit or other discretionary approval triggering CEQA review) and have a capacity of at least 16 units per site. The City Council has identified the three alternative sites discussed above that could satisfy this requirement. Included in this component of the program is the creation of a new land use district (RM-24 - Multiple Residential, 24 units per acre maximum) in the General Plan Land Use Element and Development Code. This district would establish development standards and

[1] For a complete discussion of the RHNA process, please refer to Chapter II.G of the Housing Element.

procedures for multifamily development by-right at a density of 20 to 24 units per acre excluding density bonus.

In addition to the proposed changes to site-specific land use designations discussed above, the Housing Element implementation plan includes the following amendments to citywide land use regulations and procedures. These amendments are all required under State law.

- **Density Bonus Regulations.** Under current State Density Bonus Law (SB 1818 of 2004), cities and counties must provide a density increase up to 35 percent over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. The Housing Element (Chapter V) contains Program 4a to add density bonus provisions to the Municipal Code to comply with the current provisions of state law. Pending completion of that update, State law supersedes the existing density bonus ordinance.
- **Single-Room-Occupancy (SRO) Regulations.** SRO facilities are small studio-type units that may provide affordable housing to lower-income individuals such as college students or persons with special needs. SROs are not currently defined in the Development Code. Program 4d in Chapter V of the Housing Element requires the City to revise the Code to establish appropriate locations and development standards for SROs.
- **Emergency Shelter and Transitional/Supportive Housing Regulations.** Senate Bill 2 of 2007 strengthened the planning requirements for emergency shelters and transitional/supportive housing. Unless adequate capacity is available to serve existing need, SB 2 requires that emergency shelters be allowed "by-right" (i.e., without a conditional use permit or other discretionary approval) in at least one zoning district. Emergency shelters are currently permitted as a conditional use in the RL, RS, RM, PD, GC, CS, CN, IS, and IN districts. The Housing Element (Chapter V) includes Program 4e to amend the Municipal Code in conformance with SB 2. The CS (Service Commercial) zone is proposed to allow emergency shelters by-right.

  SB 2 also requires that transitional and supportive housing be treated as a residential use that is subject to the same regulations and procedures as other residential uses of the same type in the same zone. Program 4e in the Housing Element requires the City to amend the Municipal Code in conformance with SB 2.
- **Reasonable Accommodation Procedures.** Senate Bill 520 of 2001 requires cities to remove constraints and make reasonable accommodation for housing occupied by persons with disabilities. In order to facilitate the processing of requests to reduce land use or architectural obstacles for such persons, Program 4f to adopt a Reasonable Accommodation Ordinance is included in the Housing Element.

In addition to the forgoing Housing Element implementation programs, a **Redevelopment Project Inclusionary Housing Program** is included in the proposed actions described in this EIR. Inclusionary housing refers to the State mandate that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low- and moderate-income households. The proposed action includes General Plan and Development Code Amendments to incorporate regulations for inclusionary housing in the City's Redevelopment Project Area consistent with State Redevelopment Law.

4.10.2.2 Regional Plans

The Southern California Association of Governments (SCAG) is the designated metropolitan planning organization (MPO) for the Counties of Ventura, Orange, San Bernardino, Riverside, Imperial, and Los Angeles and is federally mandated to develop plans for transportation, growth management, housing, hazardous waste management, and air quality.

- **2008 SCAG Regional Comprehensive Plan (RCP).** The purpose of the RCP is to encourage local land use actions that could ultimately lead to development of an urban form that will help minimize development costs, save natural resources, and enhance quality of life in the region. The RCP is based on the growth management framework of the 2004 Compass Blueprint, and the goals of the plan aim at enabling individuals to spend less on housing, enable firms to be more competitive, minimize public and private development costs, preserve open space and natural resources, attain mobility and clean air quality, avoid economic and social polarization, and accommodate a diversity of life styles. The RCP is concerned with achieving a balance between the availability of jobs and the provision of housing on a subregional basis. The RCP identifies voluntary best practices to deal with growth and infrastructure challenges in an integrated and comprehensive way. It also includes goals and outcomes to measure progress toward a more sustainable region. Local governments are required to use the RCP as the basis for their own plans and are required to discuss the consistency of projects of "regional significance" with the RCP. The RCP includes nine chapters, each based on specific areas of planning or resource management. Each of the nine chapters contains goals, policies, implementation, and strategies to achieve the SCAG's overall goals of improving the standard of living and quality of life, while enhancing equity and access to government.
- **2006–2014 SCAG Regional Housing Needs Assessment (RHNA).** The RHNA is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 8½-year period from January 2006 to July 2014. Communities then determine how they will accommodate this need through the process of updating the Housing Elements of their General Plans. The 2006–2014 RHNA was adopted by the SCAG in July 2007. The future need for housing is determined primarily by the forecast growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates additional housing need. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors—household growth, vacancy need, and replacement need—determines the construction need for a community. Total housing need is then distributed among income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

Note: Other State and/or regional agencies have jurisdiction over issues such as air quality, biological resources and habitat, water quality, flood control, water supply, and wastewater treatment. Consistency of the proposed project with the policies and regulations of those agencies is addressed in the relevant topical chapters of this EIR.

4.10.2.3 Local Policies

City of Yucaipa General Plan Policies. The City of Yucaipa General Plan includes policies and goals that are related to land use. Table 4.10.B identifies goals, objectives, and policies of the Land Use Element that are relevant to the proposed project.

Table 4.10.B: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies		Project Consistency
City of Yucaipa General Plan Land Use Element		
Goal LU-2	Encourage a harmonious mix of residential, commercial, and industrial land uses which will generate sufficient tax revenues to pay the costs of maintaining the desired levels of services and adequate infrastructure facilities. **Implementing Actions** 1. Require that the design and siting of new residential	Refer to Section 4.10.6.1.

Table 4.10.B: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies		Project Consistency
	development meet locational and development standards that ensure compatibility with adjacent land uses and community character. 2. Allow varied approaches to residential development in order to foster a variety of housing types and densities and more efficient use of the land.	
Goal LU-4	Distribute land use designations in such a way as to minimize the demand for energy consumption and maximize the effectiveness of energy consumed. **Implementing Policies** A. Concentrate higher density land uses close to employment and commercial centers to help reduce the use of energy. B. Provide for additional commercial and employment opportunities within the city to maintain a better jobs/ housing balance and reduce the number of vehicle trips made out of the city for employment purposes.	Refer to Section 4.10.6.1.
Goal LU-5	Determine the provision of residential density consistent with topographic constraints to reduce landform alteration in hillside areas. **Implementing Policies** B. Designate land uses consistent with the land's natural suitability and minimize conflict with the natural environment.	Refer to Section 4.10.6.1.
Goal LU-8	Promote the maintenance and viability of existing mobile home parks through the establishment of appropriate zoning and development standards. **Implementing Policies** A. Adopt a Mobile Home Park Overlay District to establish mobile homes as the primary permitted use.	Refer to Section 4.10.6.1.
Goal LU-9	Locate new development so that the economic strength derived from agricultural, mineral, and other natural resources is preserved. **Implementing Policies** A. Prime agricultural lands must be protected from the adverse effects of urban encroachment, particularly increased erosion and sedimentation, trespass and non-agricultural land development. 1. Areas of prime agriculture lands supporting commercially viable and valuable agriculture shall not be developed to urban intensity prior to the supply of non-productive areas being exhausted. D. Because agricultural uses are valuable, the City shall encourage the retention of productive, commercially-viable agricultural land and discourage the premature or unnecessary conversion of agricultural land to non-agricultural uses through the implementation of the following actions: 1. Preservation of land supporting viable agricultural operations will be considered an integral portion of	Refer to Section 4.10.6.1.

Table 4.10.B: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies	Project Consistency
the Open Space and Conservation Element of this General Plan when reviewing development proposals. 8. Consider the availability and financing of public services and utilities in any decision to convert an area from agricultural to non-agricultural uses. This information should be documented in special study reports.	

Yucaipa Redevelopment Agency. Pursuant to California Community Redevelopment Law, the City has established a redevelopment agency for the purpose of eliminating blight. The Agency is required to set aside 20 percent of its tax increment revenues in the Low- and Moderate-Income Housing Fund, which must be used to increase and improve the community's supply of affordable housing.

4.10.3 Methodology

The focus of the land use and planning analysis is on land use impacts that could result from implementation of the proposed project. Potential impacts are identified and evaluated based on existing land uses, land uses proposed as part of the project, land use designations, and standards and policies related to land use. Land use impacts are evaluated based on the thresholds of significance described below.

Potential land use conflicts or incompatibility during construction activities are usually the result of other environmental effects, such as the generation of noise or air pollutants during grading activities. Specific impacts and consistency issues associated with population and housing, transportation and circulation, noise, air quality, agriculture resources, hazards and hazardous materials, hydrology and water quality, biological resources, cultural and paleontological resources, aesthetics and visual resources, and/or utilities and service systems are addressed in the respective EIR chapters for these topics.

4.10.4 Thresholds of Significance

Appendix G of the *CEQA Guidelines* recognizes the following significance thresholds related to land use and planning. Based on these thresholds, potential impacts could be considered significant if the proposed project would result in any of the following:

- Physically divide an established community;
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the General Plan, Specific Plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; and/or
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

4.10.5 Less than Significant Impacts

The following potential impacts were determined to be less than significant. In each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards, and policies would reduce potential impacts to a less than significant level.

4.10.5.1 Physically Divide an Established Community

Threshold	Would the proposed project physically divide an established community?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** Site 1 is currently undeveloped. The adjacent area to the south is undeveloped and the areas to the north, east, and west are developed predominantly with single-family homes. The subject site is physically separated from the areas to the north, west and south by highways and a drainage channel. The rezoning of Site 1 would allow the subsequent development of the property with residential, commercial, and institutional uses. This subsequent development would be higher intensity than the surrounding areas but would not divide an established community. Potential impacts would be less than significant and no mitigation would be required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The development of Site 2 would result in the construction of multifamily residences and commercial uses. The site is surrounded by a mix of uses including Crafton Hills College to the north, single-family residences to the west, and commercial businesses to the south. The project would not divide an established community; therefore, potential impacts would be less than significant and no mitigation would be required.
- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a mobile home park. The rezoning of Site 3 could result in the removal of the existing mobile homes and would allow up to 320 multiple-family residences. Therefore, the redevelopment of Site 3 with residential uses would not divide an existing community. Impacts associated with this issue would be less than significant and no mitigation would be required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not result in a direct physical change in the environment, and therefore would not physically divide an existing community. No significant impact associated with the creation of the new land use district would occur and no mitigation would be required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, SRO, emergency shelters, transitional/supportive housing, and reasonable housing accommodations for people with disabilities. Development facilitated by these changes in regulations and procedures could involve intensification and reuse of properties within existing urban areas.

These new regulations and procedures would apply to all new applicable development within the City, and there are no specific project sites where such developments are currently proposed. Development facilitated by these changes in regulations may involve new facilities on vacant sites or intensification and reuse of developed properties within different areas in the City. New uses allowed by the proposed regulations would not be expected to be substantially different from uses currently allowed. Therefore, such uses would not be expected to divide an established community. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require that a portion of new housing units developed in connection with the City's Redevelopment Agency be affordable to households with specified incomes. This affordability requirement would have no effect on the location of new development and therefore would not physically divide a community. No mitigation is required.

4.10.5.2 Conflict with Any Applicable Habitat or Natural Community Conservation Plan

Threshold	Would the proposed project conflict with any applicable habitat conservation plan or natural community conservation plan?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** There are no HCP or NCCP areas located within the City of Yucaipa; therefore, the rezoning and subsequent development of Site 1 would not conflict with any HCP or NCCP plans. No impacts would occur and no mitigation measures are required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** There are no HCP or NCCP areas located within the City of Yucaipa; therefore, the rezoning and subsequent development of Site 2 would not conflict with any HCP or NCCP plans. No impacts would occur and no mitigation measures are required.
- **Site 3: California Street/Avenue E.** There are no HCP or NCCP areas located within the City of Yucaipa; therefore, the rezoning and subsequent development of Site 3 would not conflict with any HCP or NCCP plans. No impacts would occur and no mitigation measures are required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not result in a direct physical change in the environment and therefore would not result in conflicts to any applicable HCP or NCCP plans. No impacts associated with this issue would occur and no mitigation measures are required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, SRO, emergency shelters, transitional/supportive housing, and reasonable housing accommodations for people with disabilities. This project component is an administrative action and would not result in any physical changes to the existing environment. Therefore, this project component would not result in any conflicts with HCP or NCCP plans. No impacts would occur and no mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require that a portion of new housing units developed in connection with the City's Redevelopment Agency be affordable to households with specified incomes. This affordability requirement would have no effect on the location of new development and therefore would not conflict with HCP or NCCP plans. No impacts would occur and no mitigation is required.

4.10.6 Significant Impacts

The following impact was determined to be potentially significant and mitigation measures have been recommended to reduce the significance of the identified impact.

4.10.6.1 Conflict with Applicable Land Use Plans, Policies, or Regulations

Impact 4.10.6.1: *The approval of the land use changes as proposed as a part of the project may result in conflicts with applicable land use plans, policies, or regulations.*

Threshold	Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

Section 15125 (d) of the *CEQA Guidelines* requires EIRs to "discuss any inconsistencies between the proposed project and applicable general plans and regional plans." The objective of such a discussion is to find ways to modify the project, if warranted, to reduce any identified inconsistencies with relevant plans and policies. Pursuant to CEQA Section 15125 (d), this EIR chapter includes an evaluation of the consistency of the proposed project with pertinent goals and policies of relevant local and regional plans. Because certain plans address particular issue areas, such as air quality, transportation, biology, hazards, water quality, and water supply, the local and regional plans related to such topics are addressed in detail in other chapters of this EIR.

Tables 4.10.C and 4.10.D provide a consistency analysis for the proposed project as compared to the SCAG 2008 RCP and the City of Yucaipa General Plan. By law, all activities undertaken by a planning agency must be consistent with the goals and policies of the agency's general plan. The *City of Yucaipa General Plan*, updated in 2004, plays a central planning role in correlating all City land use issues, goals, and objectives into one set of development policies. The *Land Use Element* includes a *Land Use Map* and an associated set of land use designations, goals, policies, and guidelines.

As described in Tables 4.10.C and 4.10.D, all aspects of the proposed project would be consistent with each of the applicable policies of the City's General Plan with the exception of the following:

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** With regard to Growth Management Element Goals GM-1 and GM-7 (more intensive uses permitted in areas where urban level infrastructure facilities and public services currently exist or are planned), Site 1 is currently within the Improvement Level (IL) 3 zone, which is inconsistent with multifamily and mixed-use development; therefore, an amendment to the General Plan Improvement Level Map (Fig. V-1) would be required as part of the zone change process if this alternative were selected. This amendment to the General Plan Improvement Level Map is required for higher intensity land uses within the City that are proposed in Improvement Zones 2, 3, or 4. Therefore, adherence to this requirement would reduce this impact to a level that is less than significant. No mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Site 2 is located in a hillside area that would require extensive grading and may change the existing topography of the hillside. The selection of and subsequent development of this site would be inconsistent with the City's Land Use Element Goal LU-5 (residential density consistent with topographic constraints to reduce landform alteration in hillside areas). **Mitigation Measures 4.6.6.1A** through **4.6.6.1C** have been identified to reduce impacts associated with this issue. Refer to Chapter 4.6.
- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home park. The rezoning and subsequent redevelopment of Site 3 would be inconsistent with the City's Land Use Element Goal LU-8 **(**maintenance and viability of existing mobile home parks) as the existing manufactured home park would be closed if the property were developed with multifamily housing under the RM-24 regulations. In addition, Site 3 is currently occupied by a mobile home park within the mobile home park (MHP) Overlay District. Redesignation of this site to RM-24 would require and Amendment to the General Plan to eliminate the MHP Overlay, which would be inconsistent with this goal. **Mitigation Measures 4.13.6.1A** and **4.13.6.1B** were identified to reduce impacts associated with this issue. Refer to Chapter 4.13.
- **Creation of New Land Use District.** As identified in Tables 4.10.C and 4.10.D, this project component would not conflict with any regional or local land use plans or policies. No impacts would occur and no mitigation is required.

Table 4.10.C: Regional Plan Consistency Analysis

Goal/Policy/Action		Consistency Evaluation			
		RM-24 Land Use District	Alternative Sites	Development Code Amendments	Redevelopment Inclusionary Regulations
SCAG 2008 Regional Comprehensive Plan (RCP)					
Land Use and Housing Chapter					
Goal:	*Focusing growth in existing and emerging centers and along major transportation corridors.*	Creation of the new RM-24 district would facilitate more compact growth, which is consistent with this goal.	Because Sites 1 and 2 are located closer to the I-10 corridor, redesignation of these sites to the new RM-24 district to would be more consistent with this goal than would Site 3. No significant impacts would occur and no mitigation is required.	The proposed regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities would also facilitate more compact development, consistent with this goal. No significant impacts would occur and no mitigation is required.	This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15% of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not cause a physical change in the environment. Therefore, there would be no significant impacts associated with this issue. No mitigation is required.
Goal:	*Creating significant areas of mixed-use development and walkable, "people-scaled" communities.*	Creation of the new RM-24 district would facilitate more compact growth, and would create opportunities for mixed-use development, which is consistent with this goal.	Because Sites 1 and 2 are larger and are undeveloped, redesignation of these sites to the new RM-24 district to would provide greater flexibility for implementing this goal than would Site 3, which contains approximately 10 acres. No significant impacts would occur and no mitigation is required.	The proposed regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities would also facilitate more compact development, consistent with this goal. No significant impacts would occur and no mitigation is required.	This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15% of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not cause a physical change in the environment. Therefore, there would be no significant impacts associated with this issue. No mitigation is required.
Goal:	*Providing new housing opportunities, with building types and locations that respond to the region's changing demographics.*	Creation of the new RM-24 district would facilitate new housing opportunities and higher-density building types, which is consistent with this goal.	There would be no substantial difference among the three alternative sites with regard to this goal. No significant impacts would occur and no mitigation is required.	The proposed regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities would also create opportunities for new building types, consistent with this goal. No significant impacts would occur and no mitigation is required.	This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15% of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not cause a physical change in the environment. Therefore, there would be no significant impacts associated with this issue. No mitigation is required.

Table 4.10.C: Regional Plan Consistency Analysis

Goal/Policy/Action		Consistency Evaluation			
		RM-24 Land Use District	**Alternative Sites**	**Development Code Amendments**	**Redevelopment Inclusionary Regulations**
Outcome:	*Increase the region's first-time homebuyer affordability index so that the relationship of minimum qualifying income to entry level home price mirrors or surpasses the national average.*	Creation of the new RM-24 district would facilitate greater housing affordability through higher-density building types, which is consistent with this goal.	There would be no substantial difference among the three alternative sites with regard to this goal. No significant impacts would occur and no mitigation is required.	The proposed regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities would also facilitate greater housing affordability, consistent with this goal. No significant impacts would occur and no mitigation is required.	This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15% of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component would help to facilitate this goal. Therefore, there would be no significant impacts associated with this issue and no mitigation is required.
Outcome:	*Significantly improve the efficiency of land use in the region's urbanized areas by 2035.*	Creation of the new RM-24 district would facilitate more compact growth, and would create opportunities for mixed-use development, which is consistent with this goal.	Because Sites 1 and 2 are larger and are undeveloped, redesignation of these sites to the new RM-24 district to would provide greater flexibility for implementing this goal than would Site 3. No significant impacts would occur and no mitigation is required.	The proposed regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities would also facilitate more compact development, consistent with this goal. No significant impacts would occur and no mitigation is required.	This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15% of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not cause a physical change in the environment. Therefore, there would be no significant impacts associated with this issue. No mitigation is required.
Policy LU-4:	*Local governments should provide for new housing, consistent with State Housing Element law, to accommodate their share of forecast regional growth.*	Creation of the new RM-24 district is a Housing Element implementation measure, which is consistent with this goal.	While all three alternative sites would further this goal, Site 3 is too small to fully accommodate the required amount of new multifamily housing. No significant impacts would occur and no mitigation is required.	The proposed regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities would also facilitate compliance with Housing Element law, consistent with this goal. No significant impacts would occur and no mitigation is required.	This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. This component is consistent with this goal. Therefore, there would be no significant impacts associated with this issue and no mitigation is required.

Table 4.10.C: Regional Plan Consistency Analysis

Goal/Policy/Action	Consistency Evaluation			
	RM-24 Land Use District	**Alternative Sites**	**Development Code Amendments**	**Redevelopment Inclusionary Regulations**
Policy LU-4.1 *Local governments should adopt and implement General Plan Housing Elements that accommodate housing needs identified through the RHNA process. Affordable housing should be provided consistent with RHNA income category distributions adopted for each jurisdiction. To provide housing, especially affordable housing, jurisdictions should leverage existing State programs such as HCD's Workforce Incentive Program and density bonus law and create local incentives (e.g., housing trust funds, inclusionary zoning, tax-increment-financing districts in redevelopment areas and transit villages) and partnerships with non-governmental stakeholders.*	Creation of the new RM-24 district is a Housing Element implementation measure, which is consistent with this goal.	While all three alternative sites would further this goal, Site 3 is too small to fully accommodate the required amount of new multifamily housing. No significant impacts would occur and no mitigation is required.	The proposed regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities would also facilitate compliance with Housing Element law, consistent with this goal. No significant impacts would occur and no mitigation is required.	This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. This component is consistent with this goal. Therefore, there would be no significant impacts associated with this issue and no mitigation is required.

Table 4.10.D: General Plan Land Use Consistency Analysis

Goal/Policy/Action		Consistency Evaluation			
		RM-24 Land Use District	Alternative Sites	Development Code Amendments	Redevelopment Inclusionary Regulations
Land Use Element					
Goal LU-2	Encourage a harmonious mix of residential, commercial and industrial land uses which will generate sufficient tax revenues to pay the costs of maintaining the desired levels of services and adequate infrastructure facilities.	Consistent. The RM-24 district creates greater opportunities for a variety and mix of land uses and more compact development, which reduces per-capita infrastructure costs.	Consistent. All of the alternative sites would satisfy this goal.	Consistent. The proposed Code amendments would allow a broader range of residential uses that meet the needs of all economic segments of the community.	Consistent. The inclusionary regulations would implement the requirements of state redevelopment law and would not change allowable land uses.
	• Require that the design and siting of new residential development meets locational and development standards that ensure compatibility with adjacent land uses and community character.	Consistent. The RM-24 district contains development standards to ensure quality development and compatibility with adjacent uses.	Consistent. All of the alternative sites would satisfy this goal.	Consistent. The proposed Code amendments regarding emergency shelters, transitional housing and SRO housing include development standards that ensure compatibility with adjacent uses.	Consistent. The inclusionary regulations would implement the requirements of state redevelopment law and would not change allowable land uses.
	• Allow varied approaches to residential development in order to foster a variety of housing types and densities and more efficient use of the land.	Consistent. The RM-24 district creates greater opportunities for a mix of land uses, varied housing types and densities, and more efficient land use.	Consistent. All of the alternative sites would satisfy this goal.	Consistent. The proposed Code amendments regarding emergency shelters, transitional housing and SRO housing would allow a broader range of residential uses that meet this goal.	Consistent. The inclusionary regulations would implement the requirements of state redevelopment law and would not change allowable land uses.
Goal LU-4	Distribute land use designations in such a way as to minimize the demand for energy consumption and maximize the effectiveness of energy consumed.	Consistent. The RM-24 district creates greater opportunities for reduced energy consumption through compact development and more efficient land use.	Consistent. All of the alternative sites would satisfy this goal.	Consistent. The proposed Code amendments would allow a broader range of residential uses that meet this goal.	Consistent. The inclusionary regulations would implement the requirements of state redevelopment law and would not change allowable land uses.

Table 4.10.D: General Plan Land Use Consistency Analysis

Goal/Policy/Action		Consistency Evaluation			
		RM-24 Land Use District	**Alternative Sites**	**Development Code Amendments**	**Redevelopment Inclusionary Regulations**
	• Concentrate higher density land uses close to employment and commercial centers to help reduce the use of energy.	Consistent. The RM-24 district creates opportunities for reduced energy consumption through higher densities.	Sites 1 and 2 are located nearer to regional transportation (I-10) and also provide opportunities for shared residential and commercial use, which creates jobs near housing, and therefore are fully consistent with this policy. Site 3 is farther from employment centers and is too small to incorporate mixed-use, and therefore is **less consistent** with this policy.	Consistent. The proposed Code amendments would allow a broader range of residential types that meet this goal.	Consistent. The inclusionary regulations would implement the requirements of state redevelopment law and would not change allowable land uses.
Goal LU-5	Determine the provision of residential density consistent with topographic constraints to reduce landform alteration in hillside areas.	Consistent. The locations where the RM-24 district is applied would be subject to City Council approval to ensure conformance with policies regarding topographic constraints and hillside landform alteration.	Sites 1 and 3 are located on relatively flat land and therefore are fully consistent with this goal. Site 2 is located in a hillside area that would require extensive grading, and therefore is **inconsistent** with this goal.	Consistent. New emergency shelters, transitional housing and SRO housing would only be permitted in areas currently designated for development where no significant topographic constraints exist.	Consistent. The inclusionary regulations would implement the requirements of state redevelopment law and would not change allowable land uses.
	• Designate land uses consistent with the land's natural suitability and minimize conflict with the natural environment.	Consistent. The location of the RM-24 district would be subject to City Council approval to minimize conflicts with natural areas.	Sites 1 and 3 are consistent with this goal. Because Site 2 would require extensive landform alteration, it is considered to be **inconsistent** with this goal.	Consistent. New emergency shelters, transitional housing and SRO housing would only be permitted in areas currently designated for development where no significant conflicts with the natural environment exist.	Consistent. The inclusionary regulations would implement the requirements of state redevelopment law and would not change allowable land uses.

Table 4.10.D: General Plan Land Use Consistency Analysis

Goal/Policy/Action		Consistency Evaluation			
		RM-24 Land Use District	**Alternative Sites**	**Development Code Amendments**	**Redevelopment Inclusionary Regulations**
Goal LU-8	Promote the maintenance and viability of existing mobile home parks through the establishment of appropriate zoning and development standards. • Adopt a Mobile Home Park Overlay District to establish mobile homes as the primary permitted use.	Not applicable	Sites 1 and 2 are consistent with this goal since they are not subject to the MHP overlay. Site 3 is currently occupied by a mobile home park within the MHP Overlay District. Redesignation of this site to RM-24 would eliminate the MHP Overlay, which would be **inconsistent** with this goal.	Not applicable	Not applicable
Goal LU-9	Locate new development so that the economic strength derived from agricultural, mineral and other natural resources is preserved.	Consistent. The location of the RM-24 district would be subject to City Council approval to minimize conflicts with agricultural, mineral, or other natural areas.	Consistent. Sites 2 and 3 have no significant natural resources and are consistent with this goal. Although Site 1 is within an Agricultural Preserve overlay, the site does not contain prime soils and therefore its development would be consistent with this goal.	Consistent. New emergency shelters, transitional housing and SRO housing would only be permitted in areas currently designated for development where no significant conflicts with the natural environment exist.	Consistent. The inclusionary regulations would implement the requirements of state redevelopment law and would not change allowable land uses.
	• Prime agricultural lands must be protected from the adverse effects of urban encroachment, particularly increased erosion and sedimentation, trespass and non-agricultural land development. Areas of prime agriculture lands supporting commercially viable and valuable agriculture shall not be developed to urban intensity prior to the supply of non-productive areas being exhausted.	Consistent. The location of the RM-24 district would be subject to City Council approval to minimize conflicts with agricultural lands.	Consistent. Sites 2 and 3 have no significant natural resources and are consistent with this goal. Although Site 1 is within an Agricultural Preserve overlay, the site does not contain prime soils and therefore its development would be consistent with this goal.	Consistent. New emergency shelters, transitional housing and SRO housing would only be permitted in areas currently designated for development where no significant conflicts with the natural environment exist.	Not applicable

Table 4.10.D: General Plan Land Use Consistency Analysis

Goal/Policy/Action	Consistency Evaluation			
	RM-24 Land Use District	Alternative Sites	Development Code Amendments	Redevelopment Inclusionary Regulations
• Because agricultural uses are valuable, the City shall encourage the retention of productive, commercially-viable agricultural land and discourage the premature or unnecessary conversion of agricultural land to non-agricultural uses through the implementation of the following actions: 1. Preservation of land supporting viable agricultural operations will be considered an integral portion of the Open Space and Conservation Element of this General Plan when reviewing development proposals 8. Consider the availability and financing of public services and utilities in any decision to convert an area from agricultural to non-agricultural uses. This information should be documented in special study reports.	Consistent. The location of the RM-24 district would be subject to City Council approval to minimize conflicts with agricultural lands.	Consistent. Sites 2 and 3 do not contain productive agricultural land and are consistent with this goal. Although Site 1 is within an Agricultural Preserve overlay, the site is not used for productive agriculture and therefore its development would be consistent with this goal. Public services and facilities would be required as part of site development.	Consistent. New emergency shelters, transitional housing and SRO housing would only be permitted in areas currently designated for development where no significant conflicts with the natural environment exist.	Not applicable

Table 4.10.D: General Plan Land Use Consistency Analysis

Goal/Policy/Action	Consistency Evaluation			
	RM-24 Land Use District	**Alternative Sites**	**Development Code Amendments**	**Redevelopment Inclusionary Regulations**
Urban Design Element				
Goal UD.1.B Require all multifamily developments to be consistent with current City standards. • Action: Provide a specific planning review step to ensure consistency with the City Development Code and Guidelines	Consistent. The new RM-24 land use district contains specific development standards intended to ensure quality development. Proposed developments will be permitted by-right, with an administrative review process to ensure compliance with these standards.	Consistent. All new projects within the RM-24 district will be reviewed to ensure compliance with applicable standards.	Consistent. Proposed Code amendments related to Emergency Shelters, Transitional Housing and SROs include appropriate development standards to ensure quality and compatibility with surrounding uses. The administrative review process will ensure compliance with these standards.	Consistent. The inclusionary regulations would implement the requirements of state redevelopment law and would not change allowable land uses.
Goal UD.1.F Because innovative housing design and construction techniques may reduce the cost of housing without sacrificing quality the following action programs shall be implemented or pursued. • Establish criteria for housing designs that are compatible with and blend into the natural environment while minimizing potential adverse environmental impacts	Consistent. The RM-24 district would establish development standards to ensure that structures minimize impacts on the environment.	Consistent. All projects in the RM-24 district would be required to demonstrate conformance with development standards and design criteria for this district.	Consistent. Proposed Code amendments related to Emergency Shelters, Transitional Housing and SROs include appropriate development standards to ensure quality and compatibility with the surrounding environment.	Not applicable.
• Amend the Development Code to require new residential units of less than 2000 square feet to provide enclosed storage areas	Consistent. The proposed RM-24 district includes requirements for enclosed storage for each unit.	Consistent. All projects in the RM-24 district would be required to provide storage for each unit in conformance with the district regulations.	Consistent. All emergency shelter, transitional housing and SRO projects would be required to provide storage in conformance with the district regulations.	Not applicable.

Table 4.10.D: General Plan Land Use Consistency Analysis

Goal/Policy/Action		Consistency Evaluation			
		RM-24 Land Use District	**Alternative Sites**	**Development Code Amendments**	**Redevelopment Inclusionary Regulations**
Goal UD-2	Promote overall efforts to upgrade the visual appearance of the City. • Require appropriate landscape screening for all new developments	Consistent. The proposed RM-24 district includes requirements for landscaping.	Consistent. All projects in the RM-24 district would be required to provide landscaping in conformance with the district regulations.	Consistent. All emergency shelter, transitional housing and SRO projects would be required to provide landscaping in conformance with the applicable district regulations.	Not applicable.
	• Establish landscaping standards for all new development that discourages vandalism and graffiti. ➢ Establish specific palettes that would discourage vandalism including landscape and materials for walls and fences.	Consistent. All new development must comply with the City's Standard Conditions of Approval, which require landscaping that discourages graffiti.	Consistent. All new development must comply with the City's Standard Conditions of Approval, which require landscaping that discourages graffiti.	Consistent. All new development must comply with the City's Standard Conditions of Approval, which require landscaping that discourages graffiti.	Not applicable.
Goal UD-3	Respect the unique character of existing individual neighborhoods. • Require all future developments to provide visual representations of proposed development including sections elevations perspectives and in some cases through computer modeling of proposed project areas overlaid onto existing photos of the site.	Consistent. Applications are reviewed to determine what graphic materials will be required as part of the project review process.	Consistent. Applications are reviewed to determine what graphic materials will be required as part of the project review process.	Consistent. Applications are reviewed to determine what graphic materials will be required as part of the project review process.	Not applicable.

Table 4.10.D: General Plan Land Use Consistency Analysis

Goal/Policy/Action	Consistency Evaluation			
	RM-24 Land Use District	**Alternative Sites**	**Development Code Amendments**	**Redevelopment Inclusionary Regulations**
Growth Management Element				
Goal GM-1 Ensure that future development proceeds at a pace consistent with the provision or acquisition of required infrastructure facilities and public services. A. Because long-term citywide commitments to levels of service and development standards are necessary for efficient capital improvement programming and will promote the orderly provision of the needed and desired improvements to maintain the quality of life, the following procedures addressing service level boundaries and development standards shall be implemented. 5. Designate land uses on the Official Land Use Districts Map in such a way that the least intensive uses are permitted in areas with minimal infrastructure facilities and public services while the more intensive uses are permitted in areas where urban level infrastructure facilities and public services currently exist or are planned.	Consistent. The RM-24 district is intended for locations where full urban infrastructure facilities and services are available.	Sites 2 and 3 are located within the Improvement Level 1 zone, and therefore are consistent with this policy. Site 1 is currently within the Improvement Level 3 zone, and therefore an amendment to the General Plan Improvement Level map (Fig. V-1) would be required as part of the zone change process.	Consistent. Proposed regulations regarding emergency shelters, transitional housing and SRO housing would allow these uses in land use districts where urban level infrastructure is available.	Not applicable. The inclusionary regulations would implement the requirements of state redevelopment law and would not change allowable land uses.

Table 4.10.D: General Plan Land Use Consistency Analysis

Goal/Policy/Action	Consistency Evaluation			
	RM-24 Land Use District	**Alternative Sites**	**Development Code Amendments**	**Redevelopment Inclusionary Regulations**
6. Areas designated for low-intensity development shall not be converted to accommodate higher-intensity development until the infrastructure facilities and public services required by higher-intensity development are provided or acquired by the applicant.	Consistent. The City Council will determine the adequacy of infrastructure for areas designated RM-24.	Any of the 3 alternative sites would result in an increase in the allowable intensity of development. Therefore, a mitigation measure is necessary to require provision of adequate infrastructure and facilities. With this mitigation, each of the sites would be consistent with this policy.	Consistent. The proposed regulations for emergency shelters, transitional housing, and SRO housing would not represent an increase in building intensity compared to existing regulations.	Not applicable. The inclusionary regulations would implement the requirements of state redevelopment law and would not change allowable land uses.
7. Proposed Land Use Map amendments must be consistent with Improvement Levels as described herein and proposed amendments to expand or create higher intensity Improvement Levels must include findings that the changes are consistent with the General Plan Land Use District criteria and Capital Improvement Programs. If a higher intensity Improvement Level is created as a result of an amendment, cumulative environmental impacts must be addressed during the environmental review process especially with regard to regional concerns such as water quality and air quality and appropriate findings adopted.	Consistent. The City Council will determine the adequacy of infrastructure prior to the redesignation of any property to RM-24.	Sites 2 and 3 are located within the Improvement Level 1 zone, and therefore are consistent with this policy. Site 1 is currently within the Improvement Level 3 zone, and therefore an amendment to the General Plan Improvement Level map (Fig. V-1) would be required as part of the zone change process.	Consistent. The proposed regulations for emergency shelters, transitional housing, and SRO housing would not represent an increase in building intensity compared to existing regulations, and no changes to designated improvement levels would be required.	Not applicable. The inclusionary regulations would implement the requirements of state redevelopment law and would not change allowable land uses or infrastructure requirements.

Table 4.10.D: General Plan Land Use Consistency Analysis

Goal/Policy/Action	Consistency Evaluation			
	RM-24 Land Use District	**Alternative Sites**	**Development Code Amendments**	**Redevelopment Inclusionary Regulations**
8. Require that new development pay a proportional fair share of the costs to provide infrastructure facilities required to service such development. If an applicant is required to pay more than a proportional share, reimbursement agreements may be utilized.	Consistent. All new development is required to pay a proportional fair share of infrastructure costs (Municipal Code Div. 11).	Consistent. All new development is required to pay a proportional fair share of infrastructure costs (Municipal Code Div. 11).	Consistent. All new development is required to pay a proportional fair share of infrastructure costs (Municipal Code Div. 11).	Not applicable. The inclusionary regulations would implement the requirements of state redevelopment law and would not change allowable land uses or infrastructure requirements.
B. Because the City wants to ensure that future development does not become a fiscal burden to residents of the City and to ensure that there is a balance between the infrastructure facilities/services demanded by a development and the resources available or required to provide the infrastructure facilities/ services the following actions shall be implemented. 1. Require project proponents to provide Fiscal Impact Analyses (FIAs) of required services and infrastructure including both short-term and long-term financing mechanisms and/or strategies for all new commercial industrial or institutional developments of six acres or larger or residential developments of 50 units or more.	Consistent. Proposed developments are required to provide a fiscal impact analysis when determined to be necessary, and mitigation (e.g., formation of a Community Facilities District) is required when a project would have significant adverse fiscal impacts on the City.	Consistent. Proposed developments are required to provide a fiscal impact analysis when determined to be necessary, and mitigation (e.g., formation of a Community Facilities District) is required when a project would have significant adverse fiscal impacts on the City.	Consistent. Proposed developments are required to provide a fiscal impact analysis when determined to be necessary, and mitigation (e.g., formation of a Community Facilities District) is required when a project would have significant adverse fiscal impacts on the City.	Not applicable. The inclusionary regulations would implement the requirements of state redevelopment law and would not change City requirements regarding fiscal impacts.

Table 4.10.D: General Plan Land Use Consistency Analysis

Goal/Policy/Action		Consistency Evaluation			
		RM-24 Land Use District	Alternative Sites	Development Code Amendments	Redevelopment Inclusionary Regulations
	3. Utilize FIAs to determine the City's ability to provide adequate services and facilities through the imposition of conditions of approval, fees, special taxes and other financing mechanisms on new development.	Consistent. New development in the RM-24 district would be subject to all City requirements regarding the funding of infrastructure improvements and services.	Consistent. All new residential developments with 50 units or more will be required to provide an FIA and appropriate mitigation measures will be required.	Consistent. All new residential developments with 50 units or more will be required to provide an FIA and appropriate mitigation measures will be required.	Not applicable. The inclusionary regulations would implement the requirements of state redevelopment law and would not change City requirements regarding fiscal impacts.
Goal GM-2	Ensure that the Quality of Life of City residents is not depreciated by future growth. A. Because the City desires to manage growth to ensure that the quality of life for its residents is enhanced and because the City wants to optimize the utilization of its existing natural and manmade resources the following actions regarding data collection evaluation and retrieval shall become a part of the General Plan Maintenance Program. 1. Monitor population growth and its potential effects on existing infrastructure facilities and available natural resources. Determine that adequate public and private facilities resources and/or services are available to serve proposed developments prior to the issuance of any development or use permit.	Consistent. The adequacy of public facilities and services would be evaluated prior to redesignation of any property to RM-24.	Consistent. Each of the three alternative sites would be required to provide adequate infrastructure, services, and facilities to serve the development.	Consistent. All new developments are required to demonstrate that adequate services and facilities are available to serve the project.	Not applicable

Table 4.10.D: General Plan Land Use Consistency Analysis

Goal/Policy/Action		Consistency Evaluation			
		RM-24 Land Use District	**Alternative Sites**	**Development Code Amendments**	**Redevelopment Inclusionary Regulations**
Goal GM-3	Adopt an incentive program to encourage projects which will infill existing urbanized areas. A. Because urban infilling promotes more efficient use of existing infrastructure and decreases the need for extension of services the following incentive actions to encourage urban infill shall be implemented. 1. Recommend Land Use Map changes to reflect higher intensity and compatible uses in urban infill areas except where prohibited by other regulations and policies.	Consistent. The RM-24 district would allow more compact development, which would further this goal.	Consistent. Each of the three alternative sites is considered to be an infill site and would be consistent with this policy.	Not applicable. No land use map changes are proposed with regard to emergency shelters or SRO housing.	Not applicable
	2. Reduce processing times for urban projects (commercial industrial and residential of four more dwelling units per acre) that fall within Improvement Level 1 that will use underutilized infrastructure capacities as determined by the Planning Director.	Consistent. The RM-24 district would allow development by-right, which would expedite permit processing.	Consistent. The RM-24 district would allow development by-right, which would expedite permit processing.	Consistent. The emergency shelter regulations would allow development by-right, which would expedite permit processing.	Not applicable

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, SRO, emergency shelters, transitional/supportive housing, and reasonable housing accommodations for people with disabilities. As identified in previously referenced Tables 4.10.C and 4.10.D, this project component would not conflict with any regional or local land use plans or policies. No impacts would occur and no mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require that a portion of new housing units developed in connection with the City's Redevelopment Agency be affordable to households with specified incomes. As identified in previously referenced Tables 4.10.C and 4.10.D, this project component would not conflict with any regional or local land use plans or policies. No impacts would occur and no mitigation is required.

Mitigation Measures. The following measures have been identified to reduce the significance of potential land use impacts that may occur within Sites 2 and 3:

Refer to **Mitigation Measures 4.6.6.1A** through **4.6.6.1C** for Site 2. Refer to **Mitigation Measures 4.13.6.1A** and **4.13.6.1B** for Site 3.

Level of Significance after Mitigation. With regard to Land Use Element Goal LU-5 (residential density consistent with topographic constraints to reduce landform alteration in hillside areas), Site 2 is located in a hillside area that would require extensive grading, and therefore is inconsistent with this goal. While the previously identified mitigation measures would reduce the severity of this impact, it would remain significant and unavoidable if Site 2 were selected.

With regard to Land Use Element Goal LU-8 (maintenance and viability of existing mobile home parks), Site 3 contains an existing mobile home park that would be closed if the property were developed with multifamily housing under the RM-24 regulations, and therefore selection of this site would be inconsistent with this goal. Although the previously identified mitigation measures would reduce the severity of this impact, it would remain significant and unavoidable. (See also discussion in Chapter 4.12, Population and Housing.)

4.10.7 Cumulative Impacts

As discussed in the land use consistency analysis, with the exception of the issues described above, the proposed project would not conflict with any plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Because each development project will be required to mitigate any inconsistencies among the various land use plans, it can be anticipated that, on a cumulative level, these projects would have a less than significant impact. Roadway infrastructure and utilities currently serve each of the three alternative sites; therefore, the proposed project would not facilitate additional growth in the area. No significant cumulative impacts would be expected with regard to dividing an established community, conflicting with applicable land use plans, policies, or regulations, or conflicting with an approved habitat conservation plan.

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4.11 MINERAL RESOURCES

This chapter evaluates potential impacts related to the loss of the availability of known mineral resources that may result from the proposed actions of the proposed project. This chapter is based in part on the following, which are incorporated by reference:

- *City of Yucaipa General Plan Update,* City of Yucaipa, September 2004; and
- *Mineral Land Classification of the Greater Los Angeles Area, Special Report 143 Part VII*, *Classification of Sand and Gravel Resource Areas, San Bernardino Production-Consumption Region,* prepared by California Department of Conservation Division of Mines and Geology, 1987.

4.11.1 Existing Setting

The City of Yucaipa is located within the San Bernardino Production-Consumption (P-C) Region encompassing approximately 1,098 square miles of southwestern San Bernardino County and northwestern Riverside County. The California Department of Conservation Division of Mines and Geology has classified the 855 square miles of urbanizing lands within this P-C Region according to the presence of absence or significant sand, gravel, or stone deposits that are suitable sources of Portland cement concrete (PCC) grade aggregate.[1] The land classification within the San Bernardino P-C Regions is presented in the form of Mineral Resource Zones (MRZs). MRZs have been established on the basis of a sand, gravel, and stone resource appraisal, which included a study of pertinent geologic reports and maps, field investigations of outcrops and active and inactive pits, and an analysis of water-well logs and drill records. MRZ classifications include:

MRZ-1 Areas which have been zoned MRZ-1 include areas where adequate information indicates that no significant aggregate deposits are present or where it is judged that little likelihood exists for their presence. Most of the alluvial areas are located in river floodplains where fine sediments have accumulated. Identification of these areas was largely dependent on well-log information and geologic interpretation.

MRZ-2 These are areas where adequate information indicates that significant mineral deposits are present (deposits that are marketable under present technologic and economic conditions or which can be estimated to exist in the foreseeable future, or where it is judged that a high likelihood for their presence exists).

MRZ-3 These areas incorporate land containing aggregate mineral deposits, the significance of which cannot be evaluated from available data. MRZ-3 areas in the San Bernardino P-C Region include valley, hilly, and mountainous terrain. MRZ-3 areas located in valley or basin regions are generally underlain by alluvial deposits. Very few data of the type needed to evaluate the suitability of these rocks for use in PCC are available.

In 1987, the California Department of Conservation (DOC), Division of Mines and Geology, issued *Special Report 143, Part VII, Classification of Sand and Gravel Resource Areas, San Bernardino Production-Consumption Region* in which the entire City limits was designated as an MRZ-3.[2] Although detailed mineral resource information is not available, the abundance of alluvial-type geologic formations throughout the City suggests the possibility that sand and aggregate resources occur within the City.

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[1] Aggregate products are used in almost all building construction and in most public works projects such as roadways, bridges, dams, water and sewer facilities, airports and in the maintenance of these structures and facilities. Products in which aggregate is the principal component include Portland cement concrete, asphalt concrete, road base, road subbase, fill, riprap, and decorative uses.

[2] The MRZ-3 land classification is applied to land in which known mineral deposits exist but the significance of which cannot be evaluated from available data.

4.11.2 Policies and Regulations

4.11.2.1 State Regulations

Surface Mining and Reclamation Act. The Surface Mining and Reclamation Act of 1975 (SMARA) requires classification of land into mineral resource zones (MRZs) according to the known or inferred mineral potential of the area. Construction aggregate resources (sand and gravel) deposits were the first commodity selected for classification by the State Mining and Geology Board. Once mapped, the State Mining and Geology Board is required to designate for future use those areas that contain aggregate deposits that are of prime importance in meeting the region's future need for construction-quality aggregates. There are three key objectives of SMARA regulations:

- Adverse environmental effects are prevented or minimized, and mined lands are reclaimed to a usable condition that is readily adaptable for alternative uses;
- The production and conservation of minerals are encouraged, while consideration is given to values relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment; and
- Residual hazards to the public health and safety are eliminated.

The primary objective of the SMARA is for each jurisdiction to develop policies that will conserve important mineral resources, where feasible, that might otherwise be unavailable when needed. The SMARA requires that once policies are adopted, local agency land use decisions must be in accordance with its mineral resource management policies. These decisions must also balance the mineral value of the resource to the market region as a whole, not just their importance to the local jurisdiction.

4.11.2.2 Local Policies

City of Yucaipa General Plan Policies. Table 4.11.A identifies policies contained in the *City of Yucaipa General Plan* that apply to the protection of mineral resources. [1]

4.11.3 Methodology

The California Geological Survey (CGS) provides objective geologic expertise and information about California's diverse non-fuel mineral resources. Maps, reports, and other data products developed by CGS in recognizing, developing and protecting important mineral resources were used to locate mineral extraction areas in the project area. In addition, the City of Yucaipa's General Plan was used to determine the location of possible mineral extraction areas in the project area.

4.11.4 Thresholds of Significance

Appendix G of the *State CEQA Guidelines* recognizes the following thresholds related to mineral resources. Based on these significance thresholds, potential impacts to mineral resources could be considered significant if the proposed project:

- Resulted in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State; and/or
- Resulted 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 plans.

[1] *Open Space and Conservation Element*, City of Yucaipa General Plan Update, September 2004.

Table 4.11.A: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies	Project Consistency
City of Yucaipa General Plan Open Space and Conservation Element	
Policy OS-3.A. Because the need for minerals is a present and future requirement for the City's development and well-being, the City shall participate in the establishment of a County-wide mineral resource information, storage, and retrieval system that will pursue the following actions: 1. Solicit, coordinate, and acknowledge land designated by the State Mining and Geology Board and classified by the State Geologist. 2. Incorporate the mineral classification or designation information, including the maps, where they are completed by the State Mining and Geology Board and the Division of Mines and Geology, including new and updated information. 3. Recognize and protect areas within the City that show or have proven to have significant mineral resources, and protect access to those areas. 4. Protect mineral resources and access from incompatible land uses. 5. Maintain and coordinate files and records to be kept with the Planning Department of the City.	This policy applies to City procedures for designating land proven to have significant mineral resources. The project does not interfere with City procedures associated with mineral resource designations. The project is consistent with this policy.
Policy OS-3.B. Because mineral resources vary in type, quality and quantity, they shall be identified according to the threshold values in the SMARA and the following criteria for Mineral Resource Zones (MRZ), Scientific Resource Zones (SZ), and Identified Resource Areas (IRA). The MRZ and SZ categories used by the State Geologist in classifying the State's lands, the geologic and economic data, and the substantiation upon which each MRZ or SZ assignment is based shall be presented in the land classification information transmitted by the State Geologist to the City Council for the following areas: 1. **MRZ-1.** Adequate information indicates that no significant mineral deposits are present or it is judged that little likelihood exists for their presence. This zone shall be applied where well-developed lines of reasoning based upon economic geological principles and adequate data demonstrate that the likelihood of the occurrence of significant mineral deposits is nil or slight. 2. **MRZ-2.** Adequate information indicates that significant mineral deposits are present or it is judged that a high likelihood for their presence exists. This zone shall be applied to known mineral deposits or where well developed lines of reasoning based upon economic geological principles and adequate data demonstrate the likelihood of significant mineral deposits is high. 3. **MRZ-3.** This zone contains deposits whose significance cannot be evaluated from available data. 4. **MRZ-4.** Available information is inadequate for assignment to any other zone. 5. **SZ Areas.** Areas containing unique or rare occurrences of rocks, minerals, or fossils that are of outstanding scientific significance shall be classified in this zone. 6. **IRA.** This designation refers to San Bernardino County or State Division of Mines and Geology-identified areas where adequate production and information indicates that significant minerals are present.	This policy applies to requirements for the City to incorporate SMARA mineral designation zones for purposes of land classification. The project does not interfere with these requirements. The project is consistent with this policy.

Table 4.11.A: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies	Project Consistency
Policy OS-3.C. Because of the protection of significant mineral resources and access to them is required for present and future development and extraction, the City shall implement the following actions. 1. Protect mineral resources and access from incompatible land uses. 2. Review land development proposals near resource areas or mining operations with the goal of achieving land use compatibility with mining. 3. Use the following land use compatibility categories. a. **Incompatible.** This category requires a high public or private investment in structures, land improvements and landscaping which would prevent mining because of the higher economic value of those lands and their improvements. Examples of this category include both high and moderate density residential development with high unit value, public facilities, and non-mining related industrial and commercial operations. b. **Compatible.** This category requires low public or private investment in structures, land improvements and landscaping which would be amenable to mining because of low economic value of land and improvements. Examples of this category include other mining operations, very low residential development (i.e., 1 dwelling unit per 10 acres where an adequate buffer is presented as defined in Section d below), low unit value, extensive industrial, recreational (public/commercial), agricultural, silvicultural, grazing, and open space. c. **Interim.** This use requires temporary structures, land improvements and landscaping of limited useful life which from an economic and political standpoint can be converted to mining at the end of that limited life. The period of interim use should be compatible with the orderly and timely production of mineral resources and the useful life of the improvements. d. **Buffer.** This use would provide sufficient distances or barriers between mining and incompatible land uses. Such barriers would be utilized to mitigate noise, dust, vibration and the visual impacts of mining. These barriers would also be designed to mitigate the impacts to public health and safety.	There are currently no designated mining resource area or mining operations within the City. Therefore, the project would be consistent with this policy.
Policy OS-3.D. Because the City of Yucaipa needs to support mineral extraction and processing operations, the City shall implement the following actions: 1. Adopt a Mining/Reclamation application form that requests information necessary to assure compliance with the requirements of SMARA and the City. 2. Provide for natural resource management in the development of Specific Plans and other planning efforts within the undeveloped portions of the City. 3. Provide methods and procedures to review Mining/Reclamation Plans and methods for the extraction and processing of mineral resources. Ensure adequate recovery of mineral resources and provide for the reclamation of mined lands before issuing permits. 4. Provide for the monitoring of mining operations for compliance with the established operating guidelines, conditions of approval, and the reclamation plan.	This project does not include a mineral extraction and processing operation component. Therefore, the project would not conflict with this policy.

Table 4.11.A: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies	Project Consistency
City Development Code	
Article 4 (Mineral Resources [MR] Overlay District), Chapter 3, Division 5 establishes provisions for the development and implementation of mineral extraction activities. In classifying sand and gravel deposits as significant and in calculating the available resources within those deposits, the following conditions involving economic factors must be satisfied: 1. Material meets the minability and threshold criteria identified in the *Guidelines for Classification of Mineral Lands.** 2. The deposit consists of sound durable material substantially free of chemically reactive substances that would preclude its use as a construction material. 3. Combined clay and silt fraction does not exceed 25 percent by volume. 4. Technology limits extraction to a maximum of 100 feet below the water tables. 5. Setbacks will be 100 feet from all developed areas when calculating resources outside of present aggregate producer property (setbacks required by use permits may differ on producer property).	The project does not include mineral extraction activities and would not conflict with this policy.

* Appendix A of *Mineral Land Classification of the Greater Los Angeles Area. Special Report 143, Part 1,* U.S. Department of Conservation Division of Mines and Geology, 1979.

4.11.5 Less Than Significant Impacts

The following potential impacts were determined to be less than significant. In each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards, and policies would reduce potential impacts to a less than significant level.

4.11.5.1 Loss of Statewide, Regional, or Locally Important Mineral Resources

Thresholds	Would the proposed project 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? Would the proposed project 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 plans?

The entire City is classified MRZ-3, an area where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists. This zone contains deposits whose significance cannot be evaluated from available data.

Program 3.a (Site-Specific and Creation of New Land Use District):

For the implementation action which includes site-specific changes to land use designations, there are a total of three sites that will be analyzed for the potential construction of residential units with a density of 20–24 units/acre. The objective is to rezone one or more sites totaling at least 19 acres of multiple-family zoning along with the adoption of multifamily design standards for the rezoned sites. Program 3.a also includes the creation of a new land use district RM-24 (Multiple Residential, 24 units per acre maximum).

- *Site 1: Oak Glen Road/Colorado Street:* Site 1 is classified as MRZ-3, which is identified as a mineral zone that contains deposits whose significance cannot be evaluated from available data. Although Site 1 is classified as MRZ-3, it is not located within the Mineral Resources Overlay District established by the City.[1] In addition, no mineral extraction activity is currently occurring or planned on or within the vicinity of Site 1. The development of Site 1 with multiple-family dwelling units, commercial uses, institutional uses, and open space would not result in the loss of an identified regional or local mineral resources, conversion of an identified mineral resource use, or conflict with existing mineral resource extraction activities. Therefore, the development of Site 1 would not result in a loss of Statewide, regional, or locally important mineral resources. No impacts associated with this issue would occur and no mitigation is required.
- *Site 2: Yucaipa Boulevard/Sand Canyon Road:* Site 2 is classified as MRZ-3 for minerals. While the City recognizes the importance of the mining industry and has designated specific areas within the City for mineral extraction activities, Site 2 is not designated for mineral extraction activities nor is it within the Mineral Resources Overlay District established by the City.[2] Similar to Site 1, there are no mineral extraction activities currently occurring or planned for Site 2 or adjacent properties. Therefore, the development of Site 2 would not result in a loss of Statewide, regional, or locally important mineral resources. No impacts associated with this issue would occur and no mitigation is required.
- *Site 3: California Street/Avenue E:* Similar to Site 1 and Site 2, Site 3 is classified as MRZ-3 for minerals; however, Site 3 is not identified by the City for mineral extraction activities or within the City's Mineral Resources Overlay District. No mineral extraction activities are currently occurring or planned for Site 3 as the site is currently developed with a manufactured home park. Therefore, the development of Site 3 would not result in a loss of Statewide, regional, or locally important mineral resources. No impacts associated with this issue would occur and no mitigation is required.
- *Creation of New Land Use District:* The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) would establish development standards and procedures for multifamily development at a density of 20–24 units per acre in the General Plan Land Use Element and Development Code. This component of the proposed project is an administrative action that would not result in a physical change to the existing environment. Therefore, no impacts associated with this component would occur and no mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide):

This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Development facilitated by these changes in regulations and procedures could involve intensification and reuse of properties within existing urban areas. As previously stated, the entire City is classified as MRZ-3 and the significance of the underlying deposits cannot be evaluated from the available data.

Housing that would be accommodated under these proposed changes could be located in a portion of the City that contains mineral resources. Although the City has a Mineral Resource Overlay District designation, no site within the City has received this Mineral Resources Overlay designation.[3] Therefore, any future development that would occur in the City as a result of implementation of this component would not result in a significant impact to mineral resources. Therefore, no impacts associated with this component would occur and no mitigation is required.

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1 Email correspondence with John McMains, Director of Community Development, City of Yucaipa, February 17, 2010.
2 Ibid.
3 Ibid.

Inclusionary Housing Program (Redevelopment Project Area):

This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Similar to what was identified for Program 4.a, development facilitated by these changes in regulations may involve intensification and reuse of properties within existing redevelopment areas within the City. Since there are no properties within the City that are designated for mineral extraction activities, any future development that would occur in the redevelopment area as a result of implementation of this component would not result in a significant impact to mineral resources. Therefore, no impacts associated with this component would occur and no mitigation is required.

4.11.6 Significant Impacts

No significant impacts related to mineral resources have been identified.

4.11.7 Cumulative Impacts

CEQA requires that an EIR discuss and analyze the project's incremental effect to determine if the effects are cumulatively considerable. The discussion of cumulative impacts must reflect the severity of the impacts and the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone. In addition, the discussion must demonstrate practicality and reasonableness.

The cumulative area for mineral resources is the San Bernardino Production-Consumption Region (Figure 4.11.1). As population levels increase in the region, greater demand for aggregate and other mineral materials will be placed on mineral resources, especially sand and gravel from areas along local drainages. Similarly, development pressures in areas where these materials are known or expected to occur would result in the loss of availability of these mineral resources. However, because the sites that are the subject of this Draft EIR are not identified as significant sources of sand/gravel deposits and development subsequent to the adoption of the proposed land use actions on any of the sites would not decrease the local or regional availability of mineral resources, potential future development of any of the sites would have no significant cumulative mineral resources effect.

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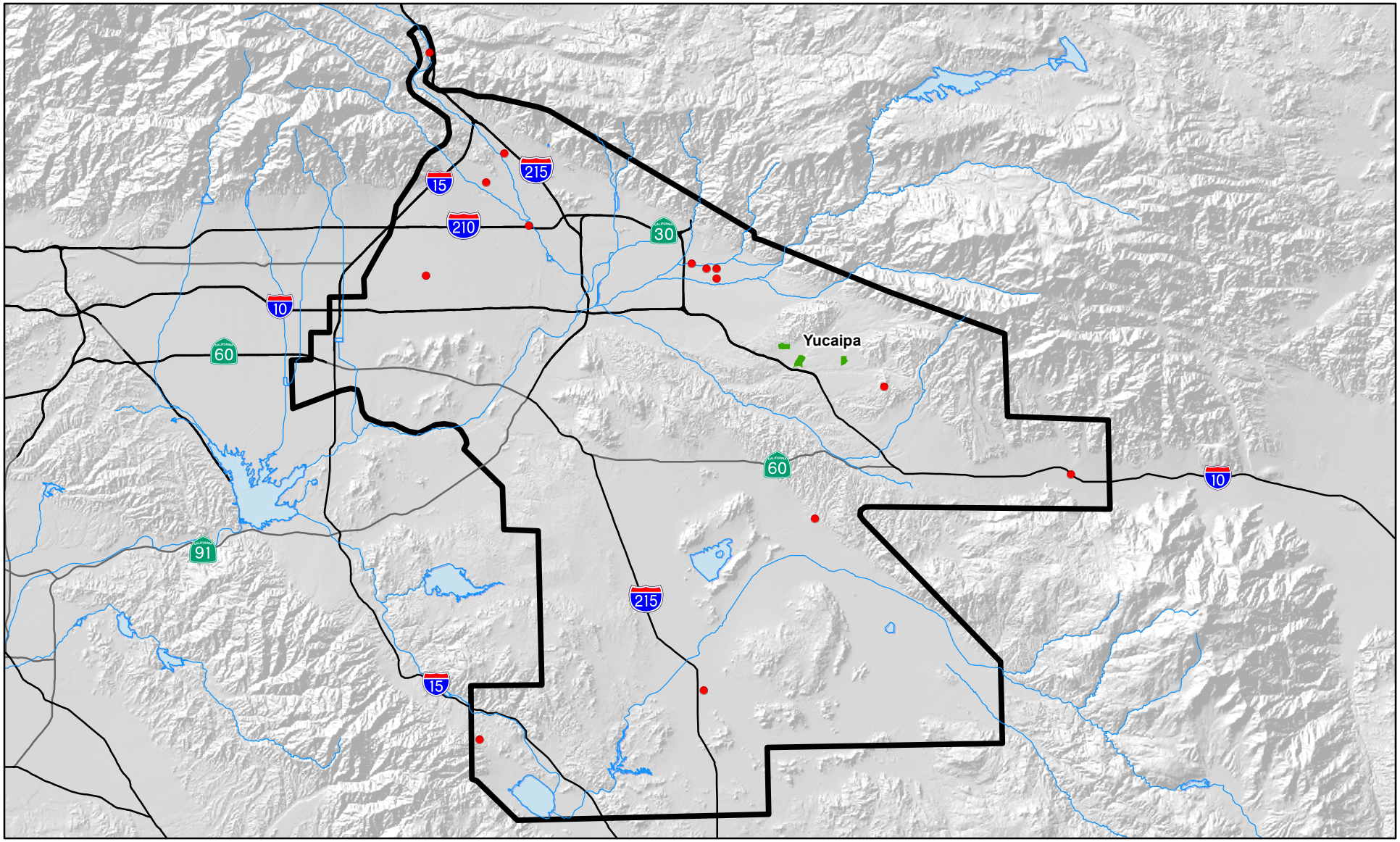
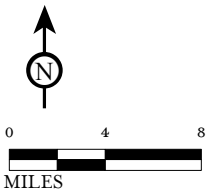


LSA

FIGURE 4.11.1



Project Sites

San Bernardino Production-Consumption Region Boundary

Mine Location

Yucaipa Housing Element
Implementation Program
Draft Environmental Impact Report

SOURCES: ESRI, 2004; California Dept. of Conservation Division of Mines and Geology, 1987

Mineral Resource Cumulative Impact Area

I:\YCA0901\Reports\EIR\fig4-11-1_MineLocations.mxd (03/05/10)

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4.12 NOISE

This chapter has been prepared to evaluate the potential noise impacts and mitigation measures for the implementation of the proposed project. This analysis is intended to satisfy the City's requirements for a project-specific noise impact analysis by examining the short-term and long-term impacts of the proposed project on sensitive uses adjacent to the proposed project sites and by evaluating the effectiveness of mitigation measures incorporated as part of the project design. Noise modeling output sheets are contained in Appendix F of this EIR.

4.12.1 Existing Setting

4.12.1.1 Existing Noise Environment

The primary existing noise sources in the vicinity of the three alternative project sites are transportation facilities. Traffic on Yucaipa Boulevard, Tennessee Street, Sand Canyon Road, Oak Glen Road, Colorado Street, Avenue E, and California Street contribute to the existing noise levels in the project areas. The City's General Plan *Noise Element* indicates that aircraft noise is not expected to be a significant noise source in the City as there are no existing airports within the City or in close proximity to the City. Additionally, the City's General Plan *Noise Element* identifies that there are no railroads or railroad facilities within the City; therefore, noise impacts from railroad sources would not affect the proposed project sites.

4.12.1.2 Sensitive Land Uses in the Project Vicinity

Certain land uses are considered more sensitive to noise than others. Examples include residential areas, educational facilities, hospitals, childcare facilities, and senior housing. The nearest sensitive receptors in the vicinity of the proposed Alternative Site 1 are existing residences to the west, north, and southeast of the proposed site, with the nearest residences being approximately 100 feet away. The nearest sensitive receptors in the vicinity of the proposed Alternative Site 2 are existing residences to the west and southwest of the proposed site, with the nearest residences being approximately 100 feet away. The nearest sensitive receptors in the vicinity of the proposed Alternative Site 3 are existing mobile home residences on site and to the north, and single-family residences adjacent to and west of the proposed site.

4.12.1.3 Existing Traffic Noise

The Federal Highway Administration (FHWA) highway traffic noise prediction model (FHWA RD-77-108) was used to evaluate highway traffic-related noise conditions along major arterials within the City limits. This model requires various parameters, including traffic volumes, vehicle mix, vehicle speed, and roadway geometry to compute typical equivalent noise levels during daytime, evening, and nighttime hours. The resultant noise levels are weighted and summed over 24-hour periods to determine the L_{dn} values. Table 4.12.A provides the existing (2010) traffic noise levels adjacent to 23 segments of the roads with average daily traffic (ADT) volumes provided in the traffic study prepared for this Housing Element Implementation Plan. These noise levels represent the worst-case scenario, which assumes that no shielding is provided between the traffic and the location where the noise contours are drawn. The specific assumptions used in developing these noise levels and the model printouts are provided in Appendix F of this EIR.

Table 4.12.A: Existing (2010) Traffic Noise Levels

Roadway Segment	ADT	Centerline to 70 L_{dn} (Feet)	Centerline to 65 L_{dn} (Feet)	Centerline to 60 L_{dn} (Feet)	L_{dn} (dBA) 50 feet from Centerline of Outermost Lane
Oak Glen Road west of Colorado Street	17,000	57	119	253	68.8

Table 4.12.A: Existing (2010) Traffic Noise Levels

Roadway Segment	ADT	Centerline to 70 L_{dn} (Feet)	Centerline to 65 L_{dn} (Feet)	Centerline to 60 L_{dn} (Feet)	L_{dn} (dBA) 50 feet from Centerline of Outermost Lane
Oak Glen Road between Colorado Street and Avenue E	15,400	54	111	237	68.4
Oak Glen Road east of Avenue E	12,800	< 50	83	176	66.4
Colorado Street east of Oak Glen Road	1,400	< 50	< 50	< 50	57.9
Avenue E west of Oak Glen Road	3,600	< 50	< 50	76	62.0
Avenue E east of Oak Glen Road	8,200	< 50	61	131	65.6
Sand Canyon Road north of 16th Street	8,600	< 50	63	135	65.8
Sand Canyon Road between 16th Street and E. Campus Drive	7,200	< 50	56	120	65.0
Sand Canyon Road between E. Campus Drive and Chapman Heights Road	10,500	< 50	72	154	66.6
Sand Canyon Road between Chapman Heights Road and Yucaipa Boulevard	7,700	< 50	58	125	65.3
14th Street south of Yucaipa Boulevard	4,600	< 50	< 50	89	63.0
16th Street south of Sand Canyon Road	2,000	< 50	< 50	51	59.4
E. Campus Drive north of Sand Canyon Road	3,800	< 50	< 50	78	62.2
Chapman Heights Road east of Sand Canyon Road	3,900	< 50	< 50	80	62.3
Yucaipa Boulevard west of Sand Canyon Road	17,300	58	120	256	68.9
Yucaipa Boulevard east of Sand Canyon Road	18,900	61	127	271	69.2
California Street north of Yucaipa Boulevard	1,600	< 50	< 50	< 50	58.5
California Street between Yucaipa Boulevard and Avenue E	4,800	< 50	< 50	92	63.2
California Street south of Avenue E	5,800	< 50	< 50	104	64.0
Yucaipa Boulevard west of California Street	11,900	< 50	94	200	67.2
Yucaipa Boulevard east of California Street	9,500	< 50	82	172	66.3
Avenue E west of California Street	4,500	< 50	< 50	88	62.9
Avenue E east of California Street	3,400	< 50	< 50	73	61.7

Note: Traffic noise within 50 feet of the roadway centerline (shown as < 50 in the table) should be evaluated with site-specific information.
Source: LSA Associates, Inc., March 2010.

As identified in Table 4.12.A, existing traffic noise along the major arterials within the City range from low (Colorado Street east of Oak Glen Road and California Street north of Yucaipa Boulevard) to moderate (Oak Glen Road east of Avenue E, Avenue E, Sand Canyon Road, 14th Street, 16th Street, East Campus Drive, Chapman Heights Road, Yucaipa Boulevard near California Street, and California Street south of Yucaipa Boulevard) to high (Oak Glen Road west of Avenue E and Yucaipa Boulevard near Sand Canyon Road).

4.12.2 Policies and Regulations

4.12.2.1 State Regulations

State of California Noise Insulation Standards. The California Commission of Housing and Community Development officially adopted noise standards in 1974. In 1988, the Building Standards Commission revised the noise standards (California Noise Insulation Standards). As revised, these standards establish an interior noise standard of 45 dBA for residential space (CNEL or L_{dn}). Acoustical studies must be prepared for residential structures that are to be located within noise contours of 60 dBA or greater that are created from freeways, major streets, thoroughfares, rail lines, rapid transit lines, or industrial noise sources. The studies must demonstrate that the building is designed to reduce interior noise to 45 dBA or lower.

State of California Vehicular Code. Recent studies have shown that the most objectionable feature of traffic noise is the sound produced by vehicles equipped with illegal or faulty exhaust systems. In addition, such vehicles are often operated in a manner that causes tire squeal and excessively loud exhaust noise. A number of California State vehicle noise regulations can be enforced by local authorities as well as the California Highway Patrol. These include § 23130, § 23130.5, § 27150, and § 38275 of the California Vehicle Code, as well as excessive speed laws, which may be applied to curtail traffic noise:

- § 23130 and § 23130.5 establish maximum noise emission limits for the operation of all motor vehicles at any time under any conditions of grade, load, acceleration, or deceleration;
- § 27150 requires motor vehicles to be equipped with an adequate muffler to prevent excessive noise; and
- § 38275 requires off-highway motor vehicles to be equipped with an adequate muffler to prevent excessive noise.

The California Highway Patrol and the Department of Health Services (through local health departments) are available to aid local authorities in code enforcement and training pursuant to proper vehicle sound level measurements.

4.12.2.2 Local Policies

City of Yucaipa General Plan Policies. The City of Yucaipa General Plan[1] includes policies and goals that apply to noise and noise sources within the City. Table 4.12.B identifies goals and policies that apply to the proposed project.

Table 4.12.B: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
City of Yucaipa General Plan Noise Element		
Policy N-1.A	Require effective noise mitigation measures be incorporated into the design of new noise-generating and new noise-sensitive land uses.	The project is consistent with this policy. Refer to Sections 4.12.6.1 and 4.12.6.2.
Policy N-1.B	Because excessive noise can interfere with sleep, speech, and health, yet can be mitigated to acceptable levels through land use design requirements, the following actions shall be implemented. 1. Areas within the City shall be designated as "noise-impacted" if they are exposed to existing or projected future exterior noise levels from mobile or stationary sources exceeding the standards listed in **Tables**	The project is consistent with this policy. Refer to Sections 4.12.6.1 and 4.12.6.2.

[1] *City of Yucaipa General Plan Noise Element*, prepared by J.L. Webb Planning, Inc., July 2004.

Table 4.12.B: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies	Project Consistency
VIII-6 and **VIII-7**. 2. New development of residential or other noise-sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels to the standards of **Tables VIII-**6 and **VIII-7**. Noise-sensitive land uses include residential uses, schools, hospitals, nursing homes, churches and libraries.	

Table VIII-6: Interior/Exterior Noise Level Standards Mobile Noise Sources

Land Uses		L_{dn} (or CNEL), dB	
Categories	**Uses**	**Interior[1]**	**Exterior[2]**
Residential	Single & Multi-family Duplex	45	60[3]
	Mobile Home	45	60[3]
Commercial	Hotel, Motel, Transient Lodging	45	60[3]
	Commercial Retail, Bank, Restaurant	50	—
	Office Building, R & D, Offices	45	65
	Amphitheater, Hall, Auditorium, Theater	45	—
Institutional/ Public	Hospital, School, Church, Library	45	65
Open Space	Park	—	65

1 Interior living environment excluding bathrooms, kitchens, toilets, closets and corridors.
2 Outdoor environment limited to private yards of single-family dwellings, multi-family private patios or balconies, mobile home parks, hospitals/office building patios, park picnic areas, school playgrounds and hotel and motel and recreation areas.
3 An exterior noise level of up to 65 dB L_{dn} (or CNEL) will be allowed, provided exterior noise levels have been substantially mitigated through a reasonable application of the best available noise reduction technology, and interior noise exposure does not exceed 45 dB L_{dn} (or CNEL) with windows and doors closed. Requiring that windows and doors remain closed will necessitate the use of air conditioning or mechanical ventilation.

Table VIII-7: Hourly Noise Level Performance Standards Stationary and Other Locally-regulated Sources*

Land Use Category	7 a.m. to 10 p.m.		10 p.m. to 7 a.m.	
	L_{eq}	L_{max}	**Interior[1]**	**Exterior[2]**
Residential or other noise-sensitive receivers	55 dB(A)	75 dB(A)	45 dB(A)	65 dB(A)

* Noise sources, which are not preempted from local noise control, including vehicles, operated on public roadways and aircraft in flight.

3. When industrial, commercial or other land uses, including locally-regulated noise sources, are proposed for areas containing noise-sensitive land uses, noise levels generated by the proposed use shall not exceed the performance standards of Table VIII-6 within outdoor activity areas. If outdoor activity areas have not yet been determined, noise levels shall not exceed the performance standards of Table VIII-6 at the boundary of areas planned or zoned for residential or other noise-sensitive land uses.

4. Prior to approval of proposed development of new residential or other noise-sensitive land uses in a noise-impacted area or a new noise-generating use in an area which could affect existing noise-sensitive land uses, an acoustical analysis shall be required. The appropriate time for requiring an acoustical analysis is during the environmental review process so that noise mitigation can be an integral part of the project design. The acoustical analysis shall conform to the following requirements:

   a. The analysis shall be the responsibility of the applicant.

   b. The analysis shall be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.

   c. The analysis shall include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions.

Table 4.12.B: General Plan Policies Consistency with the Proposed Project

	Goals, Objectives, and Policies	Project Consistency
	d. The analysis shall include estimated noise levels in terms of the descriptors shown in Tables VIII-6 and VIII-7 for existing and project future (20 years hence) conditions, with a comparison made to the adopted policies of the Noise Element. e. The analysis shall include recommendations for appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element. Where the noise source in question consists of intermittent, single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance. f. The analysis shall include estimates of noise exposure after the prescribed mitigation measures have been implemented. If compliance with the adopted standards and policies of the Noise Element will not be achieved, acoustical information to support a statement of overriding considerations for the project must be provided. 5. The City of Yucaipa shall develop and employ procedures to ensure that requirements imposed pursuant to the finding of an acoustical analysis are implemented as part of the project review and building permit process. 6. The City of Yucaipa shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code (UBC). Title 24 requires that an acoustical analysis be prepared for all new developments of multi-family dwellings, condominiums, hotels and motels proposed for areas within the 60 dB L_{dn} (or CNEL) contour with a major noise source for the purpose of documenting that an acceptable interior noise level of 45 dB L_{dn} (or CNEL) will be achieved with the windows and doors closed. UBC Chapter 35 requires that common wall and floor/ceiling assemblies within multi-family dwellings comply with minimum standards for the transmission of airborne sound and structure-borne impact noise.	
Policy N-3.A	Because City residents are exposed to levels considered to be excessive from stationary sources such as industrial, recreational and construction activities, as well as mechanical and electrical equipment, the City shall enforce the Hourly Noise Level Performance Standards for stationary and other locally-regulated sources (Table VIII-7) through the development and implementation of a noise ordinance that will conform to the following criteria: 1. The ordinance shall be consistent with this component of the General Plan and State law. 2. The ordinance shall include the development standards portion in the Development Code. 3. The ordinance shall establish a central authority with the responsibilities of Noise Ordinance enforcement, noise monitoring, noise problems and programs. 4. The ordinance shall establish a City Noise Abatement Program including an ongoing evaluation program to catalog, evaluate and solve noise complaints, test noise reduction measures for effectiveness, refine mitigation measures and assemble and study programs from the Environmental Protection Agency (EPA), the State Resources Agency and other Federal, County and State-related programs for input into the City Noise Abatement Program.	The project is consistent with this policy. Refer to Sections 4.12.5.2, 4.12.6.1, and 4.12.6.2.

Table 4.12.B: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies	Project Consistency
5. The ordinance shall develop an implementation chart identifying the responsibilities of each City division involved in the noise-related review process. 6. The ordinance shall require any project (new construction or additions) to meet the City Noise Ordinance standards as a condition of building permit approval. 7. The ordinance shall require developers to depict on any appropriate development application review (i.e., zone change, subdivision, site approval, site plan, and building plans) any potential noise sources known at the time of submission and mitigation measures that ensure these noise sources meet City Noise Ordinance Standards. Such sources include, but are not limited to, the following: a. truck pick-up and loading areas b. mechanical and electrical equipment such as air conditioning, swimming pools pumps and filters, spa pumps, etc. c. exterior work areas. d. exterior nuisances such as speaker boxes and outdoor public address systems. 8. The ordinance shall condition subdivision approval adjacent to any developed/occupied noise-sensitive land uses by requiring the developer to submit a construction-related noise mitigation plan to the City for review and approval prior to the issuance of grading permits. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project through the use of such methods as the following: a. temporary noise attenuation fences b. preferential location of equipment c. use of current technology and noise suppression equipment	

City of Yucaipa Municipal Code. The *Yucaipa Municipal Code*[1] describes the noise standards within the City. It states that noise will be measured with a sound level meter that meets the standards of the American National Standards Institute (ANSI) Section SI4-1979, Type 1 or Type 2. Noise levels shall be measured using the "A" weighted sound pressure level scale in decibels with the unit of measurement of dB(A). The Director of the Community Development Department shall be the noise control officer.

Table 4.12.C shows the standards listed in the *Yucaipa Municipal Code* in Chapter 87.0905 Noise Standards (Division 7, Chapter 9).

Table 4.12.C: Yucaipa Municipal Code Noise Standards

Affected Land Use (receiving noise)	*Noise Level (L_{dn})*	*Time Period*
Residential	*55 dBA*	*7 a.m. to 10 p.m.*
	55 dBA	*10 p.m. to 7 a.m.*
Professional Services	*55 dBA*	*Anytime*
Other Commercial	*60 dBA*	*Anytime*
Industrial	*70 dBA*	*Anytime*

[1] *Yucaipa Municipal Code,* City of Yucaipa, current through Ordinance 287-U and the March 2009 code supplement.

Sound level limits are established for both continuous and impulsive (momentary) sounds. The Municipal Code states:

> *No person shall operate or cause to be operated any source of sound at any location or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property, either incorporated or unincorporated, to exceed any of the following levels.*
>
> *(A) The noise standard for that receiving land use [as specified in subsection (b) (1) of this section] for a cumulative period of more than 30 minutes in any hour.*
>
> *(B) The noise standard plus 5 dBA for a cumulative period of more than five minutes in any hour.*
>
> *(C) The noise standard plus 10 dBA for a cumulative period of more than five minutes in any hour.*
>
> *(D) The noise standard plus 15 dBA for a cumulative period of more than one minute in any hour.*
>
> *(E) The noise standard plus 20 dBA for any period of time.*
>
> *If the measured ambient level exceeds any of the first four noise limit categories above, the allowable noise exposure standard shall be increased to reflect said ambient noise level. If ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under this category shall be increased to reflect the maximum ambient noise level.*
>
> *If the alleged offense consists entirely of impact noise or simple tone noise, each of the noise levels in subsection (b) (1) of this section shall be reduced by 5 dBA.*

Section 87.0905 of the *City of Yucaipa Municipal Code* identifies the following sources of noise to be exempt:

> *(A) Motor vehicles not under the control of the industrial use.*
>
> *(B) Emergency equipment, vehicles, and devices.*
>
> *(C) Temporary construction, repair, or demolition activities between 7 a.m. and 7 pm., except Sundays and Federal holidays.*

Section 87.0910 of the City of Yucaipa Municipal Code also identifies vibration standards within the City as follows:

> *No ground vibration shall be allowed which can be felt without the aid of instruments at or beyond the lot line, nor will any vibration be permitted which produces a particle velocity greater than or equal to two-tenths (0.2) inches per second measured at or beyond the lot line.*
>
> *Vibration velocity shall be measured with a seismograph or other instrument capable of measuring and recording displacement and frequency, particle velocity, or acceleration. Readings are to be made at points of maximum vibration along any lot line next to a lot within a residential, commercial, and industrial land use district.*

Section 87.0910 of the City of Yucaipa Municipal Code identifies the following sources of vibration to be exempt:

> *(A) Motor vehicles not under the control of the subject use.*
>
> *(B) Temporary construction, maintenance, or demolition activities between 7 a.m. and 7 p.m., except Sundays and Federal holidays.*

4.12.3 Methodology

4.12.3.1 Characteristics of Sound

Noise is usually defined as unwanted sound; it consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep. To the human ear, sound has two significant characteristics: pitch and loudness. Pitch is generally an annoyance, while loudness can affect our ability to hear.

4.12.3.2 Measurement of Sound

There are many ways to rate sound for various time periods. An appropriate rating of ambient noise[1] affecting humans, accounts for the annoying effects of sound by penalizing noises that occur during quiet periods of time, such as late night/early morning, through weighted averaging metric. Single-event or peak noises are measured by a simple peak noise measurement. Table 4.12.D defines noise measurements that are typically used in noise analyses.

Table 4.12.D: Noise Measurement Definitions

Unit of Measurement		Description
dB	Decibel	Units for measuring the volume of sound, decibels are measured on a logarithmic scale, representing points on a sharply rising curve. For example, 10 decibels are 10 times more intense than one decibel and 20 decibels are 100 times more intense. A 10-decibel increase in sound level is perceived by the human ear as a doubling of the loudness of the sound.
dBA	A-Weighted Decibel	A sound pressure level that has been weighted to quantitatively reduce the effect of the high and low frequency noise. It was designed to approximate the response of the human ear to sound.
CNEL	Community Noise Equivalent Level	The CNEL value represents noise as measured by an A-weighted sound level. The metric includes a 4.8-decibel penalty during relaxation hours (7 p.m. to 10 p.m.) and a 10-decibel penalty for sleeping hours (10 p.m. to 7 a.m.). CNEL is similar to L_{dn} (which does not include the evening penalty).
L_{dn}	Day-Night Average Noise	The 24 hour average sound level, expressed in a single decibel rating, for the period from midnight to midnight obtained after the addition of a 10.0-decibel penalty to sound levels for the periods between 10 p.m. and 7 a.m.
L_{eq}	Equivalent Noise Level	Total sound energy of time-varying noise over a sample period.
L_{max}	Maximum Noise Level	L_{max} is the highest exponential time-averaged sound level that occurs during a stated time period. It reflects peak operating conditions and addresses the annoying aspects of intermittent noise.
L_{01}, L_{10}, L_{50}, L_{90}	Percentile Noise Exceedance Levels	The fast A-weighted noise levels that are equaled or exceeded by a fluctuating sound level 1 percent, 10 percent, 50 percent, and 90 percent of a stated time period.

Source: LSA Associates, Inc., March 2010.

Sound levels are generated from a source and their decibel level decreases as the distance from that source increases. Sound dissipates exponentially with distance from the noise source. For a single-point source, sound levels decrease approximately 6 dB for each doubling of distance from the source. This drop-off rate is appropriate for noise generated by stationary equipment. If noise is produced by a line source, such as highway traffic or railroad operations, the sound decreases 3 dB for each doubling of distance in a hard-site environment. Line source noise in a relatively flat environment with absorptive vegetation decreases 4.5 dB for each doubling of distance. Table 4.12.E describes attenuation levels of various types of noise sources.

[1] Ambient noise is the totality of noise in a given place and time; usually a composite of sounds from varying sources at varying distances. Ambient sounds generally range from 30 dBA (very quiet) to 100 dBA (very loud).

Table 4.12.E: Attenuation Levels and Type of Noise Sources

Decrease in Sound for Each Doubling of Distance	Type of Noise Source	Description/Example
6.0 decibels	Single-point source	Stationary equipment
4.5 decibels	Line source	Highway traffic or railroad operations in a relatively flat environment with absorptive vegetation
3.0 decibels	Line source	Highway traffic or railroad operations in a hard-site environment

Source: LSA Associates, Inc., March 2010.

4.12.3.3 Definition of Noise

Noise impacts fall into three categories:

- Audible (3.0 dB or greater);
- Potentially audible (between 1.0 and 3.0 dB); and
- Inaudible (less than 1.0 dB).

Audible noises are increases in noise levels noticeable to humans and generally refer to a change of 3.0 dB or greater, because this level has been found to be barely perceptible in exterior environments. Potentially audible refers to a change in the noise level between 1.0 and 3.0 dB, which is noticeable only in laboratory environments. Changes in noise levels of less than 1.0 dB are inaudible to the human ear. Only audible changes in existing ambient or background noise levels are considered potentially significant. Therefore, a 3 dBA increase in long-term noise levels is used as a threshold of significant change in this noise analysis.

4.12.3.4 Fundamentals of Groundborne Vibration

Vibration refers to groundborne noise and perceptible motion. Groundborne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors, where the motion may be discernable. However, without the effects associated with the shaking of a building, there is less adverse reaction. Building vibration may be perceived by the occupants as motion of building surfaces, rattling of items on shelves or hanging on walls, or as a low-frequency rumbling noise. Building damage is not a factor for normal projects, with the occasional exception of blasting and pile driving during construction. Annoyance from vibration often occurs when the vibration exceeds the threshold of perception by up to 10 decibels. This is an order of magnitude below the damage threshold for normal buildings.

Typical sources of groundborne vibration are construction activities (e.g., blasting, pile driving, and operating heavy-duty earthmoving equipment), steel-wheeled trains, and occasional traffic on rough roads. Problems with groundborne vibration and noise from these sources are usually localized to within about 100 feet of the vibration source, although there are examples of groundborne vibration causing interference out to distances greater than 200 feet, as described in the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment (May 2006). When roadways are smooth, vibration from traffic, even heavy trucks, is rarely perceptible. It is assumed that the roadway surface in the project vicinity will be smooth enough that groundborne vibration from street traffic will not exceed the impact criteria; however, operation of the proposed project could result in groundborne vibration that could be perceptible and annoying. Groundborne noise is not likely to be a problem because noise arriving via the normal airborne path usually will be greater than groundborne noise.

Groundborne vibration has the potential to disturb people as well as to damage buildings. Although it is rare for traffic-induced groundborne vibration to cause even cosmetic building damage, it is not

uncommon for construction processes such as blasting and pile driving to cause vibration of sufficient amplitude to damage nearby buildings (FTA, May 2006).

Factors that influence groundborne vibration and noise include the following:

- *Vibration Source:* Vehicle suspension, wheel types and condition, track/roadway surface, track support system, speed, transit structure, and depth of vibration source.
- *Vibration Path:* Soil type, rock layers, soil layering, depth to water table, and frost depth.
- *Vibration Receiver:* Foundation type, building construction, and acoustical absorption.

Among the factors listed above, there are significant differences in the vibration characteristics when the source is underground compared to at ground surface. In addition, soil conditions are known to have a strong influence on the levels of groundborne vibration. Among the most important factors are the stiffness and internal damping of the soil and the depth to bedrock. Vibration propagation is more efficient in stiff clay soils than in loose sandy soils, and shallow rock concentrates the vibration energy close to the surface and can result in groundborne vibration problems at great distances. Factors such as layering of the soil and depth to water table can have significant effects on the propagation of groundborne vibration. Soft, loose, sandy soils tend to attenuate more vibration energy than hard, rocky materials. Vibration propagation through groundwater is more efficient than through sandy soils.

4.12.3.5 Noise Level Evaluation

Evaluation of noise impacts associated with the proposed project includes the following:

- Determination of the short-term construction noise impacts on off-site noise-sensitive uses;
- Determination of the long-term noise impacts, including vehicular traffic and stationary noise sources, on on-site and off-site noise-sensitive uses; and
- Determination of the required mitigation measures to reduce long-term noise impacts from all sources.

4.12.4 Thresholds of Significance

Based on Appendix G of the *State CEQA Guidelines*, a project may have a significant noise-related effect on the environment if it would result in any of the following:

- A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project;
- Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels;
- 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, exposure of people residing or working in the Planning Area to excessive noise levels; and/or
- For a project within the vicinity of a private airstrip, exposure of people residing or working in the Planning Area to excessive noise levels.

A project would normally have a significant effect on the environment related to noise if it will substantially increase the ambient noise levels for adjoining areas or conflict with adopted environmental plans and goals of the community in which it is located. The applicable noise standards governing the proposed

project sites are the criteria in the City of Yucaipa's Noise Element of the General Plan and Municipal Code.

4.12.5 Less than Significant Impacts

The following impacts were determined to be less than significant. In each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards, and policies would reduce potential impacts to a less than significant level.

4.12.5.1 Groundborne Vibration Impacts

Threshold	Would the proposed project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Program 3.a (Site-Specific and Creation of New Land Use District): For the implementation action, which includes site-specific changes to land use designations, there are a total of three sites that are analyzed for the potential construction of residential units with a density of 20–24 units/acre. The objective is to rezone one or more sites totaling at least 19 acres of multiple-family zoning along with the adoption of multifamily design standards for the rezoned sites. Program 3.a also includes the creation of a new land use district RM-24 (Multiple Residential, 24 units per acre maximum).

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of up to 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 acres of open space land uses. Depending on the equipment and methods used, soil type, and the distance to affected structures, construction activity can result in varying degrees of ground vibration on Site 1. The nearest sensitive noise receptors to Site 1 are the existing residences located to the east of the site. Groundborne vibration from grading equipment such as earthmovers and haul trucks at distances of more than 10 feet does not create vibration amplitudes that cause structural damages. Since the adjacent residential uses are located more than 50 feet from the project site, no impacts associated with groundborne vibration would occur. No mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the development of up to 608 multiple-family dwelling units and 8 acres of commercial land uses. The nearest sensitive noise receptors to Site 2 are the existing residences located to the west of the site. As identified for Site 1, groundborne vibration from grading equipment at distances of more than 10 feet does not create vibration amplitudes that could cause structural damage. Since the adjacent residential uses are located more than 50 feet from the project site, impacts associated with this issue would not occur. No mitigation is required.
- **Site 3: California Street/Avenue E.** The rezoning of Site 3 could result in the development of up to 320 multiple-family dwelling units. As previously stated, groundborne vibration from grading equipment at distances of greater than 10 feet does not create vibration amplitudes that could cause structural damage. Since the adjacent residential uses are located more than 10 feet from the project site, impacts associated with this issue would not occur. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) would establish development standards and procedures for multifamily development at a density of 20 to 24 units per acre in the General Plan Land Use Element and Development Code. The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Since the creation of a new land use district is an administrative action that would not result in a physical change in the existing environment, no impacts associated with this issue would occur. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. However, since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with groundborne vibration would occur. No mitigation is required.

4.12.5.2 Construction Noise

Threshold	Would the proposed project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? Would the proposed project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Short-term noise impacts would be associated with excavation, grading, and erecting of buildings on site during construction of potential future development on any of the three sites. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area today but would no longer occur once construction of the project is completed.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** Short-term noise impacts on Site 1 would be associated with excavation, grading, and erecting of buildings on site during construction of the future development. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area today but would no longer occur once construction of the project is completed.

  Two types of short-term noise impacts could occur during the construction of the proposed project. First, construction crew commutes and the transport of construction equipment and materials to the site for the proposed project would incrementally increase noise levels on access roads leading to the site. There will be a relatively high single-event noise exposure potential at a maximum level of 87 dBA L_{max} with trucks passing at 50 feet (ft). However, the projected construction traffic is anticipated to be small when compared to the existing traffic volumes on affected streets, and its associated long-term noise level change will not be perceptible. Therefore, short-term construction-related worker commutes and equipment transport noise impacts would not be substantial.

  The second type of short-term noise impact is related to noise generated during excavation, grading, and construction on the project site. Construction is performed in discrete steps, each of which has its own mix of equipment and, consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on the site. Therefore, the noise levels vary as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase. Table 4.12.F lists maximum noise levels recommended for noise impact assessments for typical construction equipment based on a distance of 50 feet between the equipment and a noise receptor.

Table 4.12.F: Typical Maximum Construction Equipment Noise Levels (L_{max})

Type of Equipment	Range of Maximum Sound Level Measured at 50 ft (dBA)	Suggested Maximum Sound Level for Analysis at 50 ft (dBA)
Pile Drivers, 12,000 to 18,000 ft-lb/blow	81–96	93
Rock Drills	83–99	96
Jackhammers	75–85	82
Pneumatic Tools	78–88	85
Pumps	74–84	80
Scrapers	83–91	87
Haul Trucks	83–94	88
Cranes	79–86	82
Portable Generators	71–87	80
Rollers	75–82	80
Dozers	77–90	85
Tractors	77–82	80
Front-End Loaders	77–90	86
Hydraulic Backhoes	81–90	86
Hydraulic Excavators	81–90	86
Graders	79–89	86
Air Compressors	76–89	86
Trucks	81–87	86

dBA = A-weighted decibel
ft = feet
L_{max} = maximum noise level
Source: Noise Control for Buildings and Manufacturing Plants, Bolt, Beranek, & Newman, 1987.

Typical maximum noise levels range up to 91 dBA at 50 feet during the noisiest construction phases. The site preparation phase, which could include excavation and grading activities, tends to generate the highest noise levels as earthmoving equipments generates the most noise. Earthmoving equipment includes machinery such as backfillers, bulldozers, draglines, front loaders, compactors, scrapers, and graders. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three or four minutes at lower power settings.

Any future construction on Site 1 is anticipated to require the use of earthmovers, bulldozers, water trucks, and pickup trucks. Based on Table 4.12.F, the maximum noise level generated by each scraper on the proposed project site is assumed to be 87 dBA L_{max} at 50 feet from the scraper. Each bulldozer would also generate 85 dBA L_{max} at 50 feet. The maximum noise level generated by water and pickup trucks is approximately 86 dBA L_{max} at 50 feet from these vehicles. Each doubling of a sound source with equal strength increases the noise level by 3 dBA. Assuming that each piece of construction equipment operates at some distance from the other equipment, the worst-case combined noise level at each individual residence during this phase of construction would be 91 dBA L_{max} at a distance of 50 feet from the active construction area.

As previously identified, the nearest noise sensitive receptors to Site 1 are the existing residences located east of the site. Based on a preliminary conceptual site plan for Site 1, these existing residences would be more than 500 feet away from any construction that could occur on Site 1. Sound levels decrease approximately 6 dB for each doubling of distance from the source. Assuming the standard distance attenuation, noise levels at these receptors would range between 67 and 73 dB. The City's Municipal Code specifically exempts noise associated with construction activity, as long as the construction activity occurs within the permitted hours. Since construction would occur during the City's permitted hours, impacts associated with this issue would be less than significant and no mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Construction noise on Site 2 is anticipated to be similar to that identified for Site 1. As identified for Site 1, the worst-case combined noise level at each individual residence during the construction phase would be 91 dBA L_{max} at a distance of 50 feet from the active construction area. The nearest noise-sensitive receptors to Site 2 would be the existing residences to the west of the project site. These residences are approximately 375 feet from Site 2's westernmost boundary. Sound levels decrease approximately 6 dB for each doubling of distance from the source. Assuming the standard distance attenuation, noise levels at these receptors would range between 73 and 79 dB. The City's Municipal Code specifically exempts noise associated with construction activity, as long as the construction activity occurs within the permitted hours. Since construction would occur during the City's permitted hours, impacts associated with this issue would be less than significant and no mitigation is required.
- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home park. The redevelopment of this site would require the demolition of and removal of on-site infrastructure and structures. It is anticipated that the demolition equipment that would be utilized would have a similar level of noise generated on site as construction equipment. As identified for Sites 1 and 2, the worst-case combined noise level at each individual residence during the construction phase would be 91 dBA L_{max} at a distance of 50 feet from the active construction area. The nearest noise-sensitive receptors to Site 3 would be existing single-family residences and manufactured homes to the east and north. Residences to the east are approximately 25 feet from Site 2's easternmost boundary and manufactured homes are located approximately 25 feet from Site 2's northernmost boundary. These closest residences may be subject to short-term noise reaching 85 dBA L_{max} generated by construction activities on the project site. However, the City's Municipal Code specifically exempts noise associated with construction activity, as long as the construction activity occurs within the permitted hours. Since construction would occur during the City's permitted hours, impacts associated with this issue would be less than significant. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) would establish development standards and procedures for multifamily development at a density of 20 to 24 units per acre in the General Plan Land Use Element and Development Code. The creation of the new land use district is an administrative action, which would not physically result in the disturbance of land. In addition, future development located within this new land use district would be required to adhere to City's Municipal Code standards for construction noise. Since future development is required to adhere to these standards, construction noise impacts associated with this component would be less than significant. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. The implementation of this project component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with construction noise would occur with implementation of this project component. No mitigation is required.

4.12.5.3 Airport Noise Impacts

Threshold	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, results in exposure of people residing or working in the project area to excessive noise levels. For a project within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** There are no public use or private airports within two miles of Site 1. The nearest local airports to Site 1 are the Redlands Municipal Airport and the San Bernardino International Airport. The Redlands Municipal Airport is located outside of the City of Yucaipa, approximately 5.5 miles northwest of Site 1. The San Bernardino International Airport is located approximately 10 miles west of Site 1. The rezoning and potential development of Site 1 with residential and commercial uses would not result in the exposure of people residing or working in the project area to airport-related noise. Therefore, no impacts associated with this issue would occur and no mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The nearest local airports to Site 2 are the Redlands Municipal Airport and the San Bernardino International Airport. The Redlands Municipal Airport is located outside of the City of Yucaipa, approximately 4.5 miles northwest of Site 2. The San Bernardino International Airport is located approximately 9 miles west of Site 2. Because Site 2 is not located within two miles of a public or private airport, the rezoning and subsequent development of Site 2 would not result in the exposure of people residing or working in the project area to airport-related noise. Therefore, no impacts associated with this issue would occur. No mitigation is required.
- **Site 3: California Street/Avenue E.** The nearest local airports to Site 3 are the Redlands Municipal Airport and the San Bernardino International Airport. The Redlands Municipal Airport is located outside of the City of Yucaipa, approximately 7.5 miles from Site 3. The San Bernardino International Airport is located approximately 12 miles from Site 3. Because Site 3 is not located within two miles of any airport, no airport-related noise impact would occur to people residing or working in the project area. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Although the creation of the new land use district would result in higher densities of residential uses within the City, there are no airports within the City. Therefore, future development that could occur in this new land use district would not be within 2 miles of any airport and would not be exposed to airport-related noise. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not result in an airport noise exposure for people residing or working in the area. Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Since implementation of this project component at this time only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which would not expose people to airport safety hazards. Therefore, no impacts associated with this issue would occur. No mitigation is required.

4.12.6 Significant Impacts

The following impacts were determined to be potentially significant. In each of the following issues, mitigation measures have been recommended to reduce the significance of the identified impacts.

4.12.6.1 Traffic-Related Noise

Impact 4.12.6.1: *The proposed land use actions and potential subsequent land development that may occur have the potential to expose noise-sensitive receptors to traffic noise above City standards.*

Threshold	Would the proposed project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? Would the proposed project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Table 4.12.G provides the anticipated future year 2014 traffic noise levels (with and without project) for roadway segments adjacent to each of the three sites. Table 4.12.H provides future year 2035 traffic noise levels (with and without project) for roadway segments adjacent to each of the three sites. These noise levels represent the worst-case scenario, which assumes that no shielding is provided between the traffic and the location where the noise contours are drawn. The specific assumptions used in developing these noise levels and the model printouts are provided in Appendix F of this EIR.

Table 4.12.G: Year 2014 Traffic Noise Levels

Roadway Segment	CNEL (dBA) 50* feet (dBA)		Increase in Noise Levels With Project (dBA)
	Without Project	With Project	
SITE 1			
Oak Glen Road			
West of Colorado Street	69.0	69.9	0.9
Between Colorado Street and Avenue E	68.6	69.4	0.8
East of Avenue E	66.7	67.1	0.4
Colorado Street			
East of Oak Glen Road	57.9	59.0	1.1
Avenue E			
West of Oak Glen Road	62.2	62.8	0.6
East of Oak Glen Road	65.8	66.0	0.2
SITE 2			
Sand Canyon Road			
North of 16th Street	66.0	66.5	0.5
Between 16th Street and E. Campus Drive	65.2	66.0	0.8
Between E. Campus Drive and Chapman Heights Road	66.9	67.3	0.4
Between Chapman Heights Road and Yucaipa Boulevard	65.6	66.1	0.5
14th Street			
South of Yucaipa Boulevard	63.3	64.5	1.2
16th Street			
South of Sand Canyon Road	59.6	62.0	2.4

Table 4.12.G: Year 2014 Traffic Noise Levels

Roadway Segment	CNEL (dBA) 50* feet (dBA)		Increase in Noise Levels With Project (dBA)
	Without Project	With Project	
E. Campus Drive			
North of Sand Canyon Road	62.4	62.4	0.0
Chapman Heights Road			
East of Sand Canyon Road	62.6	62.7	0.1
Yucaipa Boulevard			
West of Sand Canyon Road	69.1	69.7	0.6
East of Sand Canyon Road	69.5	69.9	0.4
SITE 3			
Avenue E			
West of California Street	63.2	63.4	0.2
East of California Street	62.0	62.2	0.2
Yucaipa Boulevard			
West of California Street	67.5	67.6	0.1
East of California Street	66.5	66.5	0.0
California Street			
North of Yucaipa Boulevard	58.7	59.0	0.3
Between Yucaipa Boulevard and Avenue E	63.5	63.7	0.2
South of Avenue E	64.3	64.9	0.6

* Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information.
Source: *Yucaipa Housing Element Implementation Plan Noise Impact Analysis,* LSA Associates, Inc. March 2010.

Table 4.12.H: Future Year (2035) Traffic Noise Levels

Roadway Segment	CNEL (dBA) 50* feet (dBA)		Increase in Noise Levels With Project (dBA)
	Without Project	With Project	
SITE 1			
Oak Glen Road			
West of Colorado Street	71.9	72.4	0.5
Between Colorado Street and Avenue E	71.6	72.0	0.4
East of Avenue E	70.0	70.2	0.2
Colorado Street			
East of Oak Glen Road	61.6	62.1	0.5
Avenue E			
West of Oak Glen Road	63.7	64.21	0.4
East of Oak Glen Road	66.1	66.3	0.2
SITE 2			
Sand Canyon Road			
North of 16th Street	67.8	68.2	0.4
Between 16th Street and E. Campus Drive	66.6	67.1	0.5
Between E. Campus Drive and Chapman Heights Road	67.7	68.0	0.3

Table 4.12.H: Future Year (2035) Traffic Noise Levels

Roadway Segment	CNEL (dBA) 50* feet (dBA)		Increase in Noise Levels With Project (dBA)
	Without Project	With Project	
Between Chapman Heights Road and Yucaipa Boulevard	66.3	66.7	0.4
14th Street			
South of Yucaipa Boulevard	64.8	65.7	0.9
16th Street			
South of Sand Canyon Road	62.9	64.2	1.3
E. Campus Drive			
North of Sand Canyon Road	62.1	62.1	0.0
Chapman Heights Road			
East of Sand Canyon Road	63.6	63.7	0.1
Yucaipa Boulevard			
West of Sand Canyon Road	70.2	70.6	0.4
East of Sand Canyon Road	70.6	71.0	0.4
SITE 3			
Avenue E			
West of California Street	64.3	64.5	0.2
East of California Street	64.0	64.2	0.2
Yucaipa Boulevard			
West of California Street	67.9	68.0	0.1
East of California Street	67.3	67.3	0.0
California Street			
North of Yucaipa Boulevard	58.2	58.5	0.3
Between Yucaipa Boulevard and Avenue E	61.2	61.7	0.5
South of Avenue E	63.7	64.3	0.6

Note: Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information.
Source: *Yucaipa Housing Element Implementation Plan Noise Impact Analysis,* LSA Associates, Inc. March 2010.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of up to a maximum of 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 acres of open space land uses on an approximately 57-acre site. Site 1 is located along Oak Glen Road and Colorado Street, south of Avenue E. As identified in Tables 4.12.G and 4.12.H, the 60 dBA L_{dn} noise contour extends more than 50 feet from the centerline of roadway segments adjacent to this project site (Oak Glen Road and Colorado Street). The traffic noise level increase associated with potential future development of Site 1 would increase 2014 noise levels by at most 1.1 dBA. Future traffic noise levels in 2035 would be increased by at most 0.5 dBA on roadways in the vicinity of Site 1. These noise increases are small and would not be discernable to the human ear in an outdoor environment over a long period of time. No off-site traffic noise impact resulting from potential future development of Site 1 would occur; therefore, no mitigation for off-site impacts is required.

  Potential commercial uses that could be developed on Site 1 are not considered noise-sensitive. Since residential uses could be developed on Site 1, outdoor active use areas (such as backyards and patios) could be exposed to exterior traffic noise greater than 60 dBA L_{dn}. **Mitigation Measure**

4.12.6.1A has been identified to reduce potential significant impacts associated with exterior traffic noise for Site 1 residences. The 60 dBA L_{dn} along Avenue E (148 feet from roadway centerline) in the project vicinity would not affect any potential residential uses on Site 1. Therefore, no mitigation measures would be required for traffic noise from Avenue E.

As previously stated, Site 1 is located along Oak Glen Road and Colorado Street. However, only Oak Glen Road has the 69 dBA L_{dn} noise contour extending beyond the roadway right-of-way. Therefore, residential structures proposed on Site 1 could also be exposed to interior noise levels greater than 45 dBA L_{dn}. **Mitigation Measures 4.12.6.1B** and **4.12.6.1C** have been identified to reduce potential significant impacts associated with interior noise level for Site 1 residences.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The 60 dBA L_{dn} noise contour extends more than 50 feet from the centerline of roadway segments in the vicinity of this project site. The traffic noise level increase associated with potential future development of Site 2 would increase 2014 noise levels by at most 2.4 dBA. Future traffic noise levels in 2035 would be increased by at most 1.3 dBA on roadways in the vicinity of this alternative site. These noise increases are small and would not be discernable to the human ear in an outdoor environment over a long period of time. No off-site traffic noise impacts resulting from potential future development of Site 2 would occur; therefore, no mitigation for off-site impacts is required.

  Potential commercial uses that could be developed on Site 2 are not considered noise-sensitive. Since residential uses could be developed on Site 2, outdoor active use areas (such as backyards and patios) could be exposed to exterior traffic noise greater than 60 dBA L_{dn}. **Mitigation Measure 4.12.6.1D** has been identified to reduce potential significant on-site impacts associated with traffic noise levels within the limits of Site 2.

  As previously identified, Sand Canyon Road and Yucaipa Boulevard in the vicinity of Site 2 have the 69 dBA L_{dn} traffic noise contours extending beyond the roadway right-of-way. Traffic noise from vehicles on these roads could result in residences experiencing an interior noise level greater than 45 dBA L_{dn}. **Mitigation Measures 4.12.6.1C** and **4.12.6.1E** have been identified to reduce potential significant on-site impacts associated with interior noise level for Site 2 residences.

- **Site 3: California Street/Avenue E.** The 60 dBA L_{dn} noise contour extends more than 50 feet from the centerline of roadway segments in the vicinity of this project site. The traffic noise level increase associated with potential future development of Site 3 would increase 2014 noise levels by at most 0.6 dBA. Future traffic noise levels in 2035 would be increased by at most 0.7 dBA on roadways in the vicinity of Site 3. These noise increases are small and would not be discernable to the human ear in an outdoor environment over a long period of time. No off-site traffic noise impacts resulting from potential future development of Site 3 would occur; therefore, no mitigation for off-site impacts is required.

  Since residential uses could be developed on Site 3, outdoor active use areas (such as backyards and patios) could be exposed to exterior traffic noise greater than 60 dBA L_{dn}. **Mitigation Measure 4.12.6.1F** has been identified to reduce potential significant impacts associated with traffic noise level for Site 3. Traffic noise from California Street may also expose future residential development on Site 3 to interior noise levels greater than 45 dBA L_{dn}. **Mitigation Measures 4.12.6.1C** and **4.12.6.1G** have been identified to reduce potential significant on-site impacts associated with interior noise levels for Site 3 residences.

- **Creation of New Land Use District.** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) would establish development standards and procedures for multifamily development at a density of 20 to 24 units per acre in the General Plan Land Use Element and Development Code. Housing developed under this new land use district on site not specifically identified in this Draft EIR could be located in a portion of the City exposed to noise levels in exceedance of City's standards. **Mitigation Measures 4.12.6.1C** and **4.12.6.1H** have been identified to ensure that future noise sensitive receptors will not be exposed to traffic noise levels that exceed adopted City standards.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. The implementation of this project component is an administrative action that does not include any activities that would generate traffic noise. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment. Therefore, there no impacts associated with this issue would occur. No mitigation is required.

Mitigation Measures. The following measures have been identified to reduce potential traffic noise impacts to noise-sensitive receptors:

4.12.6.1A Prior to the issuance of grading permits for any development on Site 1, the project proponent shall provide evidence to the City that all outdoor residential uses within 415 feet of Oak Glen Road or 78 feet of Colorado Street have been fitted with noise reduction features such as a stand-alone sound barrier (with a minimum height of 5 feet) along the property line to reduce exterior noise levels at residences to 60 dBA L_{dn} or lower.

4.12.6.1B Prior to the issuance of building permits for any development on Site 1, the project proponent shall provide evidence to the City that all residential uses within 104 feet of Oak Glen Road have been fitted with noise reduction features to reduce interior noise levels at residences to 45 dBA L_{dn} or lower.

4.12.6.1C Prior to the issuance of building permits for any residences proposed for Sites 1, 2, or 3 or within the new land district, the project proponent shall provide evidence to the City that all residential units are equipped with a means of mechanical ventilation and standard dual-glazed windows.

4.12.6.1D Prior to the issuance of grading permits for any development on Site 2, the project proponent shall provide evidence to the City that all outdoor residential uses have been fitted with noise reduction features, such as a stand-alone sound barrier (with a minimum height of 5 feet) along the property line, to reduce exterior noise levels at residences to 60 dBA L_{dn} or lower within the following identified areas:

- 194 feet of Sand Canyon Road (between East Campus Drive and Chapman Heights Road);
- 161 feet of Sand Canyon Road (between Chapman Heights Road and Yucaipa Boulevard); and
- 336 feet of Yucaipa Boulevard (west of Sand Canyon Road).

4.12.6.1E Prior to the issuance of building permits for any development on Site 2, the project proponent shall provide evidence to the City that all residential uses have been fitted with noise reduction features to reduce interior noise levels at residences to 45 dBA L_{dn} or lower:

- 49 feet of Sand Canyon Road (between E. Campus Drive and Chapman Heights Road);
- 41 feet of Sand Canyon Road (between Chapman Heights Road and Yucaipa Boulevard); and
- 85 feet of Yucaipa Boulevard (west of Sand Canyon Road).

4.12.6.1F Prior to the issuance of grading permits for any development on Site 3, the project proponent shall provide evidence to the City that all outdoor residential uses within 108 feet of California Street have been fitted with noise reduction features, such as a stand-alone sound barrier (with a minimum height of 5 feet) along the property line, to reduce exterior noise levels at residences to 60 dBA L_{dn} or lower.

4.12.6.1G Prior to the issuance of building permits for any development on Site 3, the project proponent shall provide evidence to the City that all residential uses within 28 feet of California Street have been fitted with noise reduction features to reduce interior noise levels at residences to 45 dBA L_{dn} or lower.

4.12.6.1H Prior to the issuance of building permits for any residences proposed for within the new land district, the project proponent shall provide evidence to the City that all exterior and interior noise levels at the residences are at or below City noise level standards.

Level of Significance After Mitigation. Adherence to **Mitigation Measures 4.12.6.1A** through **4.12.6.1H** would reduce potential traffic noise impacts associated with subsequent development on the three alternative sites and within the new land use district to a less than significant level.

4.12.6.2 On-site Stationary Noise Impacts

Threshold	Would the proposed project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? Would the proposed project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of residential, commercial, and institutional land uses on site. These potential uses would generate on-site stationary noise during the operational phase. However, since the location of where these future uses would be located in relation to existing noise-sensitive receptors is unknown, the following noise analysis provides a general description of the types and sources of noise that are typical of residential and commercial developments.

  For the residential and institutional development that could occur, stationary noise would primarily be generated from mechanical ventilation systems. For the commercial development that could occur, stationary noise would be generated from on-site delivery truck movements, trash compactors, speakerphones, and mechanical ventilation systems. Sensitive noise receptors for Site 1 would be the existing single-family residences to the east of project's easternmost boundary line and the potential multiple-family residences that could be constructed on the site. Table 4.12.I provides typical operational noise levels that could be generated at residential and commercial developments.

Table 4.12.I: Operational Noise Levels

Noise Source	Typical Noise Levels
Delivery Truck Activity	60.8 dBA L_{eq} at a distance of 40 feet from the loading dock
Trash Compactor	72.2 dBA L_{eq} at a distance of 3 feet
Air Conditioning (AC)	75 dBA to 82 dBA at a distance of 3 feet
Parking Lot	66.2 dBA L_{eq} at 70 feet
Speakerphone	73.2 dBA L_{eq} at 3 feet

Source: LSA Associates, Inc. March 2010.

As previously stated, the rezoning of Site 1 could result in the development of residential, commercial, and institutional development. The development of such uses may result in the exposure of noise-sensitive receptors (e.g., the existing single-family residences to the east or the potential multiple-family uses on site) to operational noise levels that are above the City's exterior and interior noise levels for residential and institutional uses. Because the City's exterior and interior noise standards (as identified in Table VIII-7 of the City's General Plan) could be exceeded at the nearest sensitive noise receptor, **Mitigation Measures 4.12.6.2A** through **4.12.6.2C** have been identified.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the development of residential and commercial uses on site. Similar to Site 1, the development of these potential uses would generate on-site stationary noise during the operational phase. However, since the location of where these future uses would be located in relation to existing noise-sensitive receptors is unknown, the following noise analysis provides a general description of the types and sources of noise that are typical of residential and commercial developments.

  For the residential development that could occur, stationary noise would primarily be generated from mechanical ventilation systems. For the commercial development that could occur, stationary noise would be generated from on-site delivery truck movements, trash compactors, speakerphones, and mechanical ventilation systems. Sensitive noise receptors for Site 2 would be the existing single-family residences to the west of project's westernmost boundary line and the potential multiple-family residences that could be constructed on the site. Previously identified Table 4.12.I provides typical operational noise levels that could be generated at residential and commercial developments.

  The development of residential and commercial uses may result in the exposure of noise-sensitive receptors (e.g., the existing single-family residences to the west or the potential multiple-family uses on site) to operational noise levels that are above the City's exterior and interior noise levels for residential uses. Because the City's exterior and interior noise standards (as identified in Table VIII-7 of the City's General Plan) could be exceeded at the nearest sensitive noise receptors, **Mitigation Measures 4.12.6.2A** through **4.12.6.2C** have been identified.

- **Site 3: California Street/Avenue E.** The rezoning of Site 3 could result in the development of residential uses on site. These potential residential uses could generate on-site stationary noise during the operational phase. As identified for Sites 1 and 2, for residential development that could occur, stationary noise would primarily be generated from mechanical ventilation systems. Site 3 is located within an urbanized area containing similar residential uses. Therefore, it is anticipated that the development of residential uses would not result in the exceedance of City noise standards as adjacent land uses are residential in nature. However, since the configuration of this future residential development is unknown, the development of residential uses on site may result in the exposure of noise-sensitive receptors (e.g., the existing manufactured homes to the north and west or the potential multiple-family uses on site) to operational noise levels that are above the City's exterior and interior noise levels for residential uses. Because the City's exterior and interior noise standards (as identified in Table VIII-7 of the City's General Plan) could be exceeded at the nearest sensitive noise receptors, **Mitigation Measures 4.12.6.2A** through **4.12.6.2C** have been identified.

- **Creation of New Land Use District.** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) would establish development standards and procedures for multifamily development at a density of 20 to 24 units per acre in the General Plan Land Use Element and Development Code. Housing that could be accommodated under this new land use district could be located in a portion of the City that would expose sensitive noise receptors to noise levels in exceedance of City's standards. **Mitigation Measures 4.12.6.2A** through **4.12.6.2C** have been identified to ensure that future noise-sensitive receptors are not exposed to excessive noise levels resulting from traffic noise.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. The implementation of this project component is an administrative action that does not include

any activities that would generate operational noise. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. This component is an administrative action that would not require a physical change in the environment. Therefore, there no impacts associated with this issue would occur. No mitigation is required.

Mitigation Measures. The following measures have been identified to reduce potential operational noise impacts to noise-sensitive receptors:

4.12.6.2A Prior to the issuance of building permits, the project proponent shall submit to the City for review and approval, a project-specific noise impact analysis. The noise analysis shall focus on noise impacts associated with on-site stationary noise sources including, but not limited to loading/unloading operations, mechanical equipment, parking lot noise, and/or other stationary operational noise sources. In the event noise levels associated with subsequent development exceed established City noise limits at any identified noise sensitive receptor, adherence to **Mitigation Measures 4.12.6.2B** and **4.12.6.2C** shall be required. In the event noise levels associated with subsequent development does not exceed established City noise limits at any identified noise sensitive receptor, no further mitigation is required.

4.12.6.2B Prior to the issuance of building permits for any development where a potentially significant noise impact has been identified (per **Mitigation Measure 4.12.6.2A**), the project applicant shall provide to the City for review and approval, evidence that noise reduction/attenuation features, structures, and/or measures have been incorporated into the design of the project. The features, structures, and/or measures shall be designed to reduce project-specific noise levels to or below the City's established noise standard.

4.12.6.2C Prior to the issuance of certificates of occupancy for any structure or use that generates a potentially significant noise impact, the project applicant shall provide evidence to the City for review and approval, that the noise reduction/attenuation features, structures, and/or measures identified in **Mitigation Measure 4.12.6.2B** have been constructed, installed, and/or implemented.

Level of Significance After Mitigation. Adherence to **Mitigation Measures 4.12.6.2A** through **4.12.6.2C** would reduce potential operational noise impacts associated with subsequent development on the three alternative sites and within the new land use district to a less than significant level.

4.12.7 Cumulative Impacts

The cumulative area for noise impacts is the area analyzed in the traffic section. The noise analysis contained in this section provides an assessment of short-term construction-related impacts. Although it is not possible to predict if contiguous properties may be constructed at the same time and create cumulative noise impacts that would be greater than if developed at separate times, it is unlikely that adjacent properties will be developed at the same time as the proposed project. However, in the unlikely event that adjacent properties are developed at the same time as the proposed project, implementation of the stated mitigation measures would reduce the cumulative impacts of the proposed project to less than significant levels. The noise analysis contained in this section also provides a general assessment of on-site operational noise levels on adjacent sensitive uses, both existing and future. On-site operational noises are individual noise occurrences and are not additive in nature.

Cumulative traffic volumes were developed from the addition of traffic generated by approved and pending projects to opening year with project traffic volumes. Cumulative noise impacts associated with roadway noise have been addressed based on the cumulative traffic volumes. The increases over existing traffic volume are attributable to cumulative development projects in the project vicinity and region. As stated earlier, the baseline condition represents a noise environment that, in light of approved and continuing development in the project area, is not likely to be replicated. Comparing cumulative noise levels that would occur both with and without the project, the proposed project would not expose sensitive uses located adjacent to area roadways to excessive noise levels. Therefore, the proposed project's contribution to cumulative noise impacts at sensitive uses would not be significant.

4.13 POPULATION AND HOUSING

This chapter describes and discusses the existing population and housing conditions and growth trends within the City of Yucaipa and potential impacts of the proposed Housing Element implementation actions, including an analysis of the project's consistency with the applicable policies and regulations. Information within this chapter was largely derived from the 1990 and 2000 Censuses[1] with population and housing forecast data pulled from the Southern California Association of Governments (SCAG) 2008 Integrated Growth Forecast.[2]

4.13.1 Existing Setting

4.13.1.1 Population and Housing Growth Trends

Table 4.13.A identifies historical and projected population and household growth in Yucaipa between 1990 and 2025. The most recent growth projections adopted by the SCAG in 2008 suggest that population growth in Yucaipa during the 2010–2025 period will be slower than that which occurred during the past 20 years although the household growth rate is expected to be similar.

Table 4.13.A: City of Yucaipa Population and Households, 1990–2025

Year	Population	Avg. Annual Increase	Households*	Avg. Annual Increase	Source
1990	32,824	—	13,319	—	Census 1990
2000	41,207	838	15,193	187	Census 2000
2010	*52,729*	*1,152*	*18,646*	*345*	*SCAG*
2015	*55,215*	*497*	*20,094*	*290*	*SCAG*
2020	*57,359*	*429*	*21,157*	*213*	*SCAG*
2025	*59,440*	*416*	*22,178*	*204*	*SCAG*

*Households are equivalent to occupied housing units
Data in *italics* represent forecasts

4.13.1.2 Fair Share Housing Needs

According to the Regional Housing Needs Assessment (RHNA; SCAG 2007), Yucaipa's projected need for new housing construction during the period January 1, 2006, to June 30, 2014, is 2,048 units, which is distributed among income categories as identified in Table 4.13.B.

Table 4.13.B: Yucaipa Housing Needs by Income Category, 2006–2014

Income Category	Number of Units
Very Low	476
Low	332
Moderate	389
Above Moderate	851
Total	**2,048**

Source: SCAG RHNA, 2007.

In addition, the City must accommodate a "carryover" of 608 lower-income units from the previous housing element cycle (see Housing Element Table III-2). State law requires the City to demonstrate that its "land inventory" contains adequate sites to accommodate the various types of units that have been assigned in the RHNA.

[1] http://factfinder.census.gov/servlet/DatasetMainPageServlet?_program=DEC&_lang=en&_ts=
[2] http://www.scag.ca.gov/forecast/index.htm

4.13.2 Existing Policies and Regulations

4.13.2.1 State Regulations

Regional Housing Needs. The California Government Code (Section 65580 et seq.) requires the preparation of a Housing Element as part of each jurisdiction's General Plan. Yucaipa adopted its Housing Element update for the 2008–2014 planning period and the proposed actions evaluated in this EIR are implementation measures described in the Housing Element (see Chapter 3.0, Project Description).

Among the key provisions of housing element law is the requirement that each jurisdiction demonstrate that it has adequate sites to accommodate its fair share of the region's housing need. The RHNA, presented in Table II-25 of the draft Housing Element, identifies Yucaipa's "fair share" of the regional housing need for the period July 2006 through June 2014 as 2,048 units. This total includes 476 very-low income units, 332 low-income units, 389 moderate-income units, and 851 above-moderate units. In addition, the City must accommodate a "carryover" of 608 lower-income units from the previous housing element cycle (see Housing Element Table III-2). State law requires the City to demonstrate that its "land inventory" contains adequate sites to accommodate the various types of units that have been assigned in the RHNA.

In accordance with Government Code Section 65583 et seq., the minimum base residential density (i.e., excluding any density bonus) presumed to be adequate to facilitate development of lower-income housing is 20 du/ac. There are currently no vacant sites in Yucaipa with zoning that meets this standard. Accordingly, the City must rezone a sufficient amount of land to accommodate the 808 lower-income units assigned in the current RHNA cycle plus the 608 carryover units from the previous cycle—a total of 1,416 units—at a density of at least 20 du/ac. Housing Element Program 3a contains a policy commitment to rezone a minimum of 59 acres of land at a density of 24 du/ac to meet the City's obligations under the RHNA. Subsequent to adoption of the Housing Element, in November 2008, the City approved zone changes allowing multifamily development on three sites encompassing 40 acres in the Freeway Corridor Specific Plan area south of I-10. An additional 19 acres of land must be rezoned for multifamily use. This EIR evaluates three alternative sites that could accomplish that objective.

California Relocation Assistance Act. The California Relocation Assistance Act, Government Code § 7260, et seq., establishes uniform policies to provide for the fair and equitable treatment of people displaced from their homes or businesses as a direct result of State and/or local government projects or programs. The Act requires that comparable replacement housing be made available to displaced persons within a reasonable period of time prior to the displacement. Displaced persons or businesses are assured payment for their acquired property at fair market value. Relocation assistance in the form of advisory assistance and financial benefits would be provided at the local level. This includes aid in finding a new home location, payments to help cover moving costs, and additional payments for certain other costs. It should be noted that on June 3, 2008, California voters approved Proposition 99, which amended the California Constitution so that local governments are prohibited from using eminent domain authority to acquire an owner-occupied residence for the purposes of conveying it to a private recipient, with limited exceptions. Proposition 99 applies only to owner-occupied residences. Cities may still use eminent domain authority to convey non-residential property to other private parties.

Mobile Home Park Conversion or Closure. Site 3 is currently developed with a mobile home park. State law requires certain procedures and actions when an existing mobile home park is proposed for closure or conversion to another use. These requirements include the following:

- Civil Code Sec. 798.56 requires the park owner to provide written notice to residents at least 15 days prior to any public hearing at which the owner is requesting approval for conversion;

requires the owner to provide a copy of the mobile home park closure impact report (see Government Code Sec. 65863.7 below) to residents; and requires the owner to provide a minimum of six months notice of termination of tenancy after approval has been given to close or convert the park.

- Government Code Sec. 65863.7 requires that prior to conversion or closure of a mobile home park, a report must be filed regarding the impact of the closure on the displaced residents. The report must address the availability of adequate replacement housing in mobile home parks and relocation costs. The City may require the owner to mitigate any adverse impact of the conversion on the ability of displaced residents to find adequate housing in a mobile home park, and required mitigation may not exceed reasonable relocation costs.

4.13.2.2 Local Policies

City of Yucaipa General Plan Policies. The City's General Plan includes policies and goals that are associated with population and housing. Table 4.13.C identifies goals and policies that apply to the proposed Housing Element Implementation Program.

Table 4.13.C: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
City of Yucaipa General Plan Growth Management Element		
Policy GM-2.A	Because the City desires to manage growth to ensure that the quality of life for its residents is enhanced and because the City wants to optimize the utilization of its existing natural and man-made resources, the following actions regarding data collection, evaluation, and retrieval shall become part of the General Plan Maintenance Program. 1. Monitor population growth and its potential effects on existing infrastructure facilities and available natural resources. Determine that adequate public and private facilities, resources, and/or services are available to serve proposed developments prior to the issue of any development or use permit.	The project is consistent with this policy. Refer to Section 4.13.5.1.
Policy GM-3.A	Because urban infilling promotes more efficient use of existing infrastructure and decreases the need for extension of services, the following incentive actions to encourage urban infill shall be implemented. 2. Recommend Land Use Map changes to reflect higher intensity and compatible uses in urban infill area, except where prohibited by other regulations and policies.	The project is consistent with this policy. Refer to Section 4.13.5.1.
City of Yucaipa General Plan Housing Element		
Policy 1.1	Facilitate the preservation and upgrading of mobile home parks, especially those occupied by families, by providing rehabilitation assistance to park residents and to park operators.	The selection of Site 3 would not be consistent with this policy as it would require the removal of an existing mobile home park. The remaining component of the project would be consistent with this policy.
Policy 2.1	Facilitate the development of affordable housing by providing financial and/or regulatory incentives for projects that include low- and moderate-income units.	The project is consistent with this policy.

Table 4.13.C: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
Goal 3.0	To provide adequate residential sites through appropriate land use, zoning, and specific plan designations to accommodate the City's share of regional housing needs.	The project is consistent with this policy.

4.13.3 Methodology

The impact discussion focuses on the direct growth in population and housing associated with the project, and analyzes the community impacts resulting from the displacement of homes and relocation of current residents. The project's potential to induce population growth is also assessed in terms of the creation of new employment opportunities and an evaluation of potential impacts to the City's job-to-housing ratio.

The purpose of this chapter is to provide a general understanding of how implementing the project could affect population growth and housing demand. While these impacts would not cause a direct physical change to the environment, it is important to understand the project's effect on population and housing for the following reasons:

- Population growth generated by the project could create indirect impacts, such as increased traffic, air quality, noise, and increased demand for public services. CEQA requires the evaluation of indirect impacts. These impacts are discussed in the respective sections of this Draft EIR relating to those issues.
- Understanding the impacts to population and housing from implementing the project will help assess the adequacy of the policies intended to provide a balance between employment growth and the availability of housing to meet the needs of current and future workers.
- Understanding the impacts to housing demand from implementing the project will help assess the adequacy of local policies intended to provide additional affordable housing for low- and moderate-income households.

4.13.4 Thresholds of Significance

According to CEQA Guidelines Appendix G, potential impacts related to population and housing are considered significant if implementation of the proposed project results in any of the following:

- Inducement of substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure);
- Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; and/or
- Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere.

4.13.5 Less Than Significant Impacts

The following impacts were determined to be less than significant. In each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards, and policies would reduce potential impacts to a less than significant level.

4.13.5.1 Induce Substantial Population Growth

Threshold	Would the proposed project result in the inducement of substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Under CEQA, growth inducement is not necessarily considered detrimental, beneficial, or of little significance to the environment. Typically, the growth-inducing potential of a project would be considered significant if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans, land use plans, or in projections made by regional planning agencies (e.g., SCAG). Significant growth impacts could also occur if the project provides infrastructure or service capacity to accommodate growth beyond the levels currently permitted by local or regional plans and policies. In general, growth induced by a project is considered a significant impact if it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be demonstrated that the potential growth significantly affects the environment in some other way.

As identified in previously referenced Table 4.13.A, the City's population has grown steadily over the past decades. SCAG population projections estimate the City's population will reach nearly 57,359 persons by 2020 and nearly 59,440 persons by 2025.

Program 3.a (Site-Specific and Creation of New Land Use District): For the implementation action, which includes site-specific changes to land use designations, there are three sites that are analyzed for the potential construction of residential units with a density of 20–24 units/acre. The objective is to rezone one or more sites totaling at least 19 acres of multiple–family zoning along with the adoption of multifamily design standards for the rezoned sites. Program 3.a also includes the creation of a new land use district RM-24 (Multiple Residential, 24 units per acre maximum).

- **Site 1: Oak Glen Road/Colorado Street.** The proposed redesignation of a site or sites totaling at least 19 acres to RM-24 is required to implement the Housing Element of the General Plan. The rezoning of Site 1 would therefore be consistent with regional growth forecast. Since the Housing Element is consistent with the regional growth forecast and the RHNA, the selection of Site 1 would facilitate development that is already anticipated in adopted regional policy documents.

  Water and wastewater pipelines are located within the existing roadways. Natural gas and electrical lines in or adjacent roadways provide power service to existing development in the project area. As public utilities and roadways have already been extended to the project area and, as addressed in Chapter 4.17, because the proposed project does not warrant the expansion of existing utility (e.g., water and wastewater treatment) facilities, the development of the proposed project would not induce growth in an area currently devoid of public improvements, or promote the extension of infrastructure in a manner facilitating an uneven pattern (e.g., leapfrog development) of development in the City. As the type and intensity of use proposed for the project site is consistent with the existing pattern and practice of development in the project area, and because the improvements necessary for development of the site would not facilitate growth that has not been anticipated in the project area, no significant growth inducing effect would occur. In the absence of a significant impact, no mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The proposed redesignation of a site or sites totaling at least 19 acres to RM-24 is required to implement the Housing Element of the General Plan. The rezoning of Site 2 would therefore be consistent with regional growth forecast. Since the Housing Element is consistent with the regional growth forecast and the RHNA, the selection of Site 2 would facilitate development that is already anticipated in adopted regional policy documents. Similar to what was identified for Site 1, there are existing utility lines within adjacent roadways to Site 2. As the type and intensity of use proposed for the project site would be consistent with the existing pattern and practice of development in the project area, and because the improvements necessary for development of the site would not facilitate growth that has not been anticipated in

the project area, no significant growth-inducing effect would occur. In the absence of a significant impact, no mitigation is required.

- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home park. The proposed redesignation of a site or sites totaling at least 19 acres to RM-24 is required to implement the Housing Element of the General Plan. Since the Housing Element is consistent with the regional growth forecast and the RHNA, the selection of Site 3 would facilitate development that is already anticipated in adopted regional policy documents. Therefore, impacts associated with this issue for Site 3 would be less than significant. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The proposed amendments to the Municipal Code regarding SRO housing, emergency shelters, transitional housing, and reasonable accommodation for persons with disabilities would have a negligible effect on population growth since these amendments deal primarily with definitions, development standards, and procedural requirements for reviewing and approving housing for persons with special needs. Because the proposed amendment regarding density bonus is required by State law, it would have no effect on the type, density, or amount of housing that may be built in the City since State law supersedes the Municipal Code on this issue.

Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Future development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas in the City, and could be subject to provisions of an adopted habitat conservation plan. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area). This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This action would affect the affordability level but not the amount of new housing built in connection with the City's redevelopment program. As such, it would not induce population growth. Therefore, no impacts associated with this issue would occur with implementation of this project component. No mitigation is required.

4.13.6 Significant Impacts

The following impact was determined to be potentially significant and mitigation measures have been recommended to reduce its significance.

4.13.6.1 Displacement of Housing or Persons

Impact 4.13.6.1: *The proposed land use actions and potential subsequent land development that may occur have the potential to result in the displacement of housing or persons.*

Threshold:	Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; and/or

	Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Program 3.a (Site-Specific and Creation of New Land Use District): For the implementation action, which includes site-specific changes to land use designations, there are three sites that are analyzed for the potential construction of residential units with a density of 20–24 units/acre. The objective is to rezone one or more sites totaling at least 19 acres of multiple–family zoning along with the adoption of multifamily design standards for the rezoned sites. Program 3.a also includes the creation of a new land use district RM-24 (Multiple Residential, 24 units per acre maximum).

- **Site 1: Oak Glen Road/Colorado Street.** The proposed redesignation of Site 1 would not displace any existing housing or persons because Site 1 is currently vacant. No impacts associated with this issue would occur. No mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The proposed redesignation of Site 2 would not displace any existing housing or persons because Site 2 is currently vacant. No impacts associated with this issue would occur. No mitigation is required.
- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home park. The redesignation of Site 3 to RM-24 and potential subsequent development would necessitate the relocation of existing residents and the removal of existing structures from the site. Based on a recent aerial photo of Site 3, the existing manufactured home park currently has 171 manufactured homes on site with an additional 15 empty spaces for manufactured homes. Assuming a conservative estimate of 2 people per manufactured home unit, the rezoning and subsequent redevelopment of Site 3 could result in the displacement of up to 342 people and the potential loss of up to 186 manufactured homes. **Mitigation Measures 4.13.6.1A** and **4.13.6.1B** have been identified.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not physically result in the disturbance of land and would not result in the displacement of existing housing or require replacement housing. Therefore, no impacts associated with this issue would occur with this project would occur. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The proposed amendments to the Municipal Code regarding SRO housing, emergency shelters, transitional housing and reasonable accommodation for persons with disabilities would not cause the displacement of housing or persons since these amendments deal primarily with definitions, development standards, and procedural requirements for reviewing and approving housing for persons with special needs. Because the proposed amendment regarding density bonus is required by State law, it would have no effect on new development or displacement since State law supersedes the Municipal Code on this issue. Therefore, no impacts associated with this issue would occur for this project component. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area). This action would affect the affordability level but not the amount or location of new housing built in connection with the City's redevelopment program. While redevelopment projects could result in the displacement of existing housing and persons, the proposed inclusionary requirements would have no effect in this regard. Therefore, no impacts associated with this issue would occur for this project component. No mitigation is required.

Mitigation Measures. The following measures have been identified to reduce the significance of potential impacts to the displacement of housing or persons that may occur on Site 3.

4.13.6.1A In the event new development proposed within the limits of Site 3 causes the conversion, closure, or cessation of a mobile home park use, the person or entity

proposing the change in use shall prepare and submit to the City for review and approval, a Mobile Home Park Closure Report in conformance with Government Code Sec. 65863.7. The Mobile Home Park Closure report shall address impacts to any potential displaced mobile home park resident, including but not limited to: the availability of adequate replacement housing and relocation costs to existing residents.

4.13.6.1.B Prior to the issuance of any permit for new development on Site 3, the project applicant shall provide to the City for review and approval, evidence that the measures identified in the Mobile Home Park Closure Report to offset adverse affects to displaced residents have been sufficiently completed.

Level of Significance After Mitigation. While redesignation of Site 3 to RM-24 would not immediately result in displacement of residents, subsequent development that could occur within the limits of the site under the RM-24 district would lead to the removal of homes and the displacement of residents. Although conformance with State law requiring preparation of a Mobile Home Park Closure Report and completion of relocation efforts would be required, the removal of homes and displacement of mobile home park residents from Site 3 would remain a remain a significant and unavoidable impact.

4.13.7 Cumulative Impacts

The cumulative area for the discussion of population and housing impacts is the City of Yucaipa. The selection of any of the three sites in combination with other cumulative projects within the City would accommodate historic population growth that is projected to continue. The methodology used for evaluating cumulative impacts related to population and housing utilizes the City's General Plan and General Plan EIR.

Population growth in Yucaipa, as well as in all San Bernardino communities, is limited by the availability of water. The City and surrounding communities have set firm limits on future growth tied to demonstrated availability of water. Other projects proposed in the City would directly and indirectly contribute to population increases; however, each of these projects would be reviewed by appropriate jurisdictions for demonstration of available water resources. As new development would not proceed until availability of water resources was demonstrated (at both project and cumulative levels), the total impact would be less than significant. Therefore, implementation of the proposed project would not result in a cumulatively significant population or housing impact, nor would the proposed uses significant induce growth in areas where growth was not previously anticipated.

In terms of residential displacement, most other developments anticipated in the City are anticipated to be on undeveloped, vacant, or underutilized sites, where the potential to result in displacement of residences is minimal. Where displacement would be necessary, existing State laws and local ordinances would reduce the impact of potential displacement impacts to a less than significant level. The total impact of the project and cumulative projects relative to residential displacement is therefore less than significant.

4.14 PUBLIC SERVICES

This chapter evaluates public services (fire, police, and schools) for the proposed project. The analysis considers existing public services and facilities in the project vicinity and evaluates the impacts to service providers that would result from the potential construction and operation of each of the three site's uses and implementation of other project components. The analysis contained in this chapter is based in part on the following documents:

- *City of Yucaipa General Plan Update*, City of Yucaipa, September 2004.
- *City of Yucaipa General Plan Environmental Impact Report*, J.L. Webb Planning, Inc., August 1992.
- *2008 Annual Report*, Yucaipa Fire District, 2009.
- *2009 Sheriff's Annual Report*, San Bernardino County Sheriff's Department, 2009.

4.14.1 Existing Setting

4.14.1.1 Fire Protection Services

Fire protection and paramedic services are provided to the City through a contractual agreement with the California Department of Forestry and Fire Protection (Cal Fire). The City also maintains automatic aid agreements[1] with the Cities of Redlands and Calimesa, San Bernardino County, and the United States Forest Service (USFS). The City participates in the Statewide Master Mutual Aid Agreement,[2] which provides additional assistance from San Bernardino City and County Fire Departments and fire departments throughout California.

The City has three fire stations within City limits: Yucaipa Fire Station No. 551 (11416 Bryant Street), Crafton Hills Fire Station Fire Station No. 552 (32664 Yucaipa Boulevard), and Fire Station 553 (34259 Wildwood Canyon Road). All fire stations have medic engines that carry fire equipment as well as paramedic equipment and personnel. The Yucaipa Fire Department (YFD), staffed by Cal Fire, has a response time goal of four minutes for fire and medical calls.[3] Presently, the average response time throughout the City is 4.58 minutes.[4]

There are 61 firefighters who currently serve the City (1 State-funded Fire Chief, 21 City-funded career firefighters, 20 City-funded paid call firefighters, 5 State-funded career firefighters, and 14 State-funded seasonal firefighters).[5] Based on the existing City population of 51,317 residents,[6] the current firefighter to resident ratio is 3.5 firefighters per 3,000 residents. This ratio is greater than the National Fire Protection Association recommendation of 1 firefighter per 3,000 residents.

4.14.1.2 Police Protection Services

Police protection services in the City are currently provided by the City of Yucaipa Police Department (YPD), which contracts with the San Bernardino County Sheriff's Department for its law enforcement services. The Yucaipa police station is located at 34282 Yucaipa Boulevard. The City currently has 22

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1 An automatic aid agreement provides for simultaneous response from the closest resources on the initial report of emergencies.

2 Mutual aid agreements provide assistance from jurisdictions throughout the State when an incident is beyond the capabilities of the City of Yucaipa.

3 Email communication with Fire Chief Steven Shaw, Yucaipa Fire Department, correspondence dated July 4, 2009.

4 *Yucaipa Fire Department 2008 Annual Report*. City of Yucaipa Fire Department, February 22, 2009.

5 Email communication with Fire Chief Steven Shaw, Yucaipa Fire Department, correspondence dated July 4, 2009.

6 *Table E-5: City/County Population and Housing Estimates,* California Department of Finances, January 1, 2009, released April 30, 2009.

patrol deputies and the current YPD officer to resident ratio is 1 police officer for every 2,333 residents.[1]

The YPD currently does not have a set goal for response time to calls. Calls for service are taken on a priority basis and are constantly monitored by management staff. During the last fiscal year (2009–2010), the YPD responded to 33,258 calls for service with a total of 5,331 crimes reported, 1,013 arrests (adult booking), and 4,004 traffic citations.[2] Of the 33,258 calls for service, 1,426 were Type 1 crimes[3] and 3,905 were Type 2 crimes.[4]

4.14.1.3 School Services

The City is served by the Yucaipa-Calimesa Joint Unified School District (Yucaipa-Calimesa JUSD). The Yucaipa-Calimesa JUSD has the following school facilities:

- Nine elementary schools (Grades K–6);
- Two middle schools (Grades 7–8);
- One comprehensive high school with a 9th grade campus and a 10th–12th grade campus;
- One continuation high school;
- One alternative school; and
- An adult education program.

Table 4.14.A provides details on Yucaipa-Calimesa JUSD existing enrollment and pupil-teacher ratio.

Table 4.14.A: Yucaipa-Calimesa Joint Unified School District, 2008–2009

Type of School	Number of Schools	Enrollment	Full-Time Equivalent Teachers[1]	Pupil-Teacher Ratio[2]
Elementary	9	4,939	233.0	21.2
Middle	2	1,581	60.0	26.4
High School	2	3,015	108.4	27.8
Alternative	1	112	3.0	37.3
Continuation	1	79	5.0	15.8
Community Day	1	128	8.0	16.0
Total	**16**	**9,894**	**417.4**	**23.7**

1 FTE teacher counts include those assigned to a particular type of school; district and county office of education teachers not associated with a school are excluded.
2 The Pupil-Teacher Ratio is enrollment divided by the number of full-time equivalent teachers. Because some teachers are not assigned to a classroom, the Pupil-Teacher Ratio is usually smaller than the average class size.
Source: http://www.ed-data.k12.ca.us/Navigation/fsTwoPanel.asp?bottom=%2Fprofile%2Easp%3Flevel%3D06%26reportNumber%3D16, website accessed March 3, 2010.

1 *2009 Sheriff's Annual Report*, San Bernardino County Sheriff's Department, http://www.co.san-bernardino.ca.us/sheriff/Documentation/annual_reports.asp, website accessed March 3, 2010.
2 Ibid.
3 Type 1 crimes included murders, rapes, robberies, simple and aggravated assaults, and theft-related crimes.
4 Type 2 crimes include all crimes not listed as Type 1 crimes, such as drug abuse violations, simple assault, and fraud.

4.14.2 Policies and Regulations

4.14.2.1 Local Policies

City of Yucaipa General Plan Policies. The City of Yucaipa General Plan includes policies and goals that pertain to public services. Table 4.14.B identifies applicable goals and policies that apply to the proposed project.

Table 4.14.B: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
City of Yucaipa General Plan Safety and Hazardous Waste Element		
Policy S-1.B	The City shall support the development of fire protection facilities to the appropriate levels of service defined by the California Department of Forestry and Fire Protection.	The project would be consistent with this policy as discussed in Section 4.14.5.1.
Policy SC-1.A	Because educational facilities and programs provide current and future generations with skills needed in our complex society, the City shall encourage such facilities and programs. 1. The City shall continue to require the payment of CFD school taxes or other school fees for new development in order to maintain the current level of educational services.	The project would be consistent with this policy as discussed in Section 4.14.5.3.
Policy SC-1.B	The City shall review proposed development in the context of adequacy of present and future required school facilities and shall endeavor to assist the School District in providing adequate school facilities and sites. The City shall consider such needs relative to proposed General Plan amendments, changes in land use classifications, development agreements and annexations as well as any applicable determinations of consistency with the General Plan. 1. Applications for General Plan amendments, changes in land use classifications, development agreements and annexations, as well as applicable determinations of consistency with the General Plan shall be evaluated as to timely availability of adequate school facilities and assurance of funding for such school facilities. 2. Analysis may include existing capacity, future capacity expansion, current demand, and student generation factors to determine project demand on the school district as those statistical factors have been provided to the City through verifiable studies prepared by the school district or developer. 3. Work with developers and school district to assist school district funding of such school facilities from all sources including possible state funding and to designate in land use approvals facilities most suitable to serve the present and projected future residents of the area, based upon studies or other information provided by the school district or developer. 4. In considering the approval of General Plan amendments, changes in land use classifications, development agreements and annexations, or applicable determinations of consistency with the General Plan, the City of Yucaipa shall review said proposals as to assurance of funding for timely and adequate school facilities to serve the proposed development. 5. To the extent that adequate school facilities are not available on a timely basis, the City of Yucaipa shall seek to assist the school district and developers in arriving at a means of providing adequate school facilities. 6. Pursuant to the requirements of State law, the City shall	The project would be consistent with this policy as discussed in Section 4.14.5.3.

Table 4.14.B: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies	Project Consistency
continue to require the payment of CFD school taxes or other school fees or taxes as established for new development in order to maintain the current level of educational services.	

4.14.3 Methodology

Fire and Police service funding impacts were evaluated by identifying compliance with local goals and policies. Response time impacts were evaluated by comparing existing and anticipated average responses through response time goals.

The evaluation of school service impacts included the identification of the existing capacity of schools within the vicinity of the project based on Yucaipa-Calimesa JUSD information and the number of students that would be generated by potential residential uses. A comparison of existing capacity and potential capacity with students resulting from each possible development scenario was made.

4.14.4 Thresholds of Significance

The following thresholds of significance regarding potential impacts related to public services are based on *CEQA Guidelines* (2010). A project would have a significant impact on public services if it would result in any of the following:

- Substantial adverse physical impacts associated with the provision of 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:
  - Fire protection;
  - Police protection;
  - Schools;
  - Parks and/or;
  - Other public facilities.

4.14.5 Less than Significant Impacts

The following impacts were determined to be less than significant. In each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards and policies would reduce potential impacts to a less than significant level.

4.14.5.1 Fire Protection

Threshold	Would the proposed project result in substantial adverse physical impacts associated with the provision of or need for new or physically altered fire protection?

Program 3.a (Site-Specific and Creation of New Land Use District): For the implementation action, which includes site-specific changes to land use designations, there are a total of three sites that are analyzed for the potential construction of residential units with a density of 20–24 units/acre. The objective is to rezone one or more sites totaling at least 19 acres of multiple-family zoning along

with the adoption of multifamily design standards for the rezoned sites. Program 3.a also includes the creation of a new land use district RM-24 (Multiple Residential, 24 units per acre maximum).

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of up to 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 acres of open space land uses. Site 1 is currently undeveloped and does not generate any need for residential or commercial fire protection services. Future development facilitated by the rezoning of Site 1 would increase the demand for fire protection, prevention, and emergency medical services as the construction of uses would result in the habitation of people on site. Should development occur on Site 1, the construction of up to 660 multiple-family residences would directly increase population within the City. As identified in Table 4.14.C, Site 1 is located within 2 miles of Fire Stations 552 and 553.

Table 4.14.C: Distance and Average Travel Time from City of Yucaipa Fire Stations

Fire Station	Distance from Station (miles)			Average Travel Time from Station (minutes)		
	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3
Station 551 (11416 Bryant Street)	5.2	4.6	1.9	11.0	9.0	4.0
Station 552 (32664 Yucaipa Boulevard)	1.8	0.4	3.8	5.0	1.0	7.0
Station 553 (34259 Wildwood Canyon Road)	1.8	3.7	1.6	3.0	8.0	4.0

As identified in Table 4.14.C, Site 1 is approximately 1.8 miles southeast of Station 552 with an average travel time of 5.0 minutes. Site 1 is also approximately 1.8 miles northwest of Station 553 with an average time of 3.0 minutes. The proximity of Site 1 to Station 553 would be within the four-minute goal. In the event that Site 1 is developed with urban uses, it is anticipated that the site would have an adequate fire response time. Any development occurring on the site would be required to pay development impact fees to the City. Such fees would be used to fund capital costs associated with acquiring land for new fire stations, constructing new fire stations, purchasing fire equipment for new fire stations, and providing for additional staff as needed and as identified by the City and County.

Commercial use does not generate the same level of service calls as residential uses; however, in the event that Site 1 is developed with some type of commercial use, the intensification of development of over its current use would incrementally increase the demand for fire services in this portion of the City. It is not anticipated that there would be a need for new or physically altered facilities; however, such commercial development may increase the need for more personnel and associated equipment. The payment of development impact fees would offset the fiscal impact on the YFD. In addition to the fire facilities fees, the potential commercial development could generate substantial recurring revenue (sales tax) for the City. The land use action that could occur on Site 1 would not cause fire staffing, facilities, or equipment to operate at a deficient level of service. Additionally, because the proposed project would be required to pay development impact fees to fund future fire facilities and services, impacts associated with fire protection services and facilities are less than significant and no mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the development of up to 608 multiple-family dwelling units and 8 acres of commercial land uses. Site 2 is currently undeveloped and does not currently generate a need for residential or commercial fire response services. Development facilitated by the rezoning of Site 2 could directly increase population in the City and would increase the demand for fire protection, prevention, and emergency medical services. As previously identified in Table 4.14.C, Site 2 is approximately 0.4 mile west of Station 552 with an average travel time of 1.0 minute. Given the proximity of Station 552 to Site 2, it is highly likely that Site 2 would have an adequate fire

response time. Similar to what was identified for Site 1, any development on this site would be required to pay development impact fees to the City. Such fees would be used to fund capital costs associated with acquiring land for new fire stations, constructing new fire stations, purchasing fire equipment for new fire stations, and providing for additional staff as needed and as identified by the City and County. Therefore, impacts associated with fire protection services and facilities are less than significant and no mitigation is required.

- **Site 3: California Street/Avenue E.** The rezoning of Site 3 could result in the development of up to 320 multiple-family residences. Site 3 is currently developed with a manufactured home park and already generates a need for fire protection services. However, with the rezoning of Site 3, there is the potential for the redevelopment of the site with a higher intensity of development. This increase in density could increase the demand for fire protection, prevention, and emergency medical services in the area. Site 3 is in close proximity to two fire stations, Fire Station 551 and Fire Station 553. As identified in Table 4.14.C, Site 3 is approximately 1.6 miles northeast of Station 553 with an average travel time of 4.0 minutes. Site 3 is also approximately 1.9 miles northwest of Station 553 with an average time of 3.0 minutes. It is anticipated that with the close proximity of Site 3 to two fire stations, Site 3 would have an adequate fire response time. In addition, any urban development would be required to pay development impact fees to the City. Such fees would be used to fund capital costs associated with acquiring land for new fire stations, constructing new fire stations, purchasing fire equipment for new fire stations, and providing for additional staff as needed and as identified by the City and County. Therefore, the potential development of Site 3 through the process of rezoning would not cause fire staffing, facilities, or equipment to operate at a deficient level of service. Additionally, because the proposed project would be required to pay development impact fees to fund future fire facilities and services, impacts associated with fire protection services and facilities are less than significant and no mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) would establish development standards and procedures for multifamily development at a density of 20 to 24 units per acre in the General Plan Land Use Element and Development Code. The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for “by right” development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Development facilitated by these changes in regulations and procedures could involve intensification and reuse of properties within existing urban areas.

Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas in the City, which may result in impacts to existing fire response times and fire staffing. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review. The subsequent environmental review would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment. Therefore, there would be no significant impacts associated with this issue would occur. No mitigation is required.

4.14.5.2 Police Protection

Threshold	Would the proposed project result in substantial adverse physical impacts associated with the provision of or need for new or physically altered police protection?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could facilitate the construction and operation of residential and commercial development on the site. The development of residential and commercial uses on Site 1 could result in an increase in demand of police protection services. Because police response is based on the severity or nature of the call itself, response times may vary. The City monitors staffing levels to ensure that adequate police protection continues to be provided as individual development projects are proposed and on an annual basis as part of the City Council's budgeting process. Table 4.14.D provides distance and average travel time from the site to the existing police station.

Table 4.14.D: Distance and Average Travel Time from City of Yucaipa Police Station

Police Station	Distance from Station (miles)			Average Travel Time from Station (minutes)		
	Site 1	Site 2	Site 3	Site 1	Site 2	Site 3
Yucaipa Police Station (34282 Yucaipa Boulevard)	2.4	2.6	1.8	7.0	5.0	4.0

As identified in Table 4.14.D, Site 1 is approximately 2.4 miles southwest of the Yucaipa Police Station with an average travel time of 7.0 minutes. This is based on the assumption that the squad car responding to the incident is leaving the Yucaipa Police Station. However, it is also realistic to anticipate that response to incidents is also based on the location of the nearest squad car on patrol. Therefore, the average travel time could be less or greater than 7.0 minutes depending on the severity of the incident. In the event that Site 1 is developed with urban uses, it is anticipated that the average police response time for any incident that could occur on Site 1 would be adequate.

The construction of commercial uses on site would result in an intensification of development over its current use and project would increase the demand for police services (criminal and traffic related). The City does not have an impact fee specific to law enforcement, but the City does charge public facilities fees for new developments. Since these fees are required for all new development in the City, the payment of fees for potential development of commercial uses on Site 1 would offset the fiscal impact on the YPD. Additionally, potential commercial development on Site 1 could provide recurring revenue to the City through sales tax. This recurring revenue would allow the City to improve public services citywide. Therefore, impacts associated with the potential development of commercial uses on Site 1 would have a less than significant impact on police services. No mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could facilitate the development of residential and commercial uses on site. The development of residential and commercial uses on Site 2 could result in an increase in demand of police protection services. Because police response is based on the severity or nature of the call itself, response times may

vary. In addition, the City monitors staffing levels to ensure that adequate police protection continues to be provided as individual development projects are proposed and on an annual basis as part of the City Council's budgeting process.

As identified in Table 4.14.D, Site 2 is located approximately 2.6 miles west of the Yucaipa Police Station with an average travel time of 5.0 minutes. Due to Site 2's proximity to the Yucaipa Police Station, it is anticipated that the average police response time for any incident that could occur on Site 2 would be adequate. The City does not have an impact fee specific to law enforcement, but the City does charge public facilities fees for new developments. Since these fees are required for all new development in the City, the payment of fees for development would offset the fiscal impact on the YPD. Payment of these development fees would ensure that impacts associated with this issue are less than significant. No mitigation is required.

- **Site 3: California Street/Avenue E.** The rezoning of Site 3 could facilitate the development of residential uses on site. The development of residential uses on Site 3 could result in an increase in demand of police protection services. Because police response is based on the severity or nature of the call itself, response times may vary. In addition, the City monitors staffing levels to ensure that adequate police protection continues to be provided as individual development projects are proposed and on an annual basis as part of the City Council's budgeting process.

  As identified in Table 4.14.D, Site 3 is located approximately 1.8 miles southeast of the Yucaipa Police Station with an average travel time of 4.0 minutes. Due to Site 3's proximity to the Yucaipa Police Station, it is anticipated that the average police response time for any incident that could occur on Site 3 would be adequate. The City requires the payment of a public facilities fee for all new developments, which would offset the fiscal impact on the YPD. Payment of these development fees would ensure that impacts associated with this issue are less than significant. No mitigation is required.

- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would result in amendments to the City's General Plan and Development Code. These amendments would not affect existing police facilities or interfere with the provision of police protection services. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not result in a physical change in the existing environment. Future development would be subject to City programs and regulations, which may involve the intensification and reuse of properties within different areas in the City. These actions may affect police services. Future development would be subject to subsequent project-specific environmental review ensuring that any significant law enforcement service impacts are appropriately identified and adequately mitigated. Since implementation of this project component at this time involves only an administrative action, and would not result in an identified physical change in the environment, no significant impacts would occur; therefore, no mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes in the existing environment. Therefore, no impacts associated with this issue would occur. No mitigation is required.

4.14.5.3 School Facilities

Threshold	Would the proposed project result in substantial adverse physical impacts associated with the provision of or need for new or physically altered school facilities?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could potentially result in the construction and operation of up to 660 multiple-family residences, 4 acres of commercial uses, 4.5 acres of institutional uses, and 11.2 acres of open space on a 57-acre site. If subsequent development occurs on Site 1, such development would result in an increase of residents in the City who would utilize City school services and facilities. Site 1 is located within the jurisdictional boundaries of the Yucaipa-Calimesa JUSD and within the attendance boundaries of Valley Elementary, Park View Middle School, and Yucaipa High School. Table 4.14.E identifies existing school enrollment and associated school capacity for Yucaipa-Calimesa JUSD schools that could serve Site 1.

Table 4.14.E: Potential Yucaipa-Calimesa Joint Unified School District Enrollment for Site 1

School	2008–2009 School Enrollment[1]	School Capacity[1,2]	Excess Capacity?
Valley Elementary School	606	1120	Yes
Park View Middle School	1,163	1,785	Yes
Yucaipa High School (9th Grade Campus)	840	1,260	Yes
Yucaipa High School (10th–12th Grade Campus)	2,175	3,535	Yes

[1] *2008–2009 School Accountability Report Card,* Yucaipa-Calimesa Joint USD, published during 2009–2010.
[2] Based on assumption that each classroom can hold up to 35 students.
Sources: *Elementary Boundaries,* Yucaipa-Calimesa JUSD, February 10, 2009; *Middle School Boundaries*, Yucaipa-Calimesa JUSD, February 10, 2009.

As indicated in Table 4.14.E, the schools that would serve Site 1 currently have capacity to support additional students. As previously stated, the rezoning of Site 1 could result in the subsequent development of up to 660 multiple family residences. Table 4.14.F identifies the potential number of students that could be generated from the maximum development of each of the sites based on the existing Yucaipa-Calimesa JUSD student generation factors.

Table 4.14.F: Potential Number of Students Generated By Development of Sites

Grade Level	Student Generation Rate	Potential Number of Students Generated[1]		
		Site 1 (660 units)	Site 2 (608 units)	Site 3 (320 units)
Elementary School (K–5)	0.2163 students/unit	143	132	69
Middle School (6–8)	0.0691 students/unit	46	42	22
High School (9–12)	0.0952 students/unit	63	58	30
	Total	**252**	**232**	**121**

[1] Based on the assumption that all multiple-family units are occupied by new residents to the City and that all units built are multiple-family units and not senior living units.
Sources: Email correspondence with Christi Terral, Facilities & Fiscal Accountant, Yucaipa-Calimesa JUSD, March 4, 2010.

Based on the identified student generation rates and assuming that all units were occupied by new residents and are not designated for senior uses, the potential development up to 660 multiple-family residences could generate up to 143 new elementary students, 46 new middle school students, and 63 new high school students. These 252 new K–12 students would attend Valley Elementary, Park View Middle School, and Yucaipa High School. As identified in Table 4.14.E, there is currently excess capacity at these schools to accommodate the student increase that could occur upon development of residential units on Site 1. Therefore, the development that could occur with the rezoning of Site 1 would not result in the exceedance of existing school capacity and would not require the construction of new school facilities. Since the construction of new school facilities

would not be required, no substantial physical impacts associated with the provision of new school facilities would occur.

Yucaipa-Calimesa JUSD currently assesses a fee for construction projects within its boundaries. These fees are used within the Yucaipa-Calimesa JUSD to finance school facilities that are needed as a result of new development projects. The Yucaipa-Calimesa JUSD currently charges new residential development $5.70 per assessed square foot.[1] Per California Government Code (§ 65995[h]), "The payment or satisfaction of a fee, charge, or other requirement levied or imposed … are hereby deemed to be full and complete mitigation of the impacts … on the provision of adequate school facilities." Since school fees are uniformly applied to all development in the City and are required to be paid prior to project development, the payment of such fees would ensure that no significant impact on existing school facilities would occur. Because the payment of required school fees provides "full and complete" mitigation for school-related impacts, no additional measures are required in the event that Site 1 is rezoned to accommodate development of urban uses.

As identified in Table 4.14.E, the existing schools that would serve Site 1 are not currently exceeding capacity. Unlike residential development where it is possible to ascertain impacts to a particular school or school district, because employees at commercial uses and institutional uses[2] could reside in any number of school districts with their children attending a collection of schools, it is difficult to determine with any level of certainty what the potential impacts to a particular school or school district would be. If commercial and institutional uses are developed on Site 1, it is anticipated that the majority of employees from these land uses already reside in the local area. Therefore, the children of these employees are already enrolled in local schools and increases in the local student population and the corresponding effects on school services and facilities are anticipated to be minimal. Nonetheless, Yucaipa-Calimesa JUSD imposes development fees of $0.45 per square foot of commercial development.[3] Per California Government Code (§ 65995[h]), "The payment or satisfaction of a fee, charge, or other requirement levied or imposed … are hereby deemed to be full and complete mitigation of the impacts … on the provision of adequate school facilities."

It is reasonable to anticipate that the new employment opportunities that could be generated by commercial and institutional uses on Site 1 would be filled by existing residents with children already enrolled in local schools. Therefore, no substantial increase in population or corresponding increase in students attending local schools is anticipated to occur. Furthermore, because any development in the City is required to pay development fees to the Yucaipa-Calimesa JUSD, potential impacts to schools are reduced to a less than significant level. No further mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could potentially result in the construction and operation of up to 608 multiple-family residences and 8 acres of commercial uses on a 27-acre site. If subsequent development occurs on Site 2, the construction and operation of these uses would result in an increase of residents in the City who would utilize City school services and facilities. Similar to Site 1, Site 2 is located within the jurisdictional boundaries of the Yucaipa-Calimesa JUSD. Site 2 is within the attendance boundaries of Chapman Heights Elementary, Mesa View Middle School, and Yucaipa High School. Table 4.14.G identifies existing school enrollment and associated school capacity for Yucaipa Calimesa JUSD schools that would serve Site 2.

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1 Email correspondence with Christi Terral, Facilities & Fiscal Accountant, Yucaipa-Calimesa JUSD, March 4, 2010.

2 An institutional land use typically provides for a range of activities related to human development and community services. Institutional land uses can consist of public and private educational facilities, daycare centers, nursery schools, community services (e.g., civic and government facilities, fire and emergency services, law enforcement, health facilities, and community service organizations), public utility or communications services, and religious facilities.

3 Email correspondence with Christi Terral, Facilities & Fiscal Accountant, Yucaipa-Calimesa JUSD, March 4, 2010.

Table 4.14.G: Potential Yucaipa-Calimesa Joint Unified School District Enrollment for Site 2

School	2008–2009 School Enrollment [1]	School Capacity[1,2]	Excess Capacity?
Chapman Heights Elementary	571	1,190	Yes
Mesa View Middle School	N/A[3]	1,700	Yes
Yucaipa High School (9th Grade Campus)	840	1,260	Yes
Yucaipa High School (10th–12th Grade Campus)	2,175	3,535	Yes

1 *2008–2009 School Accountability Report Card,* Yucaipa-Calimesa Joint USD.
2 Based on assumption that each classroom can hold up to 35 students.
3 Mesa View Middle School is a new school facility that opened on August 2009; therefore there is no 2008–2009 school enrollment. The first year for enrollment would be the 2009–2010 school year.
Sources: *Elementary Boundaries,* Yucaipa-Calimesa JUSD, February 10, 2009; *Middle School Boundaries*, Yucaipa-Calimesa JUSD, February 10, 2009.

Based on Yucaipa-Calimesa JUSD's student generation rates, the potential development of up to 608 multiple family residences could generate up to 132 new elementary school students, 42 middle school students, and 58 new high school students. As identified in Table 4.14.E, there is excess capacity at Chapman Heights Elementary, Mesa View Middle School, and Yucaipa High School. There would be excess capacity remaining at these schools even with the addition of up to 232 students. Therefore, the development that could occur as a result on the rezoning of Site 2 would not result in the exceedance of existing school capacity and would not require the construction of new school facilities.

Similar to Site 1, Site 2 would be required to pay development fees to the Yucaipa Calimesa JUSD. Because the payment of required school fees provides "full and complete" mitigation for school-related impacts and because the additional generation of students would not result in the exceedance of the existing school capacity of the identified schools, impacts are less than significant. No mitigation measures are required.

- **Site 3: California Street/Avenue E.** The rezoning of Site 3 could potentially result in the construction and occupation of up to 320 new multiple-family residences. If development occurs on Site 3 at the specified density intensity, development would result in an increase of residents in the City who would utilize City school services and facilities. Similar to Sites 1 and 2, Site 3 is located within the jurisdictional boundaries of the Yucaipa-Calimesa JUSD. Site 3 is within the attendance boundaries of Yucaipa Elementary, Park View Middle School, Yucaipa High School 9th Grade Campus, and Yucaipa High School 10th–12th Grade Campus. Table 4.14.H identifies existing school enrollment and associated school capacity for Yucaipa-Calimesa JUSD schools that would serve Site 3 in the event that Site 3 is rezoned and developed.

Table 4.14.H: Potential Yucaipa-Calimesa Joint Unified School District Enrollment for Site 3

School	2008–2009 School Enrollment [1]	School Capacity[1,2]	Excess Capacity?
Yucaipa Elementary School	449	980	Yes
Park View Middle School	1,163	1,785	Yes
Yucaipa High School (9th Grade Campus)	840	1,260	Yes
Yucaipa High School (10th–12th Grade Campus)	2,175	3,535	Yes

1 *2008–2009 School Accountability Report Card,* Yucaipa-Calimesa Joint USD.
2 Based on assumption that each classroom can hold up to 35 students.
Sources: *Elementary Boundaries,* Yucaipa-Calimesa JUSD, February 10, 2009; *Middle School Boundaries*, Yucaipa-Calimesa JUSD, February 10, 2009.

The rezoning of Site 3 could result in a greater demand on existing school services in the City. Based on Yucaipa Calimesa JUSD's student generation factors for residential development, the potential development of up to 320 multifamily residences could generate up to 69 new elementary school students, 22 new middle school students, and 30 new high school students.

These students would attend Yucaipa Elementary School, Park View Middle School, and Yucaipa High School. As identified in Table 4.14.H, there is excess capacity at Yucaipa Elementary School, Park View Middle School, and Yucaipa High School. Therefore, the development that could occur as a result on the rezoning of Site 3 would not result in the exceedance of existing school capacity and would not require the construction of new school facilities.

Any development that would occur on Site 3 would be required to pay development fees to the Yucaipa Calimesa JUSD. Because the payment of required school fees provides "full and complete" mitigation for school-related impacts and because the additional generation of students would not result in the exceedance of the existing school capacity of the identified schools, impacts are less than significant. No mitigation measures are required.

- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would result in amendments to the City's General Plan and Development Code. These amendments would not impact existing school facilities or interfere with the provision of school services. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not result in a physical change in the existing environment. Future development would be subject to City programs and regulations, which may involve the intensification and reuse of properties within different areas in the City. These actions may affect the provision of school services and/or school facilities. Future development would be subject to subsequent project-specific environmental review ensuring that any significant school-related impacts are appropriately identified and adequately mitigated. Since implementation of this project component at this time involves only an administrative action and would not result in an identified physical change in the environment, no significant impact would occur and no mitigation is warranted.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which do not involve any physical changes in the existing environment. Therefore, no impacts associated with this issue would occur. No mitigation is required.

4.14.5.4 Parks and Recreational Facilities

Threshold	Would the proposed project result in substantial adverse physical impacts associated with the provision of or need for new or physically altered park facilities?

Park and recreational facilities as they pertain to each component of this project are analyzed in Chapter 4.15 (Recreation and Parks) of this EIR.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** As identified in Chapter 4.15 (Recreation and Parks) of this EIR, since there would be no deficiency in parkland with the rezoning and ultimate development of Site 1, it is anticipated that the increase in population would not result in the physical deterioration of existing recreational facilities or require additional facilities that would cause significant environmental impacts. Therefore, impacts associated with this issue would be less than significant. No mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** As identified in Chapter 4.15 (Recreation and Parks) of this EIR, since there would be no deficiency in parkland with the rezoning and ultimate development of Site 2, it is anticipated that the increase in population would not result in the physical deterioration of existing recreational facilities or require additional facilities that would

cause significant environmental impacts. Therefore, impacts associated with this issue would be less than significant. No mitigation is required.

- **Site 3: California Street/Avenue E.** As identified in Chapter 4.15 (Recreation and Parks) of this EIR, there would be no deficiency in parkland with the rezoning and ultimate development of Site 3. Therefore, it is anticipated that the increase in population would not result in the physical deterioration of existing recreational facilities or require additional facilities that would cause significant environmental impacts. Impacts associated with this issue would be less than significant. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would result in amendments to the City's General Plan and Development Code. These amendments would not affect existing recreational facilities or require the provision of additional recreational facilities that could result in a significant environmental impact. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not result in a physical change in the existing environment. Future development would be subject to City programs and regulations, which may involve the intensification and reuse of properties within different areas in the City. These actions may affect the park/recreation facilities and/or the provision of recreation services in the City. Future development would be subject to subsequent project-specific environmental review ensuring that any significant project-specific impacts are appropriately identified and adequately mitigated. Since implementation of this project component at this time involves only an administrative action and would not result in an identified physical change in the environment, no significant impact would occur and no mitigation is necessary.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment. Therefore, there would be no significant impacts associated with this issue would occur. No mitigation is required.

4.14.6 Significant Impacts

All potential public services impacts have been determined to be less than significant. Therefore, no significant impacts associated with public services would occur.

4.14.7 Cumulative Impacts

The cumulative areas for police and fire protection services are the service areas for the YFD and YPD. The need for the public services and associated facilities is measured by service area population, or the number of residents and workers within the City's service area. Service population, as well as the type and density of development, determines the need for new or expanded police and services. Utilizing statistical information, local planning policies, and by interacting with other agencies, fire and police service providers can delineate past patterns, emerging trends, and future issues of concern. Once identified, service providers can redeploy resources to meet future needs.

As additional development occurs in the City of Yucaipa and region, there may be an overall increase in the demand for law enforcement and fire protection services, including personnel, equipment, and/or facilities. Increases in demand are routinely assessed by these agencies as part of the annual monitoring and budgeting process. New development within the service areas of the YFD and YPD

would be required to adhere to conditions established by fire and police service providers, and pay the applicable fees to ensure adequate staffing and equipment levels. Therefore, the cumulative impact on police and fire services in the City would be less than significant.

The cumulative area for school-related issues encompasses the area of the school district (Yucaipa-Calimesa JUSD) that would provide school services/facilities in the project area. While no significant population in the City or region is anticipated to result from the construction and operation of the proposed project, future cumulative development (especially residential development) forecast in the City's General Plan would increase the demand for school facilities and services. However, new school facilities are currently being constructed to accommodate the growth in the local student population. Additionally, school districts are engaged in planning new facilities in anticipation of future local and regional growth. Each district requires the payment of development fees to provide for new school services and/or facilities. As every new development is mandated to provide the fees applicable to the school district affected, the cumulative impact on school services in the City and region would be less than significant.

4.15 RECREATION AND PARKS

The chapter of the EIR analyzes the impact of each of the project sites on existing local and regional recreational services or the need to construct or expand additional recreational facilities due to the implementation of the proposed project.

4.15.1 Existing Setting

The City of Yucaipa Community Services Department (CSD) is responsible for overseeing City Park facilities and services. Parks within the City's jurisdiction include such amenities as athletic fields, hard court playgrounds, open space areas, picnic areas, skating facilities, and equestrian facilities. Additionally, the CSD sponsors many youth and adult recreational programs at City park facilities, including swimming lessons, day camps, and various educational and recreational activities. There are currently a total of approximately 198 acres of parkland within the City.

4.15.1.1 City of Yucaipa Local Parks

The City owns and operates fourteen parks/recreation facilities. Table 4.15.A summarizes the acreages, locations, and features of these recreational facilities. Other recreational facilities in the area include the Wildwood Canyon State Park (part of the State park system) and the Yucaipa Regional Park (part of the San Bernardino County Regional Parks system).

Table 4.15.A: Parks and Recreation Facilities Located Within the City of Yucaipa

Park/Facility	Acres	Features
Avenue A Park	1.0	Picnic shelter and sites.
Avenue I Park	11.3	Baseball fields, basketball court, tennis courts, restrooms, playground, and picnic shelters.
Bryant Glen Sports Complex	7.0	Multipurpose playing fields, restrooms, concession stand, and a playground.
Center Park	0.5	Picnic sites and playground.
Yucaipa Skate Park	0.27	Quarter pipes, a bowl, a pyramid, rails, a hip, drops, fun boxes, and ledges for skate boarders.
Flaghill Veterans Memorial Park	7.5	Playground, picnic tables and benches, and restroom facilities.
Lillian Eaton Park	1.2	Picnic site and gazebo.
Scherer Senior Center	2.5	City of Yucaipa Senior Center, the County of San Bernardino Senior Nutrition, Meals on Wheels, and USDA Food Commodities programs.
7th Street Park	18.3	Baseball field, rollerblade hockey rinks, picnic shelters, playground, swimming pool, bath house, weight room, teen center facility, restrooms, snack bars, announcer's booth, and a 2,000-square foot maintenance shop.
Wildwood Park	72.0	Partially developed park with picnic shelters, restrooms, playground, softball field, concrete stage, equestrian staging area, and a large turf lawn.
Yucaipa Community Park	34.0	Picnic sites and shelters, basketball courts, tennis courts, volleyball court, softball fields, baseball field, playground, soccer fields, restroom, and amphitheater.
Equestrian Center	18.4	Snack bar, storage area, restroom, announcer's booth, main arena, warm-up arena, concrete bleachers, and a tiny-tot playground.
Crafton Hills Park	23.0	One baseball field and Yucaipa Skate Park.
John Tooker Civic Park	1.0	Flowerbeds, turf areas, a meandering creek, and checker/chess tables.
Total Acres	**198.0**	

Sources: *City Parks,* City of Yucaipa Community Services/Recreation Department, http://www.yucaipa.org/aboutyucaipa/cityParks.php, website accessed February 22, 2010.

4.15.1.2 Regional Parks

Yucaipa Regional Park[1] is situated on 885 acres in the foothills of the San Bernardino Mountains at 33900 Oak Glen Road in the City of Yucaipa. Recreational opportunities provided at the park include fishing, swimming, boating, and general recreational activities. Facilities at the park include showers, restrooms, picnic areas, fire pits, a volleyball court, snack bar, bait shop, playground, and horseshoe pits. The park also provides designated areas for camping activities.

4.15.1.3 City of Yucaipa Trails System

The City established a Trails Committee to design a system of trails for the City. This committee reviewed the goals and objectives of the citizenry for a trail network and proposed a Trails Plan, which was subsequently approved by the City. The City has established two classes of trails: Bicycle trails and Multi-Use Trails. Bicycle trails are established as primary and secondary routes. Multi-use trails can be utilized by different modes of transportation including horse riding, jogging, walking, and other similar uses.

4.15.2 Policies and Regulations

4.15.2.1 State Regulations

Quimby Act (California Government Code 66477). This State policy requires the dedication of land and/or imposes a requirement of fees for park and recreational purposes as a condition of approval of tentative map or parcel map.

4.15.2.2 Local Policies

City of Yucaipa General Plan Policies. The City of Yucaipa General Plan includes policies and goals that aim to provide for and maintain recreational facilities. Table 4.15.B identifies applicable goals and policies that apply to the proposed project.

Table 4.15.B: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies		Project Consistency
City of Yucaipa General Plan Infrastructure and Public Facilities Element		
Policy PR-1.D	Establish and implement policies and management strategies that will effectively conserve and utilize park resources.	The components of the proposed project are to amend the General Plan and Zoning Code to include regulations for higher density residential projects and inclusionary housing. These amendments would not interfere with the management strategies identified for park resources.
Policy PR-2.A	As development occurs in hillside areas, open space will be needed both for aesthetic and practical reasons, such as the reduction of grading impacts and watershed protection.	Where slopes exist on Sites 1 and 2, standard City policies will be required prior to any on-site grading. Compliance with established City programs will ensure consistency with this policy.
Goal PR-3	Establish a standard per capita acreage for local parkland of 3.5 acres per thousand residents.	The project is required to adhere to this City policy. This project is consistent with this policy.

[1] *San Bernardino County Regional Parks*, http://www.co.san-bernardino.ca.us/parks/yucaipa.htm, website accessed February 22, 2010.

Table 4.15.B: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies		Project Consistency
Policy PR-3.A	Because the provision of park facilities contributes directly to the overall balance of land uses and quality of life and because the amount of parkland and facilities available can be correlated directly to new development, the City shall ensure that these open space and recreation areas are preserved.	The project would be required to dedicate or pay parkland fees to ensure that open space and recreation areas are available for future new development. This project is consistent with this policy.
Policy PR-3.B	Where possible, locate parks adjacent to school playgrounds for reciprocal uses.	None of the three sites is adjacent to existing school sites; therefore, this policy would not apply; therefore, the project does not conflict with this policy.
Policy PR-3.D	When reviewing private land uses adjacent to public parklands, planning documents shall be reviewed to determine compatibility with park, recreation and open space uses.	The proposed project has been compared against City planning documents to determine compatibility with existing land use (which includes recreational and park resources) in Chapter 4.10 of this EIR. The project is consistent with this policy.
Policy PR-3.E	Where possible, locate parks along recreational trails/corridors to provide rest areas for trail users, expanded opportunities for park users and safer travel between parks.	The components of the proposed project are to amend the General Plan and Zoning Code to include regulations for higher density residential projects and inclusionary housing. These amendments would not interfere with the location of parks along recreational trails/corridors. The project is consistent with this policy.
City of Yucaipa General Plan Transportation Element		
Goal T-7	Encourage non-motorized alternative transportation by creating bicycle lanes and pedestrian paths to commercial areas, parks, and schools.	Implementation of the proposed project would locate residential development in close proximity to commercial areas and would encourage non-motorized alternative transportation with mixed-use development. The project is consistent with this policy.
Goal TP-1	Promote the development of safe and convenient bicycle and pedestrian corridors that provide alternative transportation routes to schools, parks, and employment and commercial areas.	Implementation of the proposed project would encourage the use of safe and convenient bicycle and pedestrian corridors through development of mixed-use projects. The project is consistent with this policy.

4.15.3 Methodology

The potential impacts of the proposed project on recreation and park resources were evaluated based on whether implementation of the proposed project could result in increased use of existing recreation and park resources, or whether implementation of the proposed project could necessitate the construction or expansion of recreation and park facilities.

4.15.4 Thresholds of Significance

The following thresholds of significance regarding potential impacts to recreational facilities and resources are based on questions contained in the CEQA Guidelines (2009). The proposed project would result in a significant impact on recreation resources if any of the following occurs:

- The project increases 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; and/or

- The project includes recreational facilities or require the construction or expansion of recreational facilities that have an adverse physical effect on the environment.

4.15.5 Less Than Significant Impacts

The following impacts were determined to be less than significant. In each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards, and policies would reduce potential impacts to a less than significant level.

4.15.5.1 Increased Use of Existing Recreational Facilities

Threshold	Would the project result in increased use of existing neighborhood and regional parks or other recreational facilities where substantial physical deterioration would occur or be accelerated?

Program 3.a (Site-Specific and Creation of New Land Use District): For the implementation action, which includes site-specific changes to land use designations, there are a total of three sites that will be analyzed for the potential construction of residential units with a density of 20–24 units/acre. The objective is to rezone one or more sites totaling at least 19 acres of multiple-family zoning along with the adoption of multifamily design standards for the rezoned sites. Program 3.a also includes the creation of a new land use district RM-24 (Multiple Residential, 24 units per acre maximum).

- ***Site 1: Oak Glen Road/Colorado Street.*** The rezoning of Site 1 could result in the development of up to 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 of open space land uses. Based on Department of Finance data,[1] the rezoning of Site 1 could result in an increase in population within the City by 1,841 people.[2] This increase in population would result in an increased demand for parks and recreational facilities. Table 4.15.C compares the existing parkland available with and without the development of Site 1.

Table 4.15.C: Site 1 Park Requirements

	Without Rezoning (Existing)	With Rezoning
Population[1]	51,317 people	53,158 people
Parkland Required[2]	176.6 acres	186.0 acres
Existing Parkland[3]	198.0 acres	209.2 acres[4]
Parkland Surplus/Deficient?	Surplus (21.4 acres)	Surplus (23.2 acres)

1 *Table E-5: City/County Population and Housing Estimates,* California Department of Finance, January 2009.
2 City Parkland Requirement of 3.5 acres of parkland per 1,000 people.
3 Only includes City parks and open space areas.
4 Includes the potential 11.2 acres of open space area provided for in the conceptual plans.

As identified in Table 4.15.C, the City currently has a surplus of approximately 21 acres of parkland. With the increase in people that would result from the development of Site 1, the City would still have a surplus of parkland and adequate recreation facilities for existing and anticipated residents. Since there would be no deficiency in parkland with the rezoning and ultimate development of Site 1, it is anticipated that the increase in population would not result in the physical deterioration of existing recreational facilities. Therefore, impacts associated with this issue would be less than significant. No mitigation is required.

1 *Table E-5: City/County Population and Housing Estimates,* California Department of Finance, http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2009/documents/2009%20E-5a%20Internet%20Version.xls, January 2009.
2 2.79 people per household × 660 dwelling units = 1,841 people.

- ***Site 2: Yucaipa Boulevard/Sand Canyon Road.*** The rezoning of Site 2 could result in the development of up to 608 multiple-family dwelling units and 8 acres of commercial land uses. Based on Department of Finance data,[1] the rezoning and ultimate development of Site 2 could result in an increase in City population by 1,696 people.[2] This increase in population would result in an increased demand for parks and recreational facilities within the City. Table 4.15.D compares the existing parkland available with and without the development of Site 2.

Table 4.15.D: Site 2 Park Requirements

	Without Rezoning (Existing)	With Rezoning
Population[1]	51,317 people	53,013 people
Parkland Required[2]	176.6 acres	185.5 acres
Existing Parkland[3]	198.0 acres	198.0 acres
Parkland Surplus/Deficient?	Surplus (21.4 acres)	Surplus (12.5 acres)

1 *Table E-5: City/County Population and Housing Estimates,* California Department of Finance, January 2009.
2 City Parkland Requirement of 3.5 acres of parkland per 1,000 people.
3 Only includes City parks and open space areas.

As identified in Table 4.15.D, the City currently has a surplus of approximately 21 acres of parkland. With the increase in people that would result from the development of Site 2, the City would still have a surplus (approximately 12.5 acres) of parkland and adequate recreation facilities for existing and anticipated residents. Similar to what was identified for Site 1, it is anticipated that the increase in population associated with development of Site 2 would not result in the physical deterioration of existing recreational facilities. Therefore, impacts associated with this issue would be less than significant. No mitigation is required.

- ***Site 3: California Street/Avenue E.*** The rezoning of Site 3 could result in the development of up to 320 multiple-family dwelling units. Based on Department of Finance data,[3] the rezoning and ultimate development of Site 3 could result in an increase in City population by 893 people.[4] This increase in population would result in an increased demand for parks and recreational facilities within the City. Table 4.15.E compares the existing parkland available with and without the development of Site 3.

Table 4.15.E: Site 3 Park Requirements

	Without Rezoning (Existing)	With Rezoning
Population[1]	51,317 people	52,210 people
Parkland Required[2]	176.6 acres	182.7 acres
Existing Parkland[3]	198.0 acres	198.0 acres
Parkland Surplus/Deficient?	Surplus (21.4 acres)	Surplus (15.3 acres)

1 *Table E-5: City/County Population and Housing Estimates,* California Department of Finance, January 2009.
2 City Parkland Requirement of 3.5 acres of parkland per 1,000 people.
3 Only includes City parks and open space areas.

The City currently has a surplus of approximately 21 acres of parkland (Table 4.15.E). Even with the development of Site 3, the City would continue to meet the minimum parkland ratio of 3.5 acres per 1,000 residents. Therefore, it is anticipated that the increase in population associated with development of Site 3 would not result in the physical deterioration of existing recreational facilities in the City. Impacts associated with this issue would be less than significant. No mitigation is required.

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1 *Table E-5: City/County Population and Housing Estimates,* California Department of Finance, http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2009/documents/2009%20E-5a%20Internet%20Version.xls, January 2009.
2 2.79 people per household × 608 dwelling units = 1,696 people.
3 *Table E-5: City/County Population and Housing Estimates,* California Department of Finance, http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2009/documents/2009%20E-5a%20Internet%20Version.xls, January 2009.
4 2.79 people per household × 320 dwelling units = 893 people.

- ***Creation of New Land Use District:*** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) would establish development standards and procedures for multifamily development at a density of 20 to 24 units per acre in the General Plan Land Use Element and Development Code. The creation of the new land use district is an administrative action that would not result in a physical change in the environment. However, housing that could be accommodated under this new land use district would be required to dedicate land for park use or to pay a fee for park and recreational purposes as part of their conditions of approval as identified in Section 8.11.0310, Chapter 3, Division 11 of the City's Municipal Code. Adherence to City policies would ensure that potential impacts associated with this issue remain less than significant. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Development facilitated by these changes in regulations and procedures could involve intensification and reuse of properties within existing urban areas.

Like the creation of a new land use district, this component of the proposed project consists of administrative actions that would not physically result in the disturbance of land. However, future housing that would be accommodated under these proposed changes could result in an increased demand for recreational resources. Park facilities are provided by developers of residential property in accordance with Section 811.0310, Chapter 3, Division 11 of the City's Municipal Code. These requirements were established in accordance with Section 66477 of the California Government Code (commonly known as the Quimby Act), which provides local jurisdictions throughout the State with the authority to establish provisions for the acquisition of parkland in association with new development. Payment of a park development fee is often accepted in lieu of land dedication. The acreage of land required for dedication is determined by the density of permitted residential development. Adherence to State and City policies and regulations would reduce impacts associated with this issue to a less than significant level. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Similar to what was identified for Program 4.a, development facilitated by these changes in regulations would be required to adhere to Section 66477 of the California Government Code (commonly known as the Quimby Act). Adherence to these parkland requirements would reduce impacts associated with this issue to a less than significant level. No mitigation is required.

4.15.5.2 New or Physically Altered Recreation and Park Facilities

Threshold	Would the project result in construction or expansion of recreational facilities that would have an adverse physical effect on the environment?

Program 3.a (Site-Specific and Creation of New Land Use District):

- ***Site 1: Oak Glen Road/Colorado Street.*** If development occurs on Site 1 at the specified density intensity, development would result in the provision of new recreational opportunities through the preservation of up to 11.2 acres of open space. As previously identified, the development of Site 1 could potentially result in a population of approximately 1,841 people. With the addition of 1,841 people, the potential residential development that could occur on Site 1 would require 6.4 acres of parkland to meet the City requirement of 3.5 acres per 1,000 residents. As previously indicated, there is potential for the development of Site 1 to include the provision of approximately 11.2 acres of open space, which is almost twice as much as the required 6.4 acres of parkland.

If such open space is planned for Site 1, then the construction of amenities associated with the open space area would be included as part of Site 1 development. Therefore, the provision of open space and its physical effect on the environmental is included in the analysis of environmental impacts for development of Site 1. As the environmental effects for Site 1 are included as part of the entire analysis of environmental effects, the construction or expansion of such areas would not result in an adverse physical effect on the environment beyond those analyzed for the overall development of Site 1. Similarly, if the development of Site 1 does not include the provision of open space on site, the payment in-lieu fees and park development fees to provide for 6.4 acres of parkland would be required. For these reasons, impacts associated with this issue for Site 1 are considered to be less than significant. No mitigation is required.

- ***Site 2: Yucaipa Boulevard/Sand Canyon Road.*** The rezoning of Site 2 could result in an increase in the City's population by approximately 1,696 people. The potential residential development associated with Site 2 would require 5.9 acres of parkland to meet the City requirement of 3.5 acres per 1,000 residents. Unlike Site 1, Site 2 has limited potential for the provision of open space on site. It is likely that future development on Site 2 would require the payment of in-lieu fees and park development fees to provide for the required 5.9 acres of parkland. Therefore, the rezoning of Site 2 would not result in the construction or expansion of recreational facilities on site. Impacts associated with this issue are less than significant. No mitigation is required.
- ***Site 3: California Street/Avenue E.*** As previously identified, with the addition of 893 people, residential development associated with Site 3 would require 3.1 acres of parkland to meet the City requirement of 3.5 acres per 1,000 residents. Similar to Site 2, potential Site 3 development would require the payment of in-lieu fees and park development fees to provide for the required 3.1 acres of parkland. Therefore, the rezoning of Site 3 would not result in the construction or expansion of recreational facilities on site. For this reason, impacts associated with this issue are less than significant. No mitigation is required.
- ***Creation of New Land Use District:*** The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. However, housing that could be accommodated under this new land use district could require the provision of new recreational facilities. Similar to what was identified for the Program 4.a. component, adherence to existing City regulations would reduce impacts to a less than significant level. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. However, development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas within the City, which may require the construction of new recreational facilities. Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. These developments could be located on sites where recreational facilities could be incorporated. However, these developments could also be located on sites where recreational facilities could not be accommodated on site due to site constraints. Adherence to existing City regulations would reduce impacts to a less than significant level. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment. Therefore, there would be no significant impacts associated with implementation of this project component. No mitigation is required.

4.15.6 Significant Impacts

No significant park and recreation impacts would result from implementation of the proposed Housing Element program.

4.15.7 Cumulative Impacts

Implementation of the proposed project in combination with cumulative projects in the area would increase use of existing parks and recreation facilities. However, as future residential development is proposed, the City will require developers to provide the appropriate amount of parkland or pay the in-lieu fees, which will contribute to future recreational facilities. Payment of these fees and/or implementation of facilities on a project-by-project basis would offset cumulative parkland impacts by providing funding for new and/or renovated parks equipment and facilities. As such, the cumulative impact of build out associated with the implementation of the proposed project when considered with cumulative projects in the area would be less than significant. No mitigation is required.

4.16 TRANSPORTATION AND TRAFFIC

This section analyzes the potential traffic and circulation impacts of the proposed project based on the *Traffic Impact Analysis* (TIA)[1] which is included in its entirety as Appendix G to this EIR. The TIA evaluates existing traffic conditions (2010), future year (2014) conditions, and forecast year (2035) conditions in the vicinity of the proposed project.

4.16.1 Existing Setting

4.16.1.1 Traffic Controls and Intersection Geometrics

Existing intersection geometrics and stop controls are illustrated in Figure 4.16.1. The City's existing roadway system classifications are based upon the City of Yucaipa General Plan. Table 4.16.A summarizes the City's existing roadway system classifications and design standards.

Table 4.16.A: City of Yucaipa Roadway Classifications and Design Standards

Roadway Designation	Number of Lanes	Right-of-Way Width (feet)	Curb-to-Curb Width (feet)
Major Highway	4–6	104	80–92
Secondary Highway	4	88	64
Collector Street	2–4	66	44
Local Street	2	60	36
Cul-De-Sac Street	2	60	36

Source: *City of Yucaipa General Plan Transportation Element,* prepared by J.L. Webb Planning, Inc., July 2004.

Major roadways within the City include:

- **Yucaipa Boulevard:** Yucaipa Boulevard is designated as an east-west Major Highway (6 lanes) between 5th Street and Interstate 10 (I-10) and as a four-lane Secondary Highway between 5th Street and 2nd Street in the City's General Plan Circulation Element.
- **Oak Glen Road:** Oak Glen Road is designated as a north-south Major Highway (6 lanes) between I-10 and Colorado Street and as a four-lane Secondary Highway between Bryant Street and Colorado Street in the City's General Plan Circulation Element.
- **Sand Canyon Road:** Sand Canyon Road is designated as a north-south Major Highway with four lanes in the City's General Plan Circulation Element.
- **Avenue E:** Avenue E is designated as an east-west Secondary Highway with four lanes between 14th Street and 8th Street and Bryant Street in the City's General Plan Circulation Element.
- **Wildwood Canyon Road:** Wildwood Canyon Road is designated as an east-west Secondary Highway with four lanes between Calimesa Boulevard and Bryant Street in the City's General Plan Circulation Element.
- **14th Street:** 14th Street is designated as a north-south Secondary Highway with four lanes between Yucaipa Boulevard and Oak Glen Road in the City's General Plan Circulation Element.
- **Bryant Street:** Bryant Street is designated as a north-south Secondary Highway with four lanes north of Oak Glen Road and between Oak Glen Road and the San Bernardino County line in the City's General Plan Circulation Element.

[1] *Traffic Impact Analysis, General Plan Housing Element Update, City of Yucaipa,* LSA Associates, Inc. April 2010.

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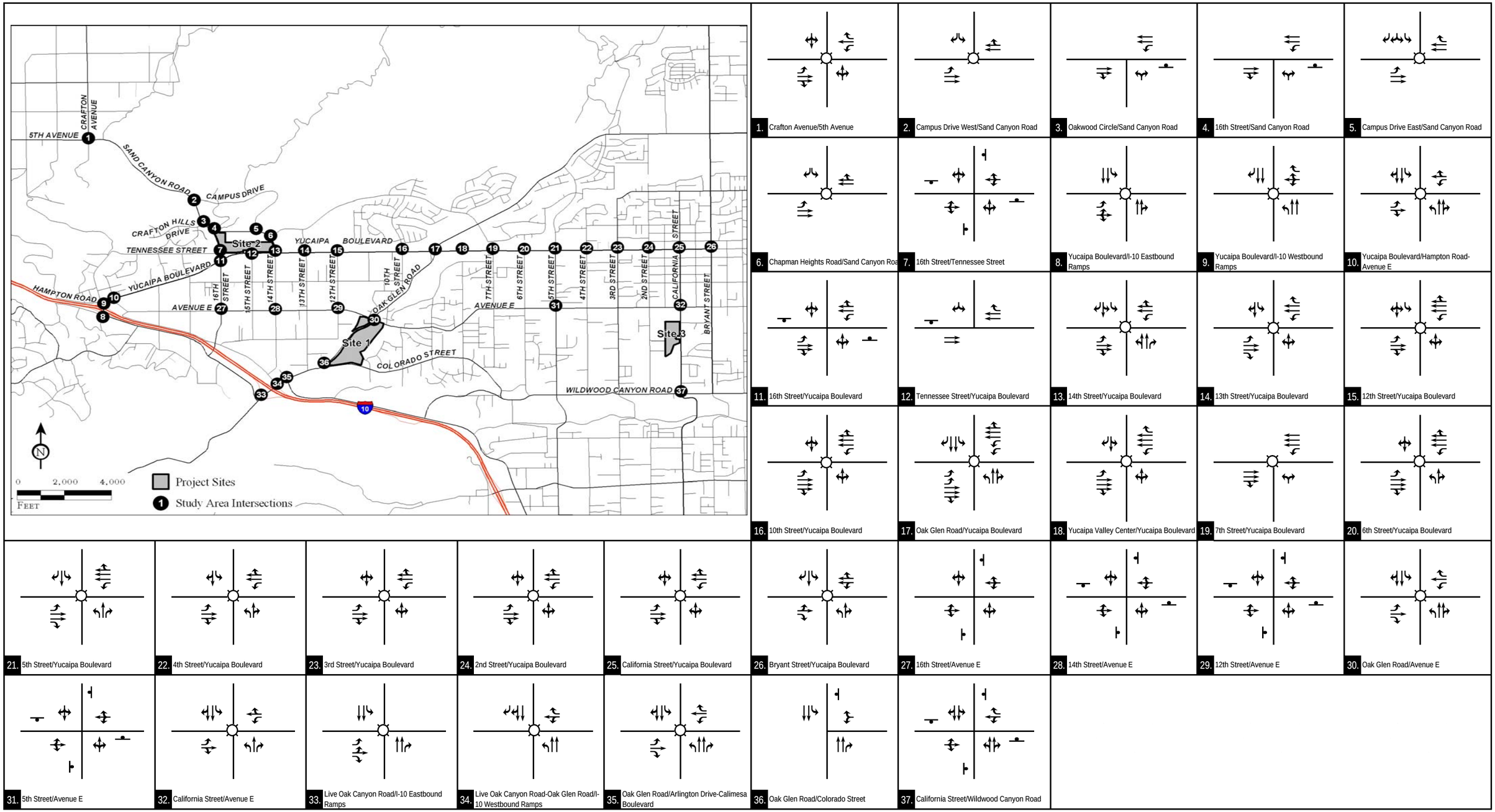

LSA

Legend

Signal

Stop Sign

FIGURE 4.16-1

Yucaipa Housing Element Implementation Program

Draft Environmental Impact Report

Existing (2010) Intersection Geometrics and Stop Control

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- **5th Street:** 5th Street is designated as a north-south Secondary Highway with four lanes between Oak Glen Road and the San Bernardino County line in the City's General Plan Circulation Element.

4.16.1.2 Existing Traffic Volumes

Existing traffic volumes at study area intersections were collected by National Data and Surveying Services (NDS) in February 2010. Passenger car equivalent (PCE) volumes for these locations were computed using a PCE factor of 1.5 for 2-axle trucks, 2.0 for 3-axle trucks, and 3.0 for trucks with 4 or more axles. The percentage of trucks at the remaining study intersections without classification counts were determined from the classification counts at the nearby intersections. Detailed volume development worksheets are included in the TIA (Appendix G of this EIR).

4.16.1.3 Intersection Levels of Service (LOS)

Roadway operations and the relationship between capacity and traffic volumes are generally expressed in terms of levels of service (which are defined using the letter grades A through F). These levels recognize that, while an absolute limit exists as to the amount of traffic traveling through a given intersection (the absolute capacity), the conditions that motorists experience rapidly deteriorate as traffic approaches the absolute capacity. Under such conditions, congestion is experienced. A complete description of the meaning of LOS can be found in the Highway Research Board Special Report 209, *Highway Capacity Manual*. The Manual establishes LOS A through F. Table 4.16.B provides a brief description of the six levels of service.

Table 4.16.B: Level of Service Definitions

LOS	Description
A	No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication. Typically, the approach appears quite open, turns are made easily, and most drivers find freedom of operation.
B	This service level represents stable operation, where an occasional approach phase is fully utilized and a substantial number are approaching full use. Many drivers begin to feel restricted within platoons of vehicles.
C	This level still represents stable operating conditions. Occasionally drivers may have to wait through more than one red signal indication, and backups may develop behind turning vehicles. Most drivers feel somewhat restricted, but not objectionably so.
D	This level encompasses a zone of increasing restriction approaching instability at the intersection. Delays to approaching vehicles may be substantial during short peaks within the peak period; however, enough cycles with lower demand occur to permit periodic clearance of developing queues, thus preventing excessive backups.
E	Capacity occurs at the upper end of this service level. It represents the most vehicles that any particular intersection approach can accommodate. Full utilization of every signal cycle is seldom attained no matter how great the demand.
F	This level describes forced flow operations at low speeds, where volumes exceed capacity. These conditions usually result from queues of vehicles backing up from a restriction downstream. Speeds reduce substantially and stoppages may occur for short or long periods of time due to the congestion. In the extreme case, both speed and volume can drop to zero.

The TIA assessed 37 intersections. With the exception of the freeway on-ramps and off-ramps, which are under the jurisdiction of Caltrans, all intersections assessed in the TIA are under the jurisdiction of the City of Yucaipa. Table 4.16.C provides the existing year (2010) levels of service of the analyzed intersections.

Table 4.16.C: Existing Year (2010) LOS Conditions

Intersection	A.M. Peak Hour	P.M. Peak Hour
Crafton Avenue/5th Avenue	B	C
Campus Drive West/Sand Canyon Road	B	B
Oakwood Circle/Sand Canyon Road	B	A
16th Street/Sand Canyon Road	B	B
Campus Drive East/Sand Canyon Road	A	B
Chapman Heights Road/Sand Canyon Road	C	C
16th Street/Tennessee Street	A	A
Yucaipa Boulevard/I-10 Eastbound Ramps	B	C
Yucaipa Boulevard/I-10 Westbound Ramps	C	A
Yucaipa Boulevard/Hampton Road-Avenue E	C	C
16th Street/Yucaipa Boulevard	**E**	**E**
Tennessee Street/Yucaipa Boulevard	C	B
14th Street/Yucaipa Boulevard	C	C
13th Street/Yucaipa Boulevard	B	B
12th Street/Yucaipa Boulevard	C	C
10th Street/Yucaipa Boulevard	C	B
Oak Glen Road/Yucaipa Boulevard	C	C
Yucaipa Valley Center/Yucaipa Boulevard	B	C
7th Street/Yucaipa Boulevard	C	B
6th Street/Yucaipa Boulevard	C	B
5th Street/Yucaipa Boulevard	C	C
4th Street/Yucaipa Boulevard	B	B
3rd Street/Yucaipa Boulevard	B	B
2nd Street/Yucaipa Boulevard	B	B
California Street/Yucaipa Boulevard	B	C
Bryant Street/Yucaipa Boulevard	C	C
16th Street/Avenue E	A	A
14th Street/Avenue E	B	A
12th Street/Avenue E	B	A
Oak Glen Road/Avenue E	B	B
5th Street/Avenue E	**D**	C
California Street/Avenue E	C	C
Live Oak Canyon Road/I-10 Eastbound Ramps	C	C
Live Oak Canyon Road-Oak Glen Road/I-10 Westbound	C	B
Oak Glen Road/Arlington Drive-Calimesa Boulevard	**D**	C
Oak Glen Road/Colorado Street	C	C
California Street/Wildwood Canyon Road	B	B

Source: Traffic Impact Analysis General Plan Housing Element Update, City of Yucaipa, LSA Associates, Inc. April 2010.

As identified in Table 4.16.C, all study area intersection are currently operating at satisfactory levels of service, with the exception of the 16th Street/Yucaipa Boulevard (a.m. and p.m. peak hours), 5th Street/Avenue E (a.m. peak hour), and Oak Glen Road/Arlington Drive-Calimesa Boulevard (a.m. peak hour) intersections.

4.16.2 Policies and Regulations

4.16.2.1 City of Yucaipa General Plan Policies

The City of Yucaipa General Plan includes policies and goals that apply to traffic service levels and transportation infrastructure. Table 4.16.D identifies goals and policies that apply to the proposed project.

Table 4.16.D: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies		Project Consistency
City of Yucaipa General Plan Transportation Element		
Policy T-1.D	Evaluate road system maintenance, operations and design within the City. 1. Improvement will be made to various road segments and intersections as documented within various studies as the development occurs. 2. City standards will be implemented for road system design, on-site circulation design, emergency evacuation and scenic highways.	The proposed project would be consistent with this policy as identified in Section 4.16.5.2.
Policy T-1.F	Because the development approval process is dependent upon a balance between new development, transportation facilities and the timing of needed construction or improvement of transportation facilities, the City shall implement the following action programs. 1. Approve development proposals only when they are consistent with the City's objective of maintaining a level of service "C" on highways and intersections affected by the development. 2. Actively work with local and regional transportation agencies to ensure transportation system improvements in location where facilities are approaching or have exceeded capacity. 3. Monitor on a continual basis, and compile reports on the capacity and level of service of the City-maintained road system. 4. Develop and implement a systematic and ongoing City-wide assessment of regional and local transportation facility needs and a traffic analysis system utilizing traffic modeling techniques based on maximum potential build-out, as defined in the General Plan, in conjunction with SANBAG. 5. Manage future development so that sufficient levels of service and approved alternative transportation management systems are provided.	The proposed project would be consistent with this policy as identified in Sections 4.16.6.1 and 4.16.6.2.
Policy T-1.G	Because the use of transportation rights-of-way should be maximized, the City shall implement the following actions. 1. Install bicycle lanes and sidewalks on existing and future roadways where appropriate.	The proposed project would be consistent with this policy as identified in Sections 4.16.5.4.
Policy T-1.H	Because basic minimum standards and requirements for roads and access improvements have been developed and applied to all new developments, these are hereby incorporated into the General Plan as follows: 1. Where a parcel of land is being divided through a minor subdivision procedure and a dedicated road or	The project would be consistent with this policy as discussed in Sections 4.16.5.2 and 4.16.5.3.

Table 4.16.D: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies	Project Consistency
street right-of-way, railroad right-of-way, or flood control right-of-way bisects the property, the lots shall be designed, wherever possible, to be located on only one side of the right-of-way.	
2. Public road access is a requirement of all newly created lots. If this is not physically feasible, private road access may be granted only if circumstances warrant. The creation of "flag lots" shall be discouraged on all Tentative Tract Maps, and any such lots so proposed shall require Planning Commission review and approval. Private road access requires a minimum 20-foot recorded easement for single lots (one house), 30-foot for multiple uses (two houses), and a half-street right-of-way (40 feet) shall be required for three or more lots.	
3 Cul-de-sacs shall not exceed 600 feet in length, except as provided below, and shall terminate with a turn-around as specified in adopted City Road Standards. Longer cul-de-sacs may be approved if it can be found that the cul-de-sac will not be injurious to the public health, safety, and welfare.	
4 Road grades shall not exceed 12% unless it can be demonstrated that the objectives of the General Plan and the "Road Planning and Design Standards" design manual can be met.	
5. The subdivision and each phase thereof shall have two points of vehicular ingress and egress from existing and surrounding streets, one of which may be emergency only. Where it can be shown that this requirement is a physical impossibility or a cul-de-sac is proposed, this requirement may be waived. Additional restrictions may apply in fire hazard areas.	
6. The following stipulations shall apply regarding conformance with the General Plan. a. If the General Plan designates a general location of a proposed highway and any portion thereof may be wholly or partially within any proposed subdivision or may be affected by a proposed subdivision, prior to the approval of the proposed subdivision, a specific alignment plan shall be prepared and adopted. Each such roadway shall conform in width and alignment with that shown on the General Plan or Specific Plan or any standards adopted pursuant thereto. As a condition of approval of said subdivision, the subdivider shall be required to make dedications and construct such reasonable improvements as required by the specific alignment plan. Such requirements may be waived upon recommendations of the City Engineer, if the proposed highway is located upon a section line or its precise alignment can be otherwise determined. b. The circulation design of all subdivisions shall be compatible and coordinate with the General Plan	The project would be consistent with this policy at the time a tentative tract map for any subdivision is processed and conditions of approval are issued by the City.

Table 4.16.D: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies	Project Consistency
and the existing street and land use patter in the surrounding area. To the greatest extent practical, the circulation design should include curve-linear streets and attempt to avoid grid networks of long linear streets. 7. The following stipulations shall apply regarding access requirements. a. Lots created by subdivision of land shall abut upon a recorded dedicated public right-of-way of a width as established by the General Plan Circulation Element, the County Master Plan of Highways or the County Highway Right-of-Way Road System by an approved access which connects a lot or lots to a maintained public street or State highway. b. The requirements for approved access to subdivision having lot sizes of 40 gross acres or more may be waived when all of the following findings are made: i The applicant is or will be subject to severe hardship unless the waiver is approved. ii. There is an existing traveled roadway which has been in existence for at least five years which roadway is at least 20 feet in width in all points. iii. The roadway has capability for normal passenger car use to each lot in the subdivision. iv. Private road easements may be approved for access to each lot if it is determined that public street access cannot be provided due to certain title limitations or topographical conditions. v. Existing traveled roads for which a Court has determined that an implied dedicated right by users exists for public use shall be recognized as legal access to each lot of the subdivision. 8. Regarding dedications, the subdivider may be required to dedicate land within the subdivision that is needed for the following: • Streets; • Access Rights; • Alleys; • Drainage Easements or Rights-of-Way; • Flood Control; • Parks; • Bike Paths;	

Table 4.16.D: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies		Project Consistency
	• Public Utility Easements; • Public Access to Recreational Resources such as lakes, rivers, streams, etc.; and • Other Necessary Public Easements or Dedications of Land. Such dedication may also be required off-site if deemed necessary to support the sound development of the subdivision.	
Policy T-3.A	Require that the proponents of future development generate financing mechanisms for road system improvements.	The project would be consistent with this policy as discussed in Sections 4.16.6.1 and 4.16.6.2.
Policy T-3.B	Maintain and implement the City-wide Congestion Management Plan and Traffic Mitigation Fee Program.	The project would be consistent with this policy as discussed in Sections 4.16.6.1 and 4.16.6.2.
Policy T-3.E	Ensure adequate access for emergency evacuation and for emergency vehicles in the event of wildland fires and other natural disasters.	The project would be consistent with this policy as discussed in Section 4.16.5.3.
Policy T-3.I	Because new development generates traffic which impacts the City's road system and causes costly improvements to be required, the City shall develop and adopt a transportation fee program to provide a financing mechanism for facilities necessary to mitigate the impacts of new development.	The project would be consistent with this policy as discussed in Sections 4.16.6.1 and 4.16.6.2.
Policy T-4.C	Because there must be correlation between land use and the transportation/circulation system pursuant to Government Code Section 65302(b), the City shall implement the following actions: 1. Consider the ability of existing roads to handle projected traffic increases in the review of new development proposals. If level of service "C" cannot be maintained, require improvements that will work toward achieving and maintaining that standard. 2. Require traffic studies as appropriate for development proposals that will have an impact on traffic circulation. 3. Consider the accessibility requirements of each land use activity when determining its best location. 4. Provide access and make improvements to the circulation system consistent with needs generated by land uses shown on the land use maps and specified by the Improvement Levels (IL) as shown on the Infrastructure Overlay maps. 5. Require all proposed development (including both ministerial and discretionary review applications) to dedicate streets rights-of-way and drainage easements consistent with the General Plan.	The project would be consistent with this policy as these traffic actions have been discussed in Chapter 4.16 of this EIR.
Policy T-5.A	Because it is an objective to achieve and maintain level of service "C" on all highways and intersections and because the level of service is affected by design standards, the City shall implement the following action items:	The project would be consistent with this policy as discussed in Section 4.16.5.2.

Table 4.16.D: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies		Project Consistency
	1. Implement appropriate design standards for all types of highways as shown in Table VII-1. 2. Maintain the City "Road Planning and Design Standards" as a design manual which will apply to all road and drainage improvements to be dedicated to the City.	
Policy T-6.C	Design land use patterns in new developments that minimize the number of automobile trips by providing neighborhood shopping facilities and pedestrian and bicycle paths.	The project would be consistent with this policy as discussed in Section 4.16.5.4.
Policy T-6.D	Encourage the design and implementation of land uses, development standards, and capital improvement programs which maximize the use of public transit.	Implementation of the proposed project would encourage the use of public transit through the siting of residential uses near commercial uses. Therefore, this project would be consistent with this policy.
Policy T-7.A	Require site development plans to provide adequate sidewalk and safe pedestrian trails.	The project would be consistent with this policy as discussed in Section 4.16.5.4.
Policy T-8.A	Because State law requires the General Plan to address evacuation routes as they relate to identified fire and geologic hazards, and since the objective of ensuring public safety from natural hazards requires the maintenance of accessibility to populated areas during and after natural disasters, the following actions shall be implemented: 2. Roads and highways designated as potential evacuation routes in the planning area including the major routes out of the area are Interstate 10 and numerous major and secondary highways. This listing is not meant to be a comprehensive evacuation plan. It merely indicates the major highways traversing the City, all of which are potential major evacuation routes should a disaster occur within the City. These routes are found on the circulation maps of the General Plan. In most cases, the San Bernardino County Sheriff's Department is in charge of evacuation procedures. Specific evacuation routes will be designated during an emergency as and when the need arises, in accordance with the evacuation procedures contained in the County Emergency Management Plan (which is not adopted as part of the General Plan). Earthquakes, major floods, and fires may make certain routes impassable. Detours and re-routing of traffic will be designated by the appropriate agency following procedures set forth in the Emergency Management Plan. 3. Public roadways should be developed with a minimum of 60-foot wide rights-of-way with a minimum 36-foot wide paved way of travel. For privately maintained roads, the minimum should generally be no less than a 24-foot wide paving with no parking allowed, 32-foot wide paving with parking allowed on one side, or a 36-foot wide paving with	The project would be consistent with this policy as discussed in Section 4.16.5.3.

Table 4.16.D: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, Policies		Project Consistency
	parking allowed on both sides. 4. Ensure that development has adequate access for emergency evacuation and for emergency vehicles in the event of wildland fires and other natural disasters by applying the following standards. a. Require compliance with the provisions of the access standards of the Fire Hazard Overlay District, the Subdivision Design and Improvement Standards of the City development Code, and, where applicable, Planned Development standards. b. Access for development project shall be considered in conjunction with the location of active faults through the development review process. Access across faults shall be discouraged where point(s) of access can feasibly be located outside of fault areas. c. Through the provisions of the Fire Hazard Overlay District and the development review process, require project to provide immediate vehicular access to the perimeter of structural development within projects adjacent and exposed to wildlands. 5. In areas with predominant natural slopes greater than 30%, and in canyon mouths and ridge saddles, the following standards shall apply. a. Access roads shall be the shortest length feasible. b. Grading for roads shall be the minimum necessary to provide adequate access. c. The applicable decision makers shall consider, in the review of proposed General Plan amendments or the development of specific plans, accessibility to the sites(s), including the quality of existing or proposed roads which will provide access.	
Policy T-9.A	Encourage new commercial and office developments to develop and employ Transportation Demand Management (TDM) and Transportation Systems Management (TSM) measures.	The project would be consistent with this policy as discussed in Section 4.16.4.3.

4.16.3 Methodology

The TIA for the proposed project was prepared using a methodology to calculate the contribution of the proposed project to intersection volumes for California Environmental Quality Act (CEQA) compliance. This method, specified by the *Congestion Management Program for San Bernardino County*[1] and used for CEQA compliance, defines project traffic to be the difference between the year

[1] *Congestion Management Program for San Bernardino County, 2003 Update, December 3, 2003, by San Bernardino Associated Governments*, prepared by SANBAG in cooperation with the Comprehensive Transportation Plan Technical Advisory Committee, Attachment 4, Appendix C, *Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2005 Update.*

2035 with project peak hour traffic volumes and the baseline peak hour traffic volumes. The project's percentage contribution to total new traffic is then calculated by dividing the total new project's peak hour trip volume at each study area intersection by the total new traffic. Previously identified Figure 4.16.1 identifies the key intersections included in this analysis.

LOS and volumes are discussed below for three different scenarios against which project impacts are compared:

- Existing year (2010) setting without and with the project;
- Opening year (2014) background without and with the project; and
- Future (2035) background without and with the project.

For each scenario, traffic operations at study intersections are evaluated for the a.m. and p.m. peak hours. The a.m. peak hour is defined as the one hour of highest traffic volumes occurring between 7:00 and 9:00 a.m. The p.m. peak hour is defined as the one hour of highest traffic volumes occurring between 4:00 and 6:00 p.m.

4.16.3.1 Development of Opening Year Traffic Volumes

Based on discussion with City staff, traffic volumes at study intersections for opening year 2014 without the 2008–2014 Housing Element Update conditions were developed by applying a 1.5 percent annual growth rate to the existing (2010) traffic volumes. Traffic volumes for opening year 2014 with the 2008–2014 Housing Element Update conditions were developed by adding the total project trips from Planning Area Sites 1, 2, and 3 to the opening year 2014 without 2008–2014 Housing Element Update traffic volumes.

4.16.3.2 Development of Buildout Year 2035 Traffic Volumes

The CMP guidelines require examination of traffic impacts under build-out year 2035 conditions. The CMP TIA procedures require that an analysis be conducted utilizing the year 2030 traffic data from an approved local or regional traffic model and that the year 2030 model volumes be extrapolated to represent year 2035 conditions. The year 2035 traffic volumes were developed using future traffic projections from the East Valley Traffic Model (EVTM), maintained by the City of San Bernardino. The following describes in detail the methodology employed for passenger vehicles to determine the a.m. and p.m. peak hour intersection turn movements for build-out conditions. Volume development sheets and detailed methodology is included in Appendix G of this EIR. The methodology used is consistent with San Bernardino Associated Governments (SANBAG) procedures for post-processing of modeled traffic volumes.

4.16.3.3 Level of Service Standards

For all study area intersections, the 2000 *Highway Capacity Manual* (HCM 2000) analysis methodologies were used to determine intersection levels of service. Levels of service at all intersections were calculated using the Traffix version 8.0 software, which uses the HCM 2000 methodologies. Saturation flow rates consistent with CMP guidelines for existing, opening year, and future year analyses were used in the calculations of intersection capacity. In accordance with CMP guidelines, any intersection at which the volume-to-capacity ratio is greater than 1.0 is considered to be operating at LOS F, regardless of delay. Table 4.16.E identifies the level of service criteria for unsignalized and signalized intersections.

Table 4.16.E: Level of Service Criteria for Unsignalized and Signalized Intersections

Level of Service	Unsignalized Intersection Average Delay per Vehicle (sec.)	Signalized Intersection Average Delay per Vehicle (sec.)
A	≤ 10	≤ 10
B	> 10 and ≤ 15	> 10 and ≤ 20
C	> 15 and ≤ 25	> 20 and ≤ 35
D	> 25 and ≤ 35	> 35 and ≤ 55
E	> 35 and ≤ 50	> 55 and ≤ 80
F	> 50	> 80

The study area intersections fall under the jurisdictions of the City of Yucaipa and Caltrans. The City of Yucaipa uses LOS C as its minimum level of service objective for intersections. Therefore, study intersections under City jurisdiction operating at LOS D, E or F are expected to be mitigated to LOS C or better [General Plan Policy T-1.F (1)] whenever possible. Caltrans considers acceptable level of service to be between C and D for all intersections under its jurisdiction; therefore, all intersections under Caltrans jurisdiction must operate with a weighted average delay of 45 seconds or less. Study intersections under the jurisdiction of Caltrans operating at delays of more than 45 seconds are required to be mitigated to acceptable standards.

4.16.4 Thresholds of Significance

Based on Appendix G of the *CEQA Guidelines*, traffic and transportation impacts would occur if the proposed project would:

- Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;
- Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways;
- Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks;
- Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Result in inadequate emergency access; and/or
- Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

4.16.5 Less Than Significant Impacts

The following impacts were determined to be less than significant. For each of the following issues either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards, and policies would reduce potential impacts to a less than significant level.

4.16.5.1 Air Traffic Patterns

Threshold	Would the proposed project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Program 3.a (Site-Specific and Creation of New Land Use District): For the implementation action, which includes site-specific changes to land use designations, there are a total of three sites that are analyzed for the potential construction of residential units with a density of 20–24 units/acre. The objective is to rezone one or more sites totaling at least 19 acres of multiple–family zoning along with the adoption of multifamily design standards for the rezoned sites. Program 3.a also includes the creation of a new land use district RM-24 (Multiple Residential, 24 units per acre maximum).

- **Site 1: Oak Glen Road/Colorado Street.** There are no public use or private airports within two miles of Site 1. The nearest local airports to Site 1 are the Redlands Municipal Airport and the San Bernardino International Airport. The Redlands Municipal Airport is located outside of the City of Yucaipa, approximately 5.5 miles northwest of Site 1. The San Bernardino International Airport is located approximately 10 miles west of Site 1. The rezoning and potential development of Site 1 with residential, institutional, and commercial uses would not result in a change in air traffic patterns. Therefore, no impacts associated with this issue would occur and no mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The nearest local airports to Site 2 are the Redlands Municipal Airport and the San Bernardino International Airport. The Redlands Municipal Airport is located outside of the City of Yucaipa, approximately 4.5 miles northwest of Site 2. The San Bernardino International Airport is located approximately 9 miles west of from Site 2. The rezoning and subsequent development of Site 2 would not result in a change in air traffic patterns. Therefore, no impacts associated with this issue would occur. No mitigation is required.
- **Site 3: California Street/Avenue E.** The nearest local airports to Site 3 are the Redlands Municipal Airport and the San Bernardino International Airport. The Redlands Municipal Airport is located outside of the City of Yucaipa, approximately 7.5 miles away from Site 3. The San Bernardino International Airport is located approximately 12 miles away from Site 3. Similar to Site 1 and 2, the rezoning and subsequent development of Site 3 would not result in a change in air traffic patterns. Therefore, no impact associated with this issue would occur and no mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent “by right” development within the new land use district created through this program would not be subject to further CEQA review. It is anticipated that new development within the new land use district would consist of residential uses. These residential uses would not result in a change in air traffic patterns. Therefore, no impact associated with this issue would occur and no mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not result in a change in air traffic patterns. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which is an administrative action. This administrative action would not result in a change in air traffic patterns. Therefore, no impact associated with this issue would occur and no mitigation is required.

4.16.5.2 Design Hazard Features

Threshold	Would the proposed project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of up to 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 of open space land uses. As required by State law, all project-related transportation improvements will be designed by a licensed professional civil engineer and constructed by a licensed construction contractor. The subsequent development that could occur on Site 1 would result in new sections of roadway and traffic signals providing safe and efficient access to and from the proposed residential, commercial, and institutional uses and will not result in the creation of circulation design hazards. For these reasons, impacts associated with this issue are considered to be less than significant and no further mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the subsequent development of the site with residential and commercial uses. As identified for Site 1, any new sections of roadway that would be installed on Site 2 would be required to be designed by a licensed professional civil engineer and constructed by a licensed construction contractor per State requirements. Therefore, the subsequent development that could occur on Site 2 would not result in the creation of circulation design hazards. Impacts associated with this issue are considered to be less than significant and no further mitigation is required.
- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home park. The rezoning of Site 3 could result in the subsequent redevelopment of the site with multifamily uses. Similar to Sites 1 and 2, any new sections of roadway that would be installed on Site 3 or adjacent to Site 3 would be required to be designed by a licensed professional civil engineer and constructed by a licensed construction contractor per State requirements. Therefore, the subsequent development that could occur on Site 3 would not result in the creation of circulation design hazards. Impacts associated with this issue are considered to be less than significant and no further mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. However, future housing that could be accommodated under this new land use district would still be required to adhere to State requirements associated with the engineering and construction of transportation facilities such as roadways. Therefore, impacts associated with this issue are considered to be less than significant. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. The implementation of this project component is an administrative action that does not include any activities that would increase hazards due to a design feature. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in

the environment. Therefore, there no impacts associated with this issue would occur. No mitigation is required.

4.16.5.3 Emergency Access

Threshold	Would the proposed project result in inadequate emergency access?

The City of Yucaipa has an adopted Hazard Mitigation Plan to protect the health, safety, and welfare of the general public during emergencies including flooding, fires, high winds, earthquakes and other geologic hazards, and hazardous material accidents. Emergency situations discussed in the emergency plan include:

- Earthquake
- Flood
- Dam failure
- Fire
- Transportation accidents
- Hazardous spills

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of up to 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 of open space land uses. The project proponent(s) of these potential future developments would be required to design, construct, and maintain structures, roadways, and facilities to provide for adequate emergency access and evacuation per fire and police circulation standards of the City of Yucaipa. Construction activities, which may temporarily restrict vehicular traffic, will be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. The project would be designed to provide an acceptable level of vehicular access along public roads and project driveways, thereby accommodating access for all emergency vehicles. Furthermore, the City of Yucaipa Fire Department would review and approve any proposed site plan to ensure adherence to the Fire Code and to prevent unnecessary hazards. Adherence to the Fire Code and emergency access measures required by the City would ensure no impacts related to this issue would occur. No mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the subsequent development of the site with residential and commercial uses. Similar to Site 1, in the event that residential and commercial uses are developed on Site 2, the project proponent(s) of these future developments would be required to design, construct, and maintain structures and infrastructure to provide for adequate emergency access based on fire and police circulation standards identified by the City. In addition, the City of Yucaipa Fire Department would review prior to approval for adequate emergency access. Therefore, since all development within the City is required to adhere to the Fire Code and emergency access measures required by the City, no impacts associated with this issue would occur. No mitigation is required.
- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home park. The rezoning of Site 3 could result in the subsequent redevelopment of the site with multifamily uses. Similar to Sites 1 and 2, in the event that Site 3 is redeveloped with multifamily residential uses, the project proponent(s) would be required to provide adequate emergency access based on the City's Fire Code and emergency access measures. Therefore, no impacts associated with this issue would occur and no mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. However, future housing that could be accommodated under this new land use district would still be subject to City requirements for emergency access requirements. Therefore, since all developments within the

City would be required to adhere to City requirements for emergency access, no impacts associated with this issue would occur. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. The implementation of this project component is an administrative action that would not result in any physical change to the environment. Therefore, implementation of this project component would not result in inadequate emergency access. No impacts associated with this issue would occur and no mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment. Therefore, there no impacts associated with inadequate emergency access would occur. No mitigation is required.

4.16.5.4 Alternative Transportation Policies, Plans and Programs

Threshold	Would the proposed project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of up to 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 of open space land uses. Subsequent development that could occur on Site 1 could result in the development of employment, and shopping opportunities in close proximity to existing and proposed residential development. In addition, it is anticipated that the proposed project would include sidewalks and landscaping treatments to provide for pedestrian access throughout the project site. The type of uses proposed and their proximity to each other allow for increased pedestrian and bicycle activity, limiting the need for vehicle travel. The provision of additional retail options and institutional uses in proximity to existing residential development will reduce vehicle miles traveled; therefore, implementation of this project component would be consistent with City policies encouraging alternative transportation. A less than significant impact associated with this issue would occur. No mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the development of up to 608 multiple-family dwelling units and 8 acres of commercial land uses. Subsequent development that could occur on Site 2 could result in the development of employment, and shopping opportunities in close proximity to existing and proposed residential development. The type of uses that could be developed on Site 2 and their proximity to each other allow for increased pedestrian and bicycle activity, limiting the need for vehicle travel. The provision of additional retail options in proximity to existing residential development would reduce vehicle miles traveled; therefore, implementation of this project component is consistent with City policies encouraging alternative transportation. A less than significant impact associated with this issue would occur. No mitigation is required.
- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home park. The rezoning of Site 3 could result in the redevelopment of the site with up to 320 multiple-family dwelling units. Site 3 is located in a heavily urbanized area of the City. The type of uses that could be developed on Site 3 in combination with nearby commercial and service buildings

would allow for increased pedestrian and bicycle activity. In addition, it is anticipated that any future development that could occur on Site 3 would be designed to allow for non-motorized access throughout the project site. Therefore, a less than significant impact associated with this issue would occur. No mitigation is required.

- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not result in a physical change in the environment. However, future uses that could be developed within this new land use district are anticipated to be designed and consistent with adopted policies, plans, or programs supporting alternative transportation. Therefore, no significant impacts associated with this issue would occur with implementation of this project component. No mitigation is required.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Future development activity may involve intensification and reuse of properties, however, all developments would be required to adhere to City requirements related to alternative transportation features. Therefore, impacts associated with this issue are anticipated to be less than significant. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, implementation of this component would not result in a conflict with adopted policies, plans, or programs supporting alternative transportation. No impacts associated with this issue would occur. No mitigation is required.

4.16.6 Significant Impacts

The following impacts were determined to be potentially significant. For each of the following issues, mitigation measures have been recommended to reduce the significance of the identified impacts.

4.16.6.1 Opening Year (2014) Intersection Traffic and Level of Service (LOS) Standard

Impact 4.16.6.1. *The approval of the land use changes as proposed as a part of the project may result in study area intersections operating at an unsatisfactory level of service during the future year (2014) scenario.*

Threshold	Would the proposed project exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Would the proposed project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Based on discussion with City staff, traffic volumes at study intersections for opening year 2014 without the 2008–2014 Housing Element Update conditions were developed by applying a 1.5 percent annual growth rate to the existing (2010) traffic volumes. Traffic volumes for opening year

2014 with the 2008–2014 Housing Element Update conditions were developed by adding the total project trips from Sites 1, 2, or 3 to the opening year 2014 without 2008–2014 Housing Element Update traffic volumes. Table 4.16.F identifies the number of trips that could be generated on each of the sites.

Table 4.16.F: Project Trip Generation

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Site Alternative 1								
Townhome	660 Dwelling Units							
Trips/Unit[1]		0.07	0.37	0.44	0.35	0.17	0.52	5.81
Trip Generation		46	244	290	231	112	343	3,835
Shopping Center	4.0 Acres							
Driveway Trips/Unit[2]		28.80	19.20	48.00	66.00	66.00	132.00	1,200.00
Driveway Trip Generation		115	77	192	264	264	528	4,800
Pass-by Trips[3]		46	31	77	106	105	211	1,920
Cumulative Trips/Unit[4]		17.28	11.52	28.80	39.60	39.60	79.20	720.00
Cumulative Trip Generation		69	46	115	158	159	317	2,880
Church[5]	10.8 Thousand Square Feet							
Trips/Unit[6]		0.35	0.21	0.56	0.26	0.29	0.55	9.11
Trip Generation		4	2	6	3	3	6	98
Total Site Alternative 1		**119**	**292**	**411**	**392**	**274**	**666**	**6,813**
Site Alternative 2								
Townhome	608 Dwelling Units							
Trips/Unit[1]		0.07	0.37	0.44	0.35	0.17	0.52	5.81
Trip Generation		43	225	268	213	103	316	3,532
Shopping Center	8.0 Acres							
Driveway Trips/Unit[2]		28.80	19.20	48.00	66.00	66.00	132.00	1,200.00
Driveway Trip Generation		230	154	384	528	528	1,056	9,600
Pass-by Trips[3]		92	62	154	211	211	422	3,840
Cumulative Trips/Unit[4]		17.28	11.52	28.80	39.60	39.60	79.20	720.00
Cumulative Trip Generation		138	92	230	317	317	634	5,760
Total Site Alternative 2		**181**	**317**	**498**	**530**	**420**	**950**	**9,292**
Site Alternative 3								
Townhome	320 Dwelling Units							
Trips/Unit[1]		0.07	0.37	0.44	0.35	0.17	0.52	5.81
Trip Generation		22	119	141	112	54	166	1,859
Total Site Alternative 3		**22**	**119**	**141**	**112**	**54**	**166**	**1,859**

1 Trip generation based on rate for Land Use 230 - "Residential Condominium/Townhouse" from Institute of Transportation Engineers (ITE) Trip Generation, 8th Edition.
2 Trip generation based on rate for Land Use - "Neighborhood Shopping Center" from SANDAG Trip Generation Manual, May 2003. Driveway trips are the sum of project trips plus pass-by trips.
3 Pass-by trips based on SANDAG Trip Generation Manual, May 2003. Pass-by trips are the difference between the driveway vehicle trips and cumulative vehicle trips.
4 Cumulative trips based on SANDAG Trip Generation Manual, May 2003. Cumulative vehicle trips are the driveway trips minus pass-by trips.
5 Land Use designation for Institutional Use (Church) and square footage according to information received from the City of Yucaipa.
6 Trip generation based on rate for Land Use 560 - "Church" from ITE Trip Generation, 8th Edition.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** As identified in Table 4.16.F, potential development that could occur on Site 1 could generate up to 411 a.m. peak hour trips, 666 p.m. peak hour trips, and 6,813 daily trips. The subsequent development that could occur on Site 1 would contribute trips to study area intersections that are currently experiencing or will experience unsatisfactory levels of service during the opening year (2014) scenario. The opening year (2014) without and with the development of Site 1 scenario LOS for study area intersections is provided in Table 4.16.G.

Table 4.16.G: Year 2014 LOS Conditions with and without Site 1 Development

Intersection	Without Project		With Site 1 Development			
			No Mitigation		With Mitigation	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
Crafton Avenue/5th Avenue	B	C	B	C	Not applicable	
Campus Drive West/Sand Canyon Road	B	B	B	B	Not applicable	
Oakwood Circle/Sand Canyon Road	B	A	B	B	Not applicable	
16th Street/Sand Canyon Road	B	B	B	B	Not applicable	
Campus Drive East/Sand Canyon Road	A	B	A	B	Not applicable	
Chapman Heights Road/Sand Canyon Road	C	B	C	B	Not applicable	
16th Street/Tennessee Street	A	A	A	A	Not applicable	
Yucaipa Boulevard/I-10 Eastbound Ramps	B	**F**	B	**F**	B	B
Yucaipa Boulevard/I-10 Westbound Ramps	D	B	D	B	Not applicable	
Yucaipa Boulevard/Hampton Road-Avenue E	**D**	C	**D**	C	C	C
16th Street/Yucaipa Boulevard	**F**	**F**	**F**	**F**	B	B
Tennessee Street/Yucaipa Boulevard	C	B	C	B	Not applicable	
14th Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
13th Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
12th Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
10th Street/Yucaipa Boulevard	C	B	C	B	Not applicable	
Oak Glen Road/Yucaipa Boulevard	C	C	C	C	Not applicable	
Yucaipa Valley Center/Yucaipa Boulevard	B	C	B	C	Not applicable	
7th Street/Yucaipa Boulevard	C	B	C	B	Not applicable	
6th Street/Yucaipa Boulevard	C	B	C	B	Not applicable	
5th Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
4th Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
3rd Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
2nd Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
California Street/Yucaipa Boulevard	B	C	B	C	Not applicable	
Bryant Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
16th Street/Avenue E	A	A	B	B	Not applicable	
14th Street/Avenue E	B	B	B	B	Not applicable	
12th Street/Avenue E	B	A	B	A	Not applicable	
Oak Glen Road/Avenue E	B	B	B	B	Not applicable	
5th Street/Avenue E	**E**	**D**	**E**	**E**	B	B
California Street/Avenue E	C	C	C	C	Not applicable	
Live Oak Canyon Road/I-10 Eastbound Ramps	C	C	C	C	Not applicable	

Table 4.16.G: Year 2014 LOS Conditions with and without Site 1 Development

Intersection	Without Project		With Site 1 Development			
			No Mitigation		With Mitigation	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
Live Oak Canyon Road-Oak Glen Road/I-10 Westbound	C	B	C	C	Not applicable	
Oak Glen Road/Arlington Drive-Calimesa Boulevard	**D**	C	**F**	C	C	C
Oak Glen Road/Colorado Street	C	C	C	**D**	B	A
California Street/Wildwood Canyon Road	B	C	B	C	Not applicable	

Source: Traffic Impact Analysis General Plan Housing Element Update, City of Yucaipa, LSA Associates, Inc. April 2010.

As indicated in Table 4.16.G, the following six study area intersections are projected to operate at unsatisfactory levels of service for Site 1:

- *Yucaipa Boulevard/I-10 Eastbound Ramps:* This intersection is projected to operate at LOS F during the p.m. peak hour under opening year 2014 (without project) conditions. The addition of Site 1 project traffic would contribute to this unsatisfactory condition.
- *Yucaipa Boulevard/Hampton Road-Avenue E:* This intersection is projected to operate at LOS D during the a.m. peak hour under opening year 2014 (without project) conditions. The addition of Site 1 project traffic would contribute to this unsatisfactory condition.
- *16th Street/Yucaipa Boulevard:* This intersection is projected to operate at LOS F during the a.m. and p.m. peak hours under opening year 2014 (without project) conditions. The addition of Site 1 project traffic would contribute to this unsatisfactory condition.
- *5th Street/Avenue E:* This intersection is projected to operate at LOS E during the a.m. peak hour and LOS D during the p.m. peak hour under opening year 2014 (without project) conditions. The addition of Site 1 project traffic would contribute to this unsatisfactory condition.
- *Oak Glen Road/Arlington Drive-Calimesa Boulevard:* This intersection is projected to operate at LOS D during the a.m. peak hour under opening year 2014 (without project) conditions. The addition of Site 1 project traffic would contribute to this unsatisfactory condition.
- *Oak Glen Road/Colorado Street:* Under year 2014 (without project) conditions, this intersection will operate satisfactorily at LOS C during the p.m. peak hour. The addition of project traffic would cause operations at this intersection to deteriorate to LOS D during the p.m. peak hour. This is a significant impact requiring mitigation.

Mitigation Measure 4.16.6.1A has been identified to ensure that potential impacts are adequately addressed for these study area intersections.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the subsequent development of residential and commercial uses on the site. As identified in Table 4.16.F, potential development that could occur on Site 2 could generate up to 498 a.m. peak hour trips, 950 p.m. peak hour trips, and 9,292 daily trips. The subsequent development that could occur on Site 2 would contribute trips to study area intersections that are currently experiencing or will experience unsatisfactory levels of service during the opening year (2014) scenario. Table 4.16.H provides the opening year (2014) without and with the development of Site 2 scenario LOS for study area intersections.

Table 4.16.H: Year 2014 LOS Conditions with and without Site 2 Development

Intersection	Without Project		With Site 2 Development			
			No Mitigation		With Mitigation	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
Crafton Avenue/5th Avenue	B	C	B	C	Not applicable	

Table 4.16.H: Year 2014 LOS Conditions with and without Site 2 Development

Intersection	Without Project		With Site 2 Development			
			No Mitigation		With Mitigation	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
Campus Drive West/Sand Canyon Road	B	B	B	B	Not applicable	
Oakwood Circle/Sand Canyon Road	B	A	B	A	Not applicable	
16th Street/Sand Canyon Road	B	B	C	C	Not applicable	
Campus Drive East/Sand Canyon Road	A	B	A	B	Not applicable	
Chapman Heights Road/Sand Canyon Road	C	B	C	B	Not applicable	
16th Street/Tennessee Street	A	A	A	A	Not applicable	
Yucaipa Boulevard/I-10 Eastbound Ramps	B	**F**	C	**F**	C	B
Yucaipa Boulevard/I-10 Westbound Ramps	D	B	D	B	Not applicable	
Yucaipa Boulevard/Hampton Road-Avenue E	**D**	C	**D**	C	C	C
16th Street/Yucaipa Boulevard	**F**	**F**	**F**	**F**	B	B
Tennessee Street/Yucaipa Boulevard	C	B	C	C	Not applicable	
14th Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
13th Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
12th Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
10th Street/Yucaipa Boulevard	C	B	C	B	Not applicable	
Oak Glen Road/Yucaipa Boulevard	C	C	C	C	Not applicable	
Yucaipa Valley Center/Yucaipa Boulevard	B	C	B	C	Not applicable	
7th Street/Yucaipa Boulevard	C	B	C	B	Not applicable	
6th Street/Yucaipa Boulevard	C	B	C	B	Not applicable	
5th Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
4th Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
3rd Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
2nd Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
California Street/Yucaipa Boulevard	B	C	B	C	Not applicable	
Bryant Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
16th Street/Avenue E	A	A	A	A	Not applicable	
14th Street/Avenue E	B	B	C	B	Not applicable	
12th Street/Avenue E	B	A	B	A	Not applicable	
Oak Glen Road/Avenue E	B	B	B	B	Not applicable	
5th Street/Avenue E	**E**	**D**	**E**	**D**	B	B
California Street/Avenue E	C	C	C	C	Not applicable	
Live Oak Canyon Road/I-10 Eastbound Ramps	C	C	C	C	Not applicable	
Live Oak Canyon Road-Oak Glen Road/I-10 Westbound	C	B	C	B	Not applicable	
Oak Glen Road/Arlington Drive-Calimesa Boulevard	**D**	C	**D**	C	C	C
Oak Glen Road/Colorado Street	C	C	C	C	Not applicable	
California Street/Wildwood Canyon Road	B	C	B	C	Not applicable	

Source: Traffic Impact Analysis General Plan Housing Element Update, City of Yucaipa, LSA Associates, Inc. April 2010.

As identified in Table 4.16.H, the following five study area intersections are projected to operate at unsatisfactory levels of service for Site 2:

- *Yucaipa Boulevard/I-10 Eastbound Ramps:* This intersection is projected to operate at LOS F during the p.m. peak hour under opening year 2014 (without project) conditions. The addition of Site 2 project traffic would contribute to this unsatisfactory condition.
- *Yucaipa Boulevard/Hampton Road-Avenue E:* This intersection is projected to operate at LOS D during the a.m. peak hour under opening year 2014 (without project) conditions. The addition of Site 2 project traffic would contribute to this unsatisfactory condition.
- *16th Street/Yucaipa Boulevard:* This intersection is projected to operate at LOS F during the a.m. and p.m. peak hours under opening year 2014 (without project) conditions. The addition of Site 2 project traffic would contribute to this unsatisfactory condition.
- *5th Street/Avenue E:* This intersection is projected to operate at LOS E during the a.m. and p.m. peak hours under opening year 2014 (without project) conditions. The addition of Site 2 project traffic would contribute to this unsatisfactory condition.
- *Oak Glen Road/Arlington Drive-Calimesa Boulevard:* This intersection is projected to operate at LOS D during the a.m. peak hour under opening year 2014 (without project) conditions. The addition of Site 2 project traffic would contribute to this unsatisfactory condition.

Previously referenced **Mitigation Measure 4.16.6.1A** has been identified to ensure that potential impacts are adequately addressed for these study area intersections.

- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home park. The rezoning of Site 3 could result in the subsequent redevelopment of the site with multiple-family residences. As identified in Table 4.16.F, potential development that could occur on Site 3 could generate up to 141 a.m. peak hour trips, 166 p.m. peak hour trips, and 1,859 daily trips. The subsequent development that could occur on Site 3 would contribute trips to study area intersections that are currently experiencing or will experience unsatisfactory levels of service during the opening year (2014) scenario. The opening year (2014) without and with the development of Site 3 scenario LOS for study area intersections is provided in Table 4.16.I.

Table 4.16.I: Year 2014 LOS Conditions with and without Site 3 Development

Intersection	Without Project		With Site 3 Development			
			No Mitigation		With Mitigation	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
Crafton Avenue/5th Avenue	B	C	B	C	Not applicable	
Campus Drive West/Sand Canyon Road	B	B	B	B	Not applicable	
Oakwood Circle/Sand Canyon Road	B	A	B	A	Not applicable	
16th Street/Sand Canyon Road	B	B	B	B	Not applicable	
Campus Drive East/Sand Canyon Road	A	B	A	B	Not applicable	
Chapman Heights Road/Sand Canyon Road	C	B	C	B	Not applicable	
16th Street/Tennessee Street	A	A	A	A	Not applicable	
Yucaipa Boulevard/I-10 Eastbound Ramps	B	**F**	B	**F**	B	B
Yucaipa Boulevard/I-10 Westbound Ramps	D	B	D	B	Not applicable	
Yucaipa Boulevard/Hampton Road-Avenue E	**D**	C	**D**	C	C	C
16th Street/Yucaipa Boulevard	**F**	**F**	**F**	**E**	B	B
Tennessee Street/Yucaipa Boulevard	C	B	C	B	Not applicable	
14th Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
13th Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
12th Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
10th Street/Yucaipa Boulevard	C	B	C	B	Not applicable	
Oak Glen Road/Yucaipa Boulevard	C	C	C	C	Not applicable	
Yucaipa Valley Center/Yucaipa Boulevard	B	C	B	C	Not applicable	

Table 4.16.I: Year 2014 LOS Conditions with and without Site 3 Development

Intersection	Without Project		With Site 3 Development			
			No Mitigation		With Mitigation	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
7th Street/Yucaipa Boulevard	C	B	C	B	Not applicable	
6th Street/Yucaipa Boulevard	C	B	C	B	Not applicable	
5th Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
4th Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
3rd Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
2nd Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
California Street/Yucaipa Boulevard	B	C	C	C	Not applicable	
Bryant Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
16th Street/Avenue E	A	A	A	A	Not applicable	
14th Street/Avenue E	B	B	B	B	Not applicable	
12th Street/Avenue E	B	A	B	A	Not applicable	
Oak Glen Road/Avenue E	B	B	B	B	Not applicable	
5th Street/Avenue E	**E**	**D**	**E**	**D**	B	B
California Street/Avenue E	C	C	C	C	Not applicable	
Live Oak Canyon Road/I-10 Eastbound Ramps	C	C	C	C	Not applicable	
Live Oak Canyon Road-Oak Glen Road/I-10 Westbound	C	B	C	B	Not applicable	
Oak Glen Road/Arlington Drive-Calimesa Boulevard	**D**	C	**D**	C	C	C
Oak Glen Road/Colorado Street	C	C	C	C	Not applicable	
California Street/Wildwood Canyon Road	B	C	B	C	Not applicable	

Source: Traffic Impact Analysis General Plan Housing Element Update, City of Yucaipa, LSA Associates, Inc. April 2010.

As identified in Table 4.16.I, the following five study area intersections are projected to operate at unsatisfactory levels of service for Site 3:

- *Yucaipa Boulevard/I-10 Eastbound Ramps:* This intersection is projected to operate at LOS F during the p.m. peak hour under opening year 2014 (without project) conditions. The addition of Site 3 project traffic would contribute to this unsatisfactory condition.
- *Yucaipa Boulevard/Hampton Road-Avenue E:* This intersection is projected to operate at LOS D during the a.m. peak hour under opening year 2014 (without project) conditions. The addition of Site 3 project traffic would contribute to this unsatisfactory condition.
- *16th Street/Yucaipa Boulevard:* This intersection is projected to operate at LOS F during the a.m. and p.m. peak hours under opening year 2014 (without project) conditions. The addition of Site 3 project traffic would contribute to this unsatisfactory condition.
- *5th Street/Avenue E:* This intersection is projected to operate at LOS E during the a.m. peak hour under opening year 2014 (without project) conditions. The addition of Site 3 project traffic would contribute to this unsatisfactory condition.
- *Oak Glen Road/Arlington Drive-Calimesa Boulevard:* This intersection is projected to operate at LOS D during the a.m. peak hour under opening year 2014 (without project) conditions. The addition of Site 3 project traffic would contribute to this unsatisfactory condition.

Previously referenced **Mitigation Measure 4.16.6.1A** has been identified to ensure that potential impacts are adequately addressed for these study area intersections.

- **Creation of New Land Use District:** The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. However, housing that could be accommodated under this new land use district could contribute to or result in an

intersection operating below satisfactory LOS standards. **Mitigation Measure 4.16.6.1B** has been identified to ensure that potential impacts are adequately addressed for these study area intersections.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated level of service on existing or proposed roadways would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, there would be no significant impacts associated with this issue. No mitigation is required.

Mitigation Measures. Under opening year 2014 with the 2008–2014 Housing Element Update conditions, up to four study area intersections will not meet the relevant jurisdiction's minimum LOS standard. The following modifications to intersection configurations for opening year 2014 plus project (as affected by Sites 1, 2, or 3 as cited below) are recommended to improve levels of service in accordance with CMP requirements:

- **Yucaipa Boulevard/I-10 Eastbound Ramps:** Add an eastbound right-turn lane. Convert eastbound shared left-turn/through/right turn-lane to a shared left-turn/through lane (Sites 1, 2, and 3).
- **Yucaipa Boulevard/Hampton Road-Avenue E:** Add an eastbound right-turn lane with overlap phasing (Sites 1, 2, and 3).
- **16th Street/Yucaipa Boulevard:** Install a traffic signal (Sites 1, 2 and, 3).
- **5th Street/Avenue E:** Install a traffic signal (Sites 1, 2 and, 3).
- **Oak Glen Road/Arlington Drive-Calimesa Boulevard:** Restripe westbound lanes to have dual westbound left-turn lanes and one shared through/right-turn lane (Sites 1, 2 and 3).
- **Oak Glen Road/Colorado Street:** Install a traffic signal (Site 1 only).

Caltrans is scheduled to complete improvements to the Yucaipa Boulevard/I-10 Interchange that will supersede the improvements cited above for the Yucaipa Boulevard/I-10 Eastbound Ramps. The improvements are scheduled for completion in 2011. The traffic signals cited above for the 16th Street/Yucaipa Boulevard, 5th Street/Avenue E and Oak Glen Road/Colorado Street intersections are included as part of the City's Traffic Mitigation Fee (TMF) Program. The eastbound right-turn lane cited above for the Yucaipa Boulevard/Hampton Road-Avenue E intersection and the restriping of westbound lanes cited above for the Oak Glen Road/Arlington Drive-Calimesa Boulevard intersection are also included as part of the City's TMF Program. In summary, the improvements defined for the 2014 plus Site 1, 2, or 3 scenarios are or will be funded by an existing programmed Caltrans improvement project or the City's TMF Program. Consequently, mitigation of these impacts will be accomplished upon completion of the scheduled Caltrans improvement project to the Yucaipa Boulevard/I-10 Interchange and through payment of the City's TMF Program by the eventual Site 1, 2, or 3 project proponent. The following mitigation measures are required:

4.16.6.1A Prior to the issuance of a Certificate of Occupancy for a project developed on Site 1, 2, or 3, the project proponent shall participate in the City of Yucaipa Development Impact Fee Program. The City shall ensure that the improvements outlined for the

Yucaipa Boulevard/Hampton Road-Avenue E, 16th Street/Yucaipa Boulevard, 5th Street/Avenue E, Oak Glen Road/Arlington Drive-Calimesa Boulevard and Oak Glen Road/Colorado Street intersections will be constructed pursuant to the timeframe established in the City of Yucaipa Traffic Mitigation Fee Program for the identified local improvements, or earlier if necessary, to avoid identified significant impacts.

4.16.6.1B Prior to the issuance of a Certificate of Occupancy for a project developed within the new land use district, each developer shall consult with the City to determine if a project-specific traffic analysis is required for the proposed project. The City shall determine if the proposed project meets the requirements for a preparation of a traffic analysis based on guidelines established in the San Bernardino County Congestion Management Program (CMP). If the City determines that a project-specific traffic analysis is required, the project proponent shall submit one for review and approval. The traffic analysis shall identify trips that would be generated by the project and any fair-share contributions required to maintain the levels of service on these study area intersections. The payment of a fair-share contribution shall be made through an established City of Yucaipa impact fee and participation in the County's transportation mitigation fee program, as appropriate, or construction of off-site facilities under appropriate fee credit agreements for improvements deemed appropriate by the City.

Level of Significance After Mitigation. With implementation of the identified mitigation (**Mitigation Measure 4.16.6.1A**) for Sites 1, 2, and 3, intersection LOS at affected TIA area intersections will not exceed established City performance standards and impacts would be rendered less than significant.

Since there is no site-specific information for housing that could occur within the new land use district, LOS impacts cannot be attributed to any one study area intersection. Even with adherence to the identified mitigation measures, future housing could affect intersections that are not under City jurisdiction (e.g., Yucaipa Boulevard/I-10 Eastbound Ramps). Therefore, the project proponent would not have control over when certain improvements would be constructed. However, upon completion of the scheduled Caltrans improvement project to the Yucaipa Boulevard/I-10 Interchange and continued improvements to local roadways and intersections in accordance with the City's TMF Program, it is speculative to suggest that there will be significant and unavoidable impacts associated with development of a project within the new land use district. For this reason, it is anticipated that implementation of the identified mitigation (**Mitigation Measure 4.16.6.1B**) for the new land use district will result in intersection LOS within established City performance standards and impacts would be rendered less than significant.

4.16.6.2 Future Year (2035) Intersection Traffic and Level of Service (LOS) Standard

Impact 4.16.6.2. *The approval of the land use changes as proposed as a part of the project may result in study area intersections operating at an unsatisfactory level of service during the future year (2035) scenario.*

Threshold	Would the proposed project exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Would the proposed project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** As identified in Table 4.16.F, potential development that could occur on Site 1 could generate up to 411 a.m. peak hour trips, 666 p.m. peak hour trips, and 6,813 daily trips. The subsequent development that could occur on Site 1 would contribute trips to study area intersections that are currently experiencing or will experience unsatisfactory levels of service during the future year (2035) scenario. The future year (2035) without and with the subsequent development of Site 1 scenario LOS for study area intersections are provided in Table 4.16.J.

Table 4.16.J: Year 2035 LOS Conditions with and without Site 1 Development

Intersection	Without Project		With Site 1 Development			
			No Mitigation		With Mitigation	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
Crafton Avenue/5th Avenue	C	C	C	C	Not applicable	
Campus Drive West/Sand Canyon Road	A	B	A	B	Not applicable	
Oakwood Circle/Sand Canyon Road	B	A	B	B	Not applicable	
16th Street/Sand Canyon Road	C	C	C	C	Not applicable	
Campus Drive East/Sand Canyon Road	A	A	A	A	Not applicable	
Chapman Heights Road/Sand Canyon Road	B	C	B	C	Not applicable	
16th Street/Tennessee Street	A	A	A	A	Not applicable	
Yucaipa Boulevard/I-10 Eastbound Ramps	C	**F**	C	**F**	C	B
Yucaipa Boulevard/I-10 Westbound Ramps	**F**	C	**F**	C	B	B
Yucaipa Boulevard/Hampton Road-Avenue E	C	**D**	C	**D**	C	C
16th Street/Yucaipa Boulevard	**F**	**F**	**F**	**F**	B	B
Tennessee Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
14th Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
13th Street/Yucaipa Boulevard	B	A	B	A	Not applicable	
12th Street/Yucaipa Boulevard	C	B	C	B	Not applicable	
10th Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
Oak Glen Road/Yucaipa Boulevard	C	**D**	C	**D**	C	C
Yucaipa Valley Center/Yucaipa Boulevard	B	C	B	C	Not applicable	
7th Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
6th Street/Yucaipa Boulevard	C	B	C	B	Not applicable	
5th Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
4th Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
3rd Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
2nd Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
California Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
Bryant Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
16th Street/Avenue E	A	B	A	B	Not applicable	
14th Street/Avenue E	C	B	C	C	Not applicable	
12th Street/Avenue E	A	A	A	A	Not applicable	
Oak Glen Road/Avenue E	B	B	B	B	Not applicable	
5th Street/Avenue E	**D**	**F**	**D**	**F**	B	B
California Street/Avenue E	C	C	C	C	Not applicable	
Live Oak Canyon Road/I-10 Eastbound Ramps	C	D	C	**F**	C	D

Table 4.16.J: Year 2035 LOS Conditions with and without Site 1 Development

Intersection	Without Project		With Site 1 Development			
			No Mitigation		With Mitigation	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
Live Oak Canyon Road-Oak Glen Road/I-10 Westbound	C	C	D	D	Not applicable	
Oak Glen Road/Arlington Drive-Calimesa Boulevard	**F**	**F**	**F**	**F**	C	C
Oak Glen Road/Colorado Street	**D**	**F**	**E**	**F**	B	B
California Street/Wildwood Canyon Road	C	C	C	C	Not applicable	

Source: Traffic Impact Analysis General Plan Housing Element Update, City of Yucaipa, LSA Associates, Inc. April 2010.

As identified in Table 4.16.J, the following nine study area intersections are projected to operate at unsatisfactory levels of service for Site 1:

- *Yucaipa Boulevard/I-10 Eastbound Ramps:* This intersection is projected to operate at LOS F during the p.m. peak hour under future year 2035 (without project) conditions. The addition of Site 1 project traffic would contribute to this unsatisfactory condition.
- *Yucaipa Boulevard/I-10 Westbound Ramps:* This intersection is projected to operate at LOS F during the a.m. peak hour under future year 2035 without project conditions. The addition of Site 1 project traffic would contribute to this unsatisfactory condition.
- *Yucaipa Boulevard/Hampton Road-Avenue E:* This intersection is projected to operate at LOS D during the p.m. peak hour under future year 2035 without project conditions. The addition of Site 1 project traffic would contribute to this unsatisfactory condition.
- *16th Street/Yucaipa Boulevard:* This intersection is projected to operate at LOS F during the a.m. and p.m. peak hours under future year 2035 (without project) conditions. The addition of Site 1 project traffic would contribute to this unsatisfactory condition.
- *Oak Glen Road/Yucaipa Boulevard:* This intersection is projected to operate at LOS D during the p.m. peak hour under future year 2035 without project conditions. The addition of Site 1 project traffic would contribute to this unsatisfactory condition.
- *5th Street/Avenue E:* This intersection is projected to operate at LOS D during the a.m. peak hour and LOS F during the p.m. peak hour under future year 2035 (without project) conditions. The addition of Site 1 project traffic would contribute to this unsatisfactory condition.
- *Live Oak Canyon Road/I-10 Eastbound Ramps:* Under year 2035 (without project) conditions, this intersection will operate satisfactorily at LOS D during the p.m. peak hour. The addition of Site 1 project traffic would cause operations at this intersection to deteriorate to LOS F during the p.m. peak hour. This is a significant impact requiring mitigation.
- *Oak Glen Road/Arlington Drive-Calimesa Boulevard:* This intersection is projected to operate at LOS F during the a.m. and p.m. peak hours under future year 2035 (without project) conditions. The addition of Site 1 project traffic would contribute to this unsatisfactory condition.
- *Oak Glen Road/Colorado Street:* This intersection is projected to operate at LOS D during the a.m. peak hour and LOS F during the p.m. peak hour under future year 2035 (without project) conditions. The addition of Site 1 project traffic would contribute to this unsatisfactory condition.

Mitigation Measures 4.16.6.2A and **4.16.6.2B** have been identified to ensure that potential impacts are adequately addressed for these study area intersections.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the subsequent development of residential and commercial uses on the site. As identified in Table 4.16.F, potential development that could occur on Site 2 could generate up to 498 a.m. peak hour trips, 950 p.m. peak hour trips, and 9,292 daily trips. The subsequent development that could occur on Site 2 would contribute trips to study area intersections that are currently

experiencing or will experience unsatisfactory levels of service during the future year (2035) scenario. The future year (2035) without and with the subsequent development of Site 2 scenario LOS for study area intersections are provided in Table 4.16.K.

Table 4.16.K: Year 2035 LOS Conditions with and without Site 2 Development

Intersection	Without Project		With Site 2 Development			
			No Mitigation		With Mitigation	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
Crafton Avenue/5th Avenue	C	C	C	C	Not applicable	
Campus Drive West/Sand Canyon Road	A	B	A	B	Not applicable	
Oakwood Circle/Sand Canyon Road	B	A	B	A	Not applicable	
16th Street/Sand Canyon Road	C	C	C	**D**	C	C
Campus Drive East/Sand Canyon Road	A	A	A	A	Not applicable	
Chapman Heights Road/Sand Canyon Road	B	C	B	C	Not applicable	
16th Street/Tennessee Street	A	A	A	B	Not applicable	
Yucaipa Boulevard/I-10 Eastbound Ramps	C	**F**	C	**F**	C	B
Yucaipa Boulevard/I-10 Westbound Ramps	**F**	C	**F**	**F**	B	B
Yucaipa Boulevard/Hampton Road-Avenue E	C	**D**	C	**D**	C	C
16th Street/Yucaipa Boulevard	**F**	**F**	**F**	**F**	C	C
Tennessee Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
14th Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
13th Street/Yucaipa Boulevard	B	A	B	A	Not applicable	
12th Street/Yucaipa Boulevard	C	B	C	B	Not applicable	
10th Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
Oak Glen Road/Yucaipa Boulevard	C	**D**	C	**D**	Not applicable	
Yucaipa Valley Center/Yucaipa Boulevard	B	C	B	C	Not applicable	
7th Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
6th Street/Yucaipa Boulevard	C	B	C	B	Not applicable	
5th Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
4th Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
3rd Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
2nd Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
California Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
Bryant Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
16th Street/Avenue E	A	B	A	B	Not applicable	
14th Street/Avenue E	C	B	C	C	Not applicable	
12th Street/Avenue E	A	A	A	A	Not applicable	
Oak Glen Road/Avenue E	B	B	B	B	Not applicable	
5th Street/Avenue E	**D**	**F**	**D**	**F**	B	B
California Street/Avenue E	C	C	C	C	Not applicable	
Live Oak Canyon Road/I-10 Eastbound Ramps	C	D	C	D	C	D
Live Oak Canyon Road-Oak Glen Road/I-10 Westbound	C	C	C	C	Not applicable	
Oak Glen Road/Arlington Drive-Calimesa Boulevard	**F**	**F**	**F**	**F**	C	C
Oak Glen Road/Colorado Street	**D**	**F**	**D**	**F**	B	B
California Street/Wildwood Canyon Road	C	C	C	C	Not applicable	

Source: Traffic Impact Analysis General Plan Housing Element Update, City of Yucaipa, LSA Associates, Inc. April 2010.

As identified in Table 4.16.K, the following ten study area intersections are projected to operate at unsatisfactory levels of service for Site 2:

- *16th Street/Sand Canyon Road:* This intersection is projected to operate at LOS C during the a.m. peak hour under future year 2035 without project conditions. The addition of Site 2 project traffic would cause operations at this intersection to deteriorate to LOS D. This is a significant impact requiring mitigation
- *Yucaipa Boulevard/I-10 Eastbound Ramps:* This intersection is projected to operate at LOS F during the p.m. peak hour under future year 2035 (without project) conditions. The addition of Site 2 project traffic would contribute to this unsatisfactory condition.
- *Yucaipa Boulevard/I-10 Westbound Ramps:* This intersection is projected to operate at LOS F during the a.m. peak hour under future year 2035 without project conditions. The addition of Site 1 project traffic would contribute to this unsatisfactory condition. Under year 2035 (without project) conditions, this intersection will operate satisfactorily at LOS C during the p.m. peak hour. The addition of project traffic would cause operations at this intersection to deteriorate to LOS F. This is a significant impact requiring mitigation.
- *Yucaipa Boulevard/Hampton Road-Avenue E:* This intersection is projected to operate at LOS D during the p.m. peak hour under future year 2035 without project conditions. The addition of Site 2 project traffic would contribute to this unsatisfactory condition.
- *16th Street/Yucaipa Boulevard:* This intersection is projected to operate at LOS F during the a.m. and p.m. peak hours under future year 2035 (without project) conditions. The addition of Site 2 project traffic would contribute to this unsatisfactory condition.
- *Oak Glen Road/Yucaipa Boulevard:* This intersection is projected to operate at LOS D during the p.m. peak hour under future year 2035 without project conditions. The addition of Site 2 project traffic would contribute to this unsatisfactory condition.
- *5th Street/Avenue E:* Under year 2035 (without project) conditions, this intersection is projected to operate at LOS D in the a.m. peak hour and LOS F during the p.m. peak hour. The addition of Site 2 project traffic would contribute to this unsatisfactory condition.
- *Live Oak Canyon Road/I-10 Eastbound Ramps:* Under year 2035 (without project) conditions, this intersection will operate satisfactorily at LOS D during the p.m. peak hour. The addition of Site 2 project traffic would cause operations at this intersection to deteriorate to LOS F during the p.m. peak hour. This is a significant impact requiring mitigation.
- *Oak Glen Road/Arlington Drive-Calimesa Boulevard:* This intersection is projected to operate at LOS F during the a.m. and p.m. peak hours under future year 2035 (without project) conditions. The addition of Site 2 project traffic would contribute to this unsatisfactory condition.
- *Oak Glen Road/Colorado Street:* This intersection is projected to operate at LOS D during the a.m. peak hour and LOS F during the p.m. peak hour under future year 2035 (without project) conditions. The addition of Site 2 project traffic would contribute to this unsatisfactory condition.

Previously referenced **Mitigation Measure 4.16.6.2A** has been identified to ensure that potential impacts are adequately addressed for these study area intersections.

- **Site 3: California Street/Avenue E.** Site 3 is currently developed with a manufactured home park. The rezoning of Site 3 could result in the subsequent redevelopment of the site with multiple-family residences. As identified in Table 4.16.F, potential development that could occur on Site 3 could generate up to 141 a.m. peak hour trips, 166 p.m. peak hour trips, and 1,859 daily trips. The subsequent development that could occur on Site 3 would contribute trips to study area intersections that are currently experiencing or will experience unsatisfactory levels of service during the future year (2035) scenario. The future year (2035) without and with the subsequent development of Site 3 scenario LOS for study area intersections are provided in Table 4.16.L.

Table 4.16.L: Year 2035 LOS Conditions with and without Site 3 Development

Intersection	Without Project		With Site 3 Development			
			No Mitigation		With Mitigation	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
Crafton Avenue/5th Avenue	C	C	C	C	Not applicable	
Campus Drive West/Sand Canyon Road	A	B	A	B	Not applicable	
Oakwood Circle/Sand Canyon Road	B	A	B	A	Not applicable	
16th Street/Sand Canyon Road	C	C	C	C	Not applicable	
Campus Drive East/Sand Canyon Road	A	A	A	A	Not applicable	
Chapman Heights Road/Sand Canyon Road	B	C	B	C	Not applicable	
16th Street/Tennessee Street	A	A	A	A	Not applicable	
Yucaipa Boulevard/I-10 Eastbound Ramps	C	**F**	C	**F**	C	B
Yucaipa Boulevard/I-10 Westbound Ramps	**F**	C	**F**	C	B	B
Yucaipa Boulevard/Hampton Road-Avenue E	C	**D**	C	**D**	C	C
16th Street/Yucaipa Boulevard	**F**	**F**	**F**	**F**	B	B
Tennessee Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
14th Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
13th Street/Yucaipa Boulevard	B	A	B	A	Not applicable	
12th Street/Yucaipa Boulevard	C	B	C	B	Not applicable	
10th Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
Oak Glen Road/Yucaipa Boulevard	C	**D**	C	**D**	C	C
Yucaipa Valley Center/Yucaipa Boulevard	B	C	B	C	Not applicable	
7th Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
6th Street/Yucaipa Boulevard	C	B	C	B	Not applicable	
5th Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
4th Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
3rd Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
2nd Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
California Street/Yucaipa Boulevard	B	B	B	B	Not applicable	
Bryant Street/Yucaipa Boulevard	C	C	C	C	Not applicable	
16th Street/Avenue E	A	B	A	B	Not applicable	
14th Street/Avenue E	C	B	C	B	Not applicable	
12th Street/Avenue E	A	A	A	A	Not applicable	
Oak Glen Road/Avenue E	B	B	B	B	Not applicable	
5th Street/Avenue E	**D**	**F**	**D**	**F**	B	B
California Street/Avenue E	C	C	C	C	Not applicable	
Live Oak Canyon Road/I-10 Eastbound Ramps	C	D	C	D	Not applicable	
Live Oak Canyon Road-Oak Glen Road/I-10 Westbound	C	C	C	C	Not applicable	
Oak Glen Road/Arlington Drive-Calimesa Boulevard	**F**	**F**	**F**	**F**	C	C
Oak Glen Road/Colorado Street	**D**	**F**	**D**	**F**	B	B
California Street/Wildwood Canyon Road	C	C	C	**D**	C	C

Source: Traffic Impact Analysis General Plan Housing Element Update, City of Yucaipa, LSA Associates, Inc. April 2010.

As identified in Table 4.16.L, the following nine study area intersections are projected to operate at unsatisfactory levels of service for Site 3:

- *Yucaipa Boulevard/I-10 Eastbound Ramps:* This intersection is projected to operate at LOS F during the p.m. peak hour under future year 2035 (without project) conditions. The addition of Site 3 project traffic would contribute to this unsatisfactory condition.
- *Yucaipa Boulevard/I-10 Westbound Ramps:* This intersection is projected to operate at LOS F during the a.m. peak hour under future year 2035 without project conditions. The addition of Site 3 project traffic would contribute to this unsatisfactory condition.
- *Yucaipa Boulevard/Hampton Road-Avenue E:* This intersection is projected to operate at LOS D during the p.m. peak hour under future year 2035 without project conditions. The addition of Site 3 project traffic would contribute to this unsatisfactory condition.
- *16th Street/Yucaipa Boulevard:* This intersection is projected to operate at LOS F during the a.m. and p.m. peak hours under future year 2035 (without project) conditions. The addition of Site 3 project traffic would contribute to this unsatisfactory condition.
- *Oak Glen Road/Yucaipa Boulevard:* This intersection is projected to operate at LOS D during the p.m. peak hour under future year 2035 without project conditions. The addition of Site 2 project traffic would contribute to this unsatisfactory condition.
- *5th Street/Avenue E:* This intersection is projected to operate at LOS D during the a.m. peak hour and LOS F during the p.m. peak hour under future year 2035 (without project) conditions. The addition of Site 3 project traffic would contribute to this unsatisfactory condition.
- *Oak Glen Road/Arlington Drive-Calimesa Boulevard:* This intersection is projected to operate at LOS F during the a.m. and p.m. peak hours under future year 2035 (without project) conditions. The addition of Site 3 project traffic would contribute to this unsatisfactory condition.
- *Oak Glen Road/Colorado Street:* This intersection is projected to operate at LOS D during the a.m. peak hour and LOS F during the p.m. peak hour under future year 2035 (without project) conditions. The addition of Site 3 project traffic would contribute to this unsatisfactory condition.
- *California Street/Wildwood Canyon Road:* Under year 2035 (without project) conditions, this intersection will operate satisfactorily at LOS C during the p.m. peak hour. The addition of Site 3 project traffic would cause operations at this intersection to deteriorate to LOS D during the p.m. peak hour. This is a significant impact requiring mitigation.

Previously referenced **Mitigation Measure 4.16.6.2A** has been identified to ensure that potential impacts are adequately addressed for these study area intersections.

- **Creation of New Land Use District:** The creation of the new land use district is an administrative action that would not physically result in the disturbance of land. However, future housing that could be accommodated under this new land use district could contribute to or result in an intersection operating below satisfactory LOS standards. Previously referenced **Mitigation Measure 4.16.6.1B** has been identified to ensure that potential impacts are adequately addressed for these study area intersections.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. Implementation of this component would require General Plan and Development Code Amendments. These amendments

are administrative actions that would not result in a physical change in the environment. Therefore, there would be no significant impacts associated with this issue. No mitigation is required.

Mitigation Measures. Under year 2035 with the 2008–2014 Housing Element Update conditions, up to seven intersections will not meet the relevant jurisdiction's minimum level of service standard. The following modifications to intersection configurations for year 2035 (as affected by Sites 1, 2, or 3 as cited below) are recommended to improve levels of service in accordance with CMP requirements:

- **16th Street/Sand Canyon Road:** Add an eastbound right-turn lane (Site 2 only).
- **Yucaipa Boulevard/I-10 Eastbound Ramps:** Add an eastbound right-turn lane. Convert eastbound shared left-turn/through/right-turn lane to a shared left-turn/through lane (Sites 1, 2 and, 3).
- **Yucaipa Boulevard/I-10 Westbound Ramps:** Convert the southbound right-turn lane to a free southbound right-turn lane. This improvement is feasible by adding a lane to the westbound on-ramp (Sites 1, 2 and, 3).
- **Yucaipa Boulevard/Hampton Road-Avenue E:** Add an eastbound right-turn lane with overlap phasing (Sites 1, 2 and, 3).
- **16th Street/Yucaipa Boulevard:** Install a traffic signal (Sites 1, 2 and, 3).
- **Oak Glen Road/Yucaipa Boulevard:** Add a northbound right-turn lane with overlap phasing (Sites 1, 2, and 3). Add overlap phasing to southbound right-turn movement (Site 2 only).
- **5th Street/Avenue E:** Install a traffic signal (Sites 1, 2 and, 3).
- **Live Oak Canyon Road/I-10 Eastbound Ramps:** Add overlap phasing to the northbound right-turn lane (Sites 1 and 2 only).
- **Oak Glen Road/Arlington Drive-Calimesa Boulevard:** Add a northbound and southbound through lane and a westbound left-turn lane (Sites 1, 2 and, 3).
- **Oak Glen Road/Colorado Street:** Install a traffic signal.
- **California Street/Wildwood Canyon Road:** Add an eastbound left-turn lane (Site 3 only).

As previously stated, Caltrans is scheduled to complete improvements to the Yucaipa Boulevard/I-10 Interchange that will supersede the improvements cited above for the Yucaipa Boulevard/I-10 Eastbound Ramps. These same Caltrans improvements will also supersede the improvements cited above for the Yucaipa Boulevard/I-10 Westbound Ramps and are scheduled for completion in 2011. The traffic signals cited previously for the 16th Street/Yucaipa Boulevard and 5th Street/Avenue E intersections are included as part of the City's TMF Program. In addition, the traffic signal cited above for the Oak Glen Road/Colorado Street intersection is included as part of the City's TMF Program. The westbound left-turn lane cited above for the Oak Glen Road/Arlington Drive-Calimesa Boulevard intersection is also included as part of the City's TMF Program, as is the additional northbound and southbound through lanes cited for the 2035 plus project scenario. In year 2035, Site 1 and Site 2 contribute toward an exceedance of the LOS standard at the Live Oak Canyon Road/I-10 Eastbound Ramps intersection. The improvement cited above for this location involves a minor change to the intersection's signal phasing but is not contained in the City's TMF Program. In summary, the improvements defined for the 2035 plus Site 1, 2, or 3 scenarios are or will be funded by an existing programmed Caltrans improvement project, the City's TMF Program, or a fair-share contribution to the non-programmed improvement. Consequently, mitigation of these impacts will be accomplished upon completion of the scheduled Caltrans improvement project to the Yucaipa Boulevard/I-10 Interchange, payment of the City's TMF by the eventual Site 1, 2, or 3 project proponent, and payment of a fair-share contribution toward the signal timing improvements defined for the Live Oak Canyon Road/I-10 Eastbound Ramps intersection. The following mitigation measures are required:

4.16.6.2A Prior to the issuance of a Certificate of Occupancy for a project developed on Site 1, 2, or 3, the project proponent shall participate in the City of Yucaipa Development Impact Fee Program. The City shall ensure that the improvements outlined for the, 16th Street/Yucaipa Boulevard, Oak Glen Road/Yucaipa Boulevard, 5th Street/Avenue E, Oak Glen Road/Arlington Drive-Calimesa Boulevard, and Oak Glen Road/Colorado Street intersections will be constructed pursuant to the timeframe established in the City of Yucaipa Traffic Mitigation Fee Program for the identified local improvements, or earlier if necessary, to avoid identified significant impacts.

4.16.6.2B Prior to the issuance of a Certificate of Occupancy for a project developed on Site 2, the project proponent shall pay a fair-share contribution toward the cost of improvements to the intersection of 16th Street/Sand Canyon Road.

Prior to the issuance of a Certificate of Occupancy for a project developed on Site 3, the project proponent shall pay a fair-share contribution toward the cost of improvements to the intersection of California Street/Wildwood Canyon Road.

Prior to the issuance of a Certificate of Occupancy for a project developed on Site 1, 2, or 3, the project proponent shall pay a fair-share contribution toward the cost of improvements to the intersection of Yucaipa Boulevard/Hampton Road-Avenue E.

Prior to the issuance of a Certificate of Occupancy for a project developed on Site 1, 2, or 3, the project proponent shall pay a fair-share contribution toward the cost of designing and constructing the northbound right-turn overlap signal phasing improvement to the Live Oak Canyon Road/I-10 Eastbound Ramps intersection. Based on an estimated cost of $75,000 to implement this improvement and a fair-share percentage of 6.8 percent, 0.5 percent, and 0.3 percent, for Sites 1, 2, and 3, respectively, the project proponent shall contribute $5,100, $375, and $225, for Sites 1, 2, and 3, respectively. The City shall ensure that the improvements outlined for this location will be constructed within a timeframe to avoid identified significant impacts.

Level of Significance After Mitigation. With implementation of the identified mitigation (**Mitigation Measures 4.16.6.2A** and **4.16.6.2B)** for Sites 1, 2, and 3, intersection LOS at affected TIA area intersections will not exceed established City performance standards and impacts would be rendered less than significant.

Since there is no site-specific information for housing that could occur within the new land use district, LOS impacts cannot be attributed to any one study area intersection. Even with adherence to the identified mitigation measures, the future housing could affect intersections that are not under City jurisdiction (e.g., Yucaipa Boulevard/I-10 Eastbound Ramps, Yucaipa Boulevard/I-10 Westbound Ramps, and Live Oak Canyon Road/I-10 Eastbound Ramps). Therefore, the project proponent would not have control over when certain improvements would be constructed. However, upon completion of the scheduled Caltrans improvement project to the Yucaipa Boulevard/I-10 Interchange and continued improvements to local roadways and intersections in accordance with the City's TMF Program, it is speculative to suggest that there will be significant and unavoidable impacts associated with development of a project within the new land use district. For this reason, it is anticipated that implementation of previously identified mitigation (**Mitigation Measure 4.16.6.1B**) for the new land use district will result in intersection LOS within established City performance standards and impacts would be rendered less than significant.

4.16.7 Cumulative Impacts

Cumulative impacts refer to incremental effects of an individual project when viewed in connection with the effects of past projects, current projects, and probable future projects. Cumulative impacts associated with traffic volumes are determined based on a sum of project traffic and traffic volumes from approved and pending projects in the area. Cumulative analysis forecasts that, with the

development of the proposed project and the cumulative projects, seven intersections will require improvements in order to maintain the City's LOS standard. Although the suggested improvements are consistent with the City's General Plan, the project will be responsible for contributing its fair share toward the funding of the future improvements via payment of the City's TMF and fair-share contribution to non-programmed improvements that will be used to fund roadway and roadway-related improvements. With implementation of the improvements defined in **Mitigation Measures 4.16.6.1A** and **4.16.6.1B**, and **Mitigation Measures 4.16.6.2A** and **4.16.6.2B**, there is reasonable certainty that the minimum level of service standards would be maintained for the study area intersections and cumulative impacts would be reduced to a less than significant level.

4.17 UTILITIES AND SERVICE SYSTEMS

This chapter identifies the existing and planned utilities and service system conditions for the City and the surrounding area, and evaluates the impacts to service and utility providers that could result from the implementation of the proposed project. This chapter is based in part on the following documents that are included by reference:

- *City of Yucaipa General Plan Update,* City of Yucaipa, September 2004; and
- *2005 Draft Urban Water Management Plan,* Yucaipa Valley Water District, April 2006.

4.17.1 Existing Setting

4.17.1.1 Stormwater Systems

The Yucaipa watershed, located in San Bernardino County, California, encompasses approximately 40 square miles and drains into Live Oak Canyon. Six major drainage ways service the watershed: Gateway Wash, Wilson Creek, Oak Glen Wash, Chicken Springs Wash, Yucaipa Creek, and Wildwood Creek. Topography of the watershed ranges from 1,900 feet in the lower elevation to above 8,700 feet in the mountains.

The City is located within a drainage basin tributary to Wilson Creek, with the exception of two small areas that flow to either Mill Creek or the Riverside County Channel. Within the drainage basin, there are two existing major drainage channels—Wilson Creek and Wildwood Creek—both of which flow into Live Oak Canyon at the western boundary of the City. In November of 1993, a *Master Plan of Drainage* was prepared by Boyle Engineering Corporation. This report provides a detailed description of the area's existing storm drain facilities and needs, hydrological and hydraulic design criteria for the proposed storm drain system, and a cost estimate for the construction of the system. The study was based on the comprehensive Storm Drain Plan No.5 prepared by the San Bernardino Flood Control District in 1979. The watershed boundary was approximated to be approximately 40 square miles using USGS quadrangle map sheets.

Existing storm drain facilities in the vicinity of the three sites include Wilson Creek and Chicken Springs Wash (Site 1), Storm Drain 6A and 7A adjacent to and south of Yucaipa Boulevard (Site 2), and Storm Drain 19E adjacent to and south of Avenue E (Site 3).

4.17.1.2 Wastewater Systems

Wastewater collection and treatment services in the City are currently provided by the Yucaipa Valley Water District (YVWD). The YVWD collects and conveys wastewater within its service area through a network of approximately 160 miles of sewer pipelines and five lift stations. Wastewater flows generated within the City are conveyed to YVWD's Henry N. Wochholz Wastewater Treatment Facility (HWWTF). The YVWD's HWWTF currently can accommodate up to 4.5 million gallons (mgd) of wastewater per day.

4.17.1.3 Potable Water Treatment Systems

The YVWD currently operates more than 30 active and standby wells to produce sufficient groundwater to meet the needs of the service area. The majority of these wells are equipped with sodium hypochlorite storage and chemical feed equipment to disinfect the groundwater prior to introduction into the distribution system. Surface water, about 2 percent of the total supply, is currently treated at the Oak Glen Filtration Plant (Oak Glen Surface WFP). The Oak Glen Surface WFP is a direct pressure filter package plant and has been online since October 1996. The treatment processes employed at the WFP include flocculation, filtration, and free chlorine disinfection (using

hypochlorite). The existing rated capacity of the WFP is 450 gallons per minute (gpm) with a design able to accommodate an expansion to 900 gpm.

Introduction of imported water to be available from the State Water Project (SWP) provides the YVWD with the opportunity to reduce overdrafting of the groundwater basin. Use of SWP water will require construction of the Yucaipa Valley Regional Water Filtration Facility (WFF). The Yucaipa Valley Regional WFF will be designed to be capable of treating imported SWP water as well as local water from Mill Creek and the Santa Ana River. The ultimate size of the Regional WFF will accommodate the demands of the YVWD service area and will be capable of providing treated water to the City of Redlands, Beaumont-Cherry Valley, Western Heights Water Mutual Company, and South Mesa Mutual Water Company areas as well.

4.17.1.4 Groundwater Supply

Three water purveyors currently provide water services to the City of Yucaipa: the YVWD, South Mesa Mutual Water Company (SMMWC), and Western Heights Mutual Water Company (WHMWC). The YVWD provides water service to most of the City (including Sites 1, 2, and 3), portions of the City of Calimesa, and unincorporated portions of Riverside and San Bernardino Counties. The YVWD is responsible for the provision of potable water production, water treatment, water delivery, wastewater collection, wastewater treatment, and recycled water delivery in the City. The YVWD has multiple sources of water including unadjudicated and adjudicated basins, surface water, recycled water, and non-potable groundwater sources.

As described in the YVWD's Urban Water Management Plan (UWMP),[1] the primary groundwater basin in the City is the Yucaipa Groundwater Basin, located in the Santa Ana Subregion of the South Coast Hydrologic Region. The YVWD has traditionally met the bulk of service area customer needs from groundwater. The YVWD currently has 34 active and standby groundwater wells available for use. Approximately 20 of the active wells are anticipated to remain in service through 2010. Most of these wells pump from the Yucaipa Groundwater Basin, with less than 1,000 acre-feet being pumped from the Beaumont Basin. Demand has grown in the last two decades to where the YVWD alone is now pumping over 11,000 acre-feet per year (AFY). When combined with pumping by the WHMWC and SMMWC of about 2,400 AFY for each company, the basin is technically in an overdraft situation based on some estimates of basin yield. However, groundwater elevations overall have been relatively stable with elevation recovery in the older portions of the YVWD balanced against declines in groundwater elevations in outer reaches of the YVWD. The California Department of Water Resources Bulletin 118-2003 does not identify the Basin as overdrafted nor does it project a future overdraft situation. The Yucaipa Groundwater Basin is subdivided into seven subbasins: Mill Creek subbasin; Gateway subbasin; Crafton subbasin; Oak Glen subbasin; Calimesa subbasin; Wilson Creek subbasin; and San Timoteo subbasin.

The Wilson Creek and Calimesa subbasins are the largest and most important of these subbasins. Total capacity of the basin is estimated at 807,517 acre-feet. Groundwater is typically reached within 200–289 feet below the land surface. If pumping were to reduce groundwater levels to an average depth of 400 feet, an additional 300,000 acre-feet of water would be available. These subbasins historically have declined during dry cycles and risen during wet ones. No subsidence due to water pumping has been noted. Minor amounts of groundwater recharge (less than 1,000 AFY) through surface water spreading have occurred in the Wilson Creek spreading grounds, an area of four spreading basins located within the YVWD along Wilson Creek.

[1] *2005 Draft Urban Water Management Plan,* Yucaipa Valley Water District, April 2006.

4.17.1.5 Surface Water Supply

The YVWD's surface water supplies include the Mill Creek, the Santa Ana River, and the State Water Project (SWP). These new surface water supplies and the local surface water that is currently being used are discussed briefly below.

- *Local Surface Water Supplies.* The YVWD has traditionally received approximately 1,000 AFY of surface water supplies from the Wildwood Canyon and Oak Glen watersheds. Production from these sources has recently been declining to less than 500 AFY. These sources are both minor and relatively unreliable due to their greater availability only in wet periods.[1]
- *Mill Creek Supplies.* Through the Santa Ana-Mill Creek Cooperative Water Project Agreement, the YVWD is able to exchange up to 32 cubic feet per second (cfs) of SWP water for Mill Creek water when available. The SWP exchange water is delivered to the City of Redlands' Hinckley or Tate water treatment plants. This source is highly variable, depending upon local hydrology. Flows in the creek can range from 10,000 to 120,000 AFY with the bulk of high water flows in the winter months. This is the least expensive supplemental surface water supply for the YVWD. However, lack of storage limits the ability to exchange this water often available in wet years for water during dry years.[2]
- *Santa Ana River Supplies.* In addition to the Mill Creek supplies, the YVWD is able to receive exchange water from Santa Ana River water right holders. Transmission capacity would be expanded to the Yucaipa area to 88 cubic feet per second (cfs) (equivalent to 56.9 million gallons per day [mgd]), with 48 cfs (31.0 mgd) of capacity rights held by San Gorgonio Pass Water Agency and 40 cfs (25.9 mgd) by the San Bernardino Valley Municipal Water District upon completion of the East Branch Extension. Santa Ana River water availability to Yucaipa would be subject to availability and exchange of SWP water.
- *State Water Project.* The YVWD UWMP also indicates that the YVWD is also able to receive water from the San Bernardino Basin via the East Branch extension of the SWP pipeline. The SWP, operated by the California Department of Water Resources, is the nation's largest state-built water and power development and conveyance system and provides flood protection, power generation, recreation, and fish and wildlife benefits in addition to water supply. The YVWD receives SWP water from the San Bernardino Valley Municipal Water District (SBVMWD). SBVMWD is a wholesale water agency that serves much of the YVWD area and holds an entitlement of SWP water of approximately 102,600 AFY. The San Gorgonio Pass Water Agency (SGPWA) serves the remainder of YVWD's service through its SWP entitlement of approximately 17,300 AFY. This water would be served as part of the conjunctive management scheme for the basin coordinated with the San Bernardino Valley Municipal Water District, the regional wholesaler of SWP water in San Bernardino County. In October of 2000, the District entered into a Memorandum of Understanding with the California Department of Water Resources, the San Gorgonio Pass Water Agency, the City of Beaumont, the City of Banning, the Beaumont-Cherry Valley Water District, and the South Mesa Water Company to work cooperatively on formulating a conjunctive water management program to enhance the dependable yield of the San Gorgonio Pass Area Basins.

  At present, several proceedings concerning Delta operations are ongoing to evaluate options to address the Delta smelt impacts and other environmental concerns. In addition to the reconsultation process and the interim remedies proceedings to address immediate environmental concerns, the Delta Vision process and the Bay-Delta Conservation Plan process are defining long-term solutions for the Delta. In addition, State and Federal resource agencies and various environmental and water user entities are currently engaged in the development of the Bay-Delta Conservation Plan aimed at addressing ecosystem needs and securing long-term operating permits for the SWP.

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1 *2005 Draft Urban Water Management Plan,* Yucaipa Valley Water District, April 2006.
2 Ibid.

4.17.1.6 Recycled Water Supply

As described in the UWMP, the YVWD has been implementing a recycled water project throughout the 1990s. Recycled water meeting Title 22 requirements is available through the HWWTF and dual plumbing is currently being installed in new developments. Currently, treated effluent is conveyed through a land outfall and discharged to San Timoteo Creek. Three customers along the existing land outfall currently receive recycled water for irrigation purposes. Delivery amounts are expected to grow to about 6,700 acre-feet by 2020 or about 24 percent of total agency water demands. Ultimately, the YVWD expects to deliver about 8,000 acre-feet per year of recycled water.

The YVWD currently has facilities to use untreated SWP water in its nonpotable distribution facilities. Untreated SWP water is suitable for nonpotable use and is not subject to the Title 22 requirements for recycled water as it does not contain contaminants from human origin. The YVWD's HWWTF is currently undergoing an expansion and upgrade to provide advanced tertiary treatment producing recycled water to meet the Title 22 "disinfected tertiary recycled water" as required for unrestricted recreational use. Future permitting and facilities construction may allow the recycled water to be used in the non-potable system. Recycled water meeting these full Title 22 requirements can be used for all irrigation uses and is generally referred to as "Title 22 water."

The potential exists for the YVWD to increase the amount of water that is beneficially reused within the service area from the existing HWWTP. Additional environmental analysis on the potential impacts to San Timoteo Creek and surrounding areas is required before this can occur. A new Water Reclamation Plant (WRP) is planned to serve the Oak Valley development in Calimesa and Beaumont. This WRP will provide wastewater treatment and a source of recycled water for the Oak Valley area. The Yucaipa Wastewater Master Plan identifies the capacity of the new WRP at 4 mgd, required to serve the needs of Oak Valley as well as other areas of the YVWD from where wastewater could flow by gravity to the new WRP. Based on the projected capacities contained in the Yucaipa Wastewater Master Plan for both treatment plants, there is approximately 11 mgd of wastewater available for recycling.

The YVWD's Recycled Water Master Plan was revised in 2001. This process is currently revising recycled water demands and developing a revised phasing program optimizing the development of recycled water transmission and delivery systems. With expanded residential and recreational development in the YVWD, significant opportunities for utilization of recycled water are being capitalized upon.

4.17.1.7 Solid Waste Systems

Solid waste generated in the City of Yucaipa is hauled to eight landfill sites located in the Counties of Kern, Orange, San Bernardino, and Riverside. However, the majority of solid waste generated within the City is hauled to the San Timoteo Sanitary Landfill. Waste types accepted at the San Timoteo Landfill include agricultural, construction/demolition, industrial, mixed municipal, and bio-solids.[1] Based on the California Integrated Waste Management Board's (CIWMB) Solid Waste Information System (SWIS) database, the San Timoteo Sanitary Landfill has a permitted capacity of 20.4 million cubic yards with a remaining capacity of 9.5 million cubic yards.[2] The tonnage of any mass of solid waste is dependent on (1) the material (e.g., metals, paper, and green waste) and (2) its density (compacted or uncompacted). Utilizing conversion factors from various jurisdictions, one cubic yard of compacted municipal solid waste typically weighs 995 pounds (0.50 ton).[3] Based on this conversion factor, remaining space at the San Timoteo Sanitary Landfill totals approximately 4.75 million tons. The daily

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1 Active Landfills Profile for San Timoteo Sanitary Landfill (36-AA-0087), California Integrated Waste Management Board, http://www.ciwmb.ca.gov/Profiles/Facility/Landfill/LFProfile2.asp?COID=36&FACID=36-AA-0087, website accessed March 4, 2010.

2 Ibid.

3 http://www.recyclemaniacs.org/doc/measurement-tracking/CURC-profile-input-form-with-conversion-guide.xls, web site accessed March 4, 2010.

permitted throughput of this facility is 1,000 tons/day and it currently accepts approximately 690 tons/day. The estimated closure date of the San Timoteo Sanitary Landfill is May 2016.

4.17.2 Policies and Regulations

4.17.2.1 Federal Regulations

Federal Water Pollution Control Act. The major piece of Federal legislation dealing with wastewater is the Federal Water Pollution Control Act, which is designed to restore and preserve the integrity of the nation's waters. In addition to the Federal Water Pollution Control Act, other Federal environmental laws have a bearing on the location, type, planning, and funding of wastewater treatment facilities.

National Safe Drinking Water Act (SDWA). Passed in 1974, the U.S. Environmental Protection Agency (EPA) regulates contaminants of concern to domestic water supply. Contaminants of concern relevant to domestic water supply are defined as those that pose a public health threat or that alter the aesthetic acceptability of the water. The EPA regulates these types of contaminants through the development of national primary and secondary maximum contaminant levels (MCLs) for water. MCLs and the process for setting these standards were to be reviewed triennially. Amendments to the SDWA in 1986 and 1996 revised the schedule for EPA to develop certain drinking water MCLs and extended the review period to a 6-year cycle.

Resource Conservation and Recovery Act (RCRA). The RCRA, an amendment to the Solid Waste Disposal Act, was enacted in 1976 to address a problem of huge volumes of municipal and industrial solid and hazardous waste generated nationwide.The RCRA gives the EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. The RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled the EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. The key provisions include:

- Identification and listing of hazardous waste and standards applicable to hazardous waste;
- Requires reporting of hazardous waste, permitting for storage, transport, and disposal, and includes provisions for oil recycling and Federal hazardous waste facilities inventories;
- Management for solid waste, including landfills;
- Applicability of Federal, State, and local laws to Federal agencies;
- Procurement (recycling) provisions;
- Citizen suits, judicial review, and enforcement authority; and
- Management, replacement, and monitoring of underground storage tanks.

Federal Hazardous and Solid Waste Amendments (HWSA). The HWSA are the 1984 amendments to RCRA that focused on waste minimization and phasing out land disposal of hazardous waste as well as corrective action for releases. Some of the other mandates of this law include increased enforcement authority for EPA, more stringent hazardous waste management standards, and a comprehensive underground storage tank program.

4.17.2.2 State Regulations

State Regional Water Quality Control Board. Operation of the HWWTF is subject to regulations set forth by the California Department of Health Services (DHS) and State Water Resources Control Board (SWRCB). NPDES permits are required for operators of municipal separate storm sewer systems (MS4s), construction, projects, and industrial facilities who discharge to surface waters within the City.

Urban Water Management Planning Act. Since 1984, the Urban Water Management Planning Act has required urban water suppliers to develop written urban water management plans. While generally aimed at encouraging water suppliers to implement water conservation measures, the Act also created long-term planning obligations. In preparing urban water management plans, urban water suppliers must describe the following:

- Existing and planned water supply and demand;
- Water conservation measures and a schedule for implementing and evaluating such measures; and
- Water shortage contingency measures.

The Urban Water Management Planning Act requires urban water suppliers to use a 20-year planning horizon and to update the data in the urban water plans every 5 years. In preparing their 20-year management plans, water suppliers must directly address the subject of future population growth. The suppliers must also identify sources of supply to meet demand. The plan must "identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier." In identifying these future water sources, though, the suppliers need not conduct environmental review. Urban water management plans are exempt from CEQA, and thus do not generate any Environmental Impact Reports (EIRs) for future land use or water planning.

Senate Bill 901—Water Supply and Demand Reliability Assessment. Signed into law on October 16, 1995, Senate Bill (SB) 901 required every urban water supplier to identify as part of its urban water management plan, the existing and planned sources of water available to the supplier over a prescribed five-year period. SB 901 required additional information to be included as part of an urban water management plan if groundwater is identified as a source of water available to the supplier. Provisions of SB 901 require an urban water supplier to include in the plan a description of all water supply projects and programs that may be undertaken to meet total project water use.

A city or county, at the time it submits a Notice of Preparation (NOP) for an EIR for a project, shall request each public water system serving a project to assess the projected water demand associated with said project and an assessment of whether the projected water demand associated with selected projects was included as part of the most recent UWMP. As part of this assessment, the public water system is required to indicate whether its total projected water supplies available during normal, single-dry, and multiple-dry water years would meet the demand associated with a proposed project, in addition to the public water system's existing and planned uses.

Compliance with the provisions of SB 901 is required if a project requires the adoption of a specific plan; or the amendment to, or revision of the land use element of a general plan or specific plan, that would result in a net increase in the stated population density of building intensity. Pursuant to Section 10913 of the State Water Code, a "project" is specifically defined as development meeting any of the following criteria:

- 500 or more dwelling units;
- Commercial center employing more than 1,000 persons or having more than 500,000 square feet;
- Office building employing more than 1,000 persons or having more than 250,000 square feet;

- A hotel/motel with 500 or more rooms;
- An industrial, manufacturing, processing plant, or industrial park employing more than 1,000 persons or occupying more than 40 acres, or having more than 650,000 square feet of floor area;
- A mixed-use project that would demand an amount of water equivalent of equal to the amount of water required by a 500-dwelling unit project; or
- In areas where the public water system has fewer that 5,000 service connections, any development that would increase water demand by 10 percent or greater in the number of existing service connections, or in the case of a mixed-use development, an increase in water required by residential development representing a 10 percent or greater in the number of existing service connections.

After receiving such information, cities and counties may agree or disagree with the conclusions of the water purveyors, but cannot approve projects in the face of documented water shortfalls without first making certain findings.

Senate Bill 610—Water Supply Planning. Signed into law October 9, 2001, SB 610 resulted in amendments to the Public Resources Code. Revising provisions established by SB 901, SB 610 requires that any city or county having determined that a project is subject to CEQA to identify any public water system that may supply water for the project and to request those public water systems to prepare a specified water supply assessment. Such an assessment would include, among other information, the identification of existing water entitlements, water rights, or water service contracts relevant to the water supply identified for a proposed project, and the amount of water received pursuant to such entitlements, rights, or contracts.

SB 610 requires the public water system, city, or county to submit plans for acquiring the required water supply for a proposed project if the water supply assessment concludes that water supplies are or would become insufficient. Any such water supply assessment and other information would be included in the environmental document prepared for the project pursuant to CEQA. According to § 10912 of the State Water Code as amended (§ 10913 was repealed and added to § 10912), changes to the definition of a "project" were not made, except for the changes pertaining to the definition of a mixed-used project.

Senate Bill 1016—Per Capita Disposal Measurement System. Signed into law January 1, 2009, SB 1016 builds upon Assembly Bill (AB) 939 compliance requirements by implementing a simplified measure of local jurisdictions' performance. This is accomplished by changing to a disposal-based indicator: the per capita disposal rate, which uses a jurisdiction's population and its disposal as reported by disposal facilities to better identify where improvements are needed. SB 1016 shifts from the historical emphasis on using calculated generation and estimated diversion to using annual disposal as a factor when evaluating jurisdictions' program implementation. The new per capita disposal rate approach is not determinative of a jurisdiction's compliance; rather, the CIWMB will use each jurisdiction's annual per capita disposal as an indicator in evaluating program implementation with the goal of assisting local jurisdictions in the development and implementation of waste reduction programs, and to provide assistance when those programs are not working as they should.

AB 939—California Integrated Waste Management Act. Signed into law in 1989, AB 939 established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, it established a 50 percent waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. AB 939 required that each County prepare a new Integrated Waste Management Plan and a Source Reduction and Recycling Element (SRRE) prior to July 1, 1991. Jurisdictions select and implement the combination of waste prevention, reuse,

recycling, and composting that best meets the needs of their residents while achieving the diversion requirements of the Act. Cities and counties also have the flexibility to work cooperatively toward the 50 percent goal by forming a regional agency. Pursuant to the provisions of the act, in the year 2000, waste-to-energy or biomass conversion may contribute 10 percent toward the goal, with the remaining 40 percent accomplished through source reduction, recycling, and composting. The statute also allows a time extension to meet these goals for cities and counties that experience adverse market or economic conditions.

AB 1327—California Solid Waste Reuse and Recycling Access Act of 1991. Signed into law in 1991, this bill added Chapter 18 to Part 3 of Division 30 of the Public Resources Code. Chapter 18 required the CIWMB to develop a model ordinance for adoption of recyclable materials in development projects. Local agencies were then required to adopt the model, or an ordinance of their own, to govern adequate areas for collection and loading of recyclable materials in development project by September 1, 1993. If a local agency had not adopted a model ordinance by that date, the CIWMB model would be adopted and enforced by the local agency.

4.17.2.3 Local Policies

City of Yucaipa General Plan Policies. The City of Yucaipa General Plan includes policies and goals that are related to utilities and service systems. Table 4.17.A identifies goals and policies that apply to the proposed project.

Table 4.17.A: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
City of Yucaipa General Plan Infrastructure and Public Facilities Element		
Policy IPF-1.A	Because water suppliers within the City of Yucaipa are primarily local, the City shall implement measures to reduce per capita water consumption and increase supplies. 1. All proposed land use district changes shall evaluate the impacts the proposal would have on water supplies and consumption. The evaluation shall also detail mitigation measures which would reduce the impacts to levels acceptable by the Yucaipa water purveyor. Mitigation methods may include, but shall not be limited to, the use of reclaimed water, the installation of low-water consumption fixtures, contributions to groundwater recharge operations and development of existing resources.	The project would be consistent with this policy as discussed in Section 4.17.6.1.
Policy IPF-4.A	Because the development approval process may be dependent upon the location and size of water distribution facilities and the timing of their use, the responsible authority and the City shall pursue the following actions: 1. Consider the effect of development proposals and whether or not they should include the phased construction of water production and distribution systems; hydrologic studies may be required as appropriate. 2. The Yucaipa Valley Water District (YVWD) will continue to show that adequate and reliable water supply is verified in conformance with responsibilities assigned by State law and the Cooperative Operating Agreement between the YVWD and the State Department of Health. 4. Develop a systematic, ongoing assessment of regional and local water supply needs and capabilities to serve planned land uses as defined in the General Plan	The project would be consistent with this policy as discussed in Section 4.17.6.1.

Table 4.17.A: General Plan Policies Consistency with the Proposed Project

Goals, Objectives, and Policies		Project Consistency
Policy IPF-4.B	Because long-term local or regional areawide commitments to water supply and distribution services are necessary for the orderly development of urban areas, the City shall pursue the following actions: 1. Encourage new development to locate in those areas already served or capable of being served by an existing approved domestic water supply system, with priority given to those areas suitable for infill development. 2. Include water supply and distribution facilities as one of the required services in the Improvement Level (IL) system which is part of the General Plan and as designated on the Infrastructure Overlay Maps.	The project would be consistent with this policy as discussed in Section 4.17.6.1.
Policy IPF-5.A	The City shall continue to require new development to contribute to sewage facilities and shall support the maintenance of existing facilities.	The project would be consistent with this policy as discussed in Section 4.17.5.2.
Policy IPF-5.D	Because the proper and safe disposal of sewage, septage, and sludge is vital to public health, nuisance protection, and ground and surface water quality, the County Department of Environmental Services (DEHS) will continue to work with local responsible wastewater authorities and verify that suitable arrangements have been made to safely dispose of sewage, septage, or sludge for all new development (subdivisions and conditional use permits/site approvals). Specifically, the City shall implement the following actions: 2. Control importations of sludge to critical groundwater basins and food production areas, and assure appropriate siting and proper and safe sludge land-spreading practices as reviewed and approved by the County DEHS.	The project would be consistent with this policy as discussed in Section 4.17.5.1.
Policy IPF-5.E	Because community sewerage systems are the preferred method of wastewater collection, connection to the community sewerage system shall be required for any proposed development or subdivision of land within a sewer or sanitation district. In areas where sewers are required by the appropriate Regional Water Quality Control Board (RWQCB) and a sewer or sanitation district does not exist, a district and appropriate assessments shall be established. Exceptions may be approved subject to review and approval by the City, the appropriate Regional Water Quality Control Board, and the wastewater agency (for Package Wastewater Treatment Plants, individual on-site and multiple owner septic systems, holding tanks, and experimental systems).	The project would be consistent with this policy as discussed in Section 4.17.5.2.

4.17.3 Methodology

The water supply analysis is based on evaluating the existing water supply available to the City, future water supply that is anticipated to be available to the City, and the identification of existing water demand and future demand with the development of the proposed project.

The methodology of determining wastewater service impacts is based on evaluating the existing wastewater infrastructure and capacity available to the City, future wastewater demand and capacity that is anticipated to be available to the City, and the identification of anticipated future wastewater demands that could potentially result from the development of each of development scenario.

The solid waste analysis is based on evaluating the existing capacity of nearby landfills that serve the City, future solid waste capacity that would be available to the City, and the identification of existing solid waste demand and future solid waste demand associated with the potential development of

each development scenario. The analysis also identifies existing goals, policies, and programs that the City implements to reduce generated waste.

4.17.4 Thresholds of Significance

The following thresholds of significance regarding potential impacts to utilities and service systems are based on *CEQA Guidelines* (2010). A project would have a significant impact on the provision of utilities or service systems if it would result in any of the following:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB);
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental concerns;
- Have insufficient water supplies available to serve the project from existing entitlements and resources, or need new or expanded entitlements;
- Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
- Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or
- Fail to comply with Federal, State, and local statues and regulations related to solid waste.

4.17.5 Less Than Significant Impacts

The following impacts were determined to be less than significant. In each of the following issues, either no impact would occur (therefore, no mitigation would be required) or adherence to established regulations, standards and policies would reduce potential impacts to a less than significant level.

4.17.5.1 Wastewater Treatment Requirements

Threshold	Would the proposed project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Local governments and water districts are responsible for complying with Federal regulations, both for wastewater plant operation and the collection systems (e.g., sanitary sewers) that convey wastewater to the wastewater treatment facility. Proper operation and maintenance is critical for sewage collection and treatment as impacts from these processes can degrade water resources and affect human health. For these reasons, publicly owned treatment works (POTWs) receive Waste Discharge Requirements (WDRs) to ensure that such wastewater facilities operate in compliance with water quality regulations set forth by the State. WDRs, issued by the State, establish effluent limits on the kinds and quantities of pollutants that POTWs can discharge. These permits also contain pollutant monitoring, recordkeeping, and reporting requirements. Each POTW that intends to discharge into the nation's waters must obtain a WDR prior to initiating its discharge.

Program 3.a (Site-Specific and Creation of New Land Use District): For the implementation action, which includes site-specific changes to land use designations, there are a total of three sites that will be analyzed for the potential construction of residential units with a density of 20–24 units/acre. The

objective is to rezone one or more sites totaling at least 19 acres of multiple-family zoning along with the adoption of multifamily design standards for the rezoned sites. Program 3.a also includes the creation of a new land use district RM-24 (Multiple Residential, 24 units per acre maximum).

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of up to 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 acres of open space land uses. Site 1 is within the sewer service area of the YVWD. Therefore, it is anticipated that any future development that could occur subsequent to the rezoning of Site 1 would be serviced by the Henry N. Wochholz Wastewater Treatment Facility (HWWTF). Because the HWWTF is considered to be a public owned treatment works (POTW), operational discharge flows treated at the HWWTF would be required to comply with waste discharge requirements (WDRs) identified for the HWWTF by the Santa Ana Regional Water Quality Control Board (Santa Ana RWQCB). Compliance with condition or permit requirements established by the City as well as WDRs outlined by the Santa Ana RWQCB would ensure that wastewater discharges coming from Site 1 and treated by the wastewater treatment facility system would not exceed applicable Santa Ana RWQCB wastewater treatment requirements. Therefore, a less than significant impact associated with this issue would occur. No mitigation is required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the development of up to 608 multiple-family dwelling units and 8 acres of commercial land uses. Site 2 is within the sewer service area of the YVWD. Any future development that could occur on Site 2 would have wastewater treated by the HWWTF. Since the HWWTF is governed by the POTW permit from the Santa Ana RWQCB, wastewater discharges coming from any future residential development on Site 2 would not exceed applicable Santa Ana RWQCB wastewater treatment requirements. Therefore, similar to what was identified for Site 1, no significant impact would occur. No mitigation is required.
- **Site 3: California Street/Avenue E.** The rezoning of Site 3 could result in the development of up to 320 multiple-family dwelling units. Similar to what was identified for Sites 1 and 2, any future development that could occur on Site 3 would be serviced by the HWWTF for wastewater. Compliance with condition or permit requirements established by the City as well as WDRs outlined by the Santa Ana RWQCB in the POTW permit issue for the HWWTF would ensure that discharges coming into and leaving from the wastewater treatment facility system would not exceed applicable Santa Ana RWQCB wastewater treatment requirements. Therefore, no significant impact associated with this issue would occur. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) would establish development standards and procedures for multifamily development at a density of 20 to 24 units per acre in the General Plan Land Use Element and Development Code. The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent “by right” development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for “by right” development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): This component of the proposed project would result in changes to regulations and procedures pertaining to density bonus, single-room occupancy, emergency shelter/transitional-supportive housing, and reasonable housing accommodations for people with disabilities. Development facilitated by these changes in regulations and procedures could involve intensification and reuse of properties within existing urban areas.

Since these programs would apply to all new applicable development within the City, there is no one specific project site where these developments would occur. Development facilitated by these changes in regulations may involve intensification and reuse of properties within different areas in the

City. However, future development facilitated by these changes in regulations would be subject to subsequent environmental review, which would ensure that impacts associated with these future development projects are adequately addressed. Since implementation of this project component only involves an administrative action, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would result in changes to regulations pertaining to inclusionary housing in redevelopment projects. Specifically, this component would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. This component is an administrative action that would not require a physical change in the environment. Therefore, there would be no significant impacts associated with this issue would occur. No mitigation is required.

4.17.5.2 Wastewater Treatment Capacity and/or New or Expanded Wastewater Treatment Facilities

Threshold	Would the proposed project result in a determination by the wastewater treatment provider, which serves or may serve the project, that it lacks adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
Threshold	Would the proposed project require the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The wastewater generated by urban development would consist of a mixture of residential, commercial, and institutional uses. It is anticipated that wastewater flows from potential future development of the proposed project would be handled by the YVWD and would be conveyed to the HWWTF located in the southwestern portion of the City.

Existing average inflow to the HWWTF is approximately 4.5 million gallons per day (mgd).[1] The HWWTF has recently been upgraded to accommodate approximately 8 mgd of wastewater processing.[2] This facility could also be further expanded to increase capacity to 11 gpd for future needs. [3] Under current conditions, the average daily surplus treatment capacity is approximately 3.5 mgd. Generally, water use and wastewater flows are related in that wastewater is generated from indoor water uses. The City's residential use wastewater generation rate is 215 gallons per dwelling unit per day. The YVWD has established a commercial use wastewater generation rate of 713 gallons per acre per day.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of residential, commercial, institutional, and open space uses on the site. Table 4.17.B provides the estimated wastewater generation for these uses.

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1 *Draft Environmental Impact Report, Oak Hills Marketplace, City of Yucaipa*, Michael Brandman Associates, February 26, 2007.

2 *Expansion and Upgrade of the Henry N. Wochholz Wastewater Treatment Facility,* http://www.butier.com/projects/wastewater_projects/treatment_detail.php?ID=1, website accessed March 4, 2010.

3 *Infrastructure and Public Facilities Element*, City of Yucaipa General Plan Update, City of Yucaipa, September 2004.

Table 4.17.B: Wastewater Generation Estimates for Site 1

Potential Future Use	Units/Area	Wastewater Generation Factor	Wastewater Generation Estimate
Multiple Residential Units	660 units	215 gallons/dwelling/day[1]	141,900 gallons/day (0.141 mgd)
Commercial	4 gross acres	713 gallons/acre/day[2]	2,852 gallons/day (0.0028 mgd)
Institutional	4.5 gross acres	713 gallons/acre/day[2]	3,208 gallons/day (0.0032 mgd)
		Total	**147,960 gallons/day (0.1479 mgd)**

[1] *City of Yucaipa General Plan Update*, City of Yucaipa, September 2004.
[2] Yucaipa Valley Water District, 2007.
[3] The commercial wastewater generation factor was utilized as a worst case scenario for institutional land uses.
Source: LSA Associates, Inc. March 2010.

As identified in Table 4.17.B, it is anticipated that up to 147,960 gallons per day (gpd) or 0.1479 million gallons per day (mgd) of wastewater could be generated from Site 1. The additional wastewater treatment demand of 0.14 mgd that could result from potential future development of Site 1 totals approximately 4.2 percent of current surplus treatment capacity of the HWWTF. Impacts associated with wastewater facilities would be less than significant because the amount of wastewater that could be generated by future development on Site 1 would be within the existing surplus treatment capacity at the HWWTF. Therefore, the potential future development of Site 1 that could be facilitated through the rezoning of the site would not require the construction of new wastewater treatment facilities or expansion of existing facilities. Impacts associated with wastewater facility capacity and expansion would be less than significant. No mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the development of residential and commercial uses on the site. Table 4.17.C provides the estimated wastewater generation for these uses.

Table 4.17.C: Wastewater Generation Estimates for Site 2

Potential Future Use	Units/Area	Wastewater Generation Factor	Wastewater Generation Estimate
Multiple Residential Units	608 units	215 gallons/dwelling/day[1]	130,720 gallons/day (0.130 mgd)
Commercial	8 gross acres	713 gallons/acre/day[2]	5,704 gallons/day (0.0057 mgd)
		Total	**136,424 gallons/day (0.1357 mgd)**

[1] *City of Yucaipa General Plan Update*, City of Yucaipa, September 2004.
[2] Yucaipa Valley Water District, 2007.
Source: LSA Associates, Inc. March 2010.

As identified in Table 4.17.C, it is anticipated that up to 136,424 gpd (0.1357 mgd) of wastewater could be generated from Site 2. The additional wastewater treatment demand of 0.13 mgd that could result from potential future development of Site 2 totals approximately 3.7 percent of current surplus treatment capacity of the HWWTF. Impacts associated with wastewater facilities would be less than significant because the amount of wastewater that could be generated by future development on Site 2 would be within the existing surplus treatment capacity at the HWWTF. Therefore, the potential future development of Site 2 that could be facilitated through the rezoning of the site would not require the construction of new wastewater treatment facilities or expansion of existing facilities. Impacts associated with wastewater facility capacity and expansion would be less than significant. No mitigation is required.

- **Site 3: California Street/Avenue E.** The rezoning of Site 3 could result in the development of residential uses on the site. Table 4.17.D provides the estimated wastewater generation for this use.

Table 4.17.D: Wastewater Generation Estimates for Site 3

Potential Future Use	Units	Wastewater Generation Factor	Wastewater Generation Estimate
Multiple Residential Units	320	215 gallons/dwelling/day[1]	**68,800 gallons/day (0.0688 mgd)**

[1] *City of Yucaipa General Plan Update*, City of Yucaipa, September 2004.
Source: LSA Associates, Inc. March 2010.

As identified in Table 4.17.D, it is anticipated that up to 68,800 gpd (0.0688 mgd) of wastewater could be generated from Site 3. The additional wastewater treatment demand of 0.068 mgd that could result from potential future development of Site 3 totals approximately 1.9 percent of current surplus treatment capacity of the HWWTF. Impacts associated with wastewater facilities would be less than significant because the amount of wastewater that could be generated by future development on Site 3 would be within the existing surplus treatment capacity at the HWWTF. Therefore, the potential future development of Site 3 that could be facilitated through the rezoning of the site would not require the construction of new wastewater treatment facilities or expansion of existing facilities. Impacts associated with wastewater facility capacity and expansion would be less than significant. No mitigation is required.

- **Creation of New Land Use District.** The creation of the new land use district RM-24 (Multiple Residential, 24 units per acre maximum) would establish development standards and procedures for multifamily development at a density of 20 to 24 units per acre in the General Plan Land Use Element and Development Code. The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in the generation of any wastewater and would not require wastewater treatment. Therefore, no impacts associated with this issue would occur with implementation of this project component. No mitigation is required.

4.17.5.3 New or Expanded Stormwater Drainage Facilities

Threshold	Would the proposed project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental concerns?

As previously identified in Chapter 4.9 (Hydrology and Water Quality), the proposed project would route stormwater flows from the alternative sites through various stormwater drainage facilities into the Wilson Creek after on-site flows. Wilson Creek is the primary collector of stormwater in the Yucaipa area. Existing water flow generally moves from the northwestern to the southwestern direction across the three sites. The direction of water flow would be maintained through stormwater drainage infrastructure such as stormwater pipes and open channels with all stormwater facilities ultimately discharging to the Santa Ana River.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** Pursuant to the Clean Water Act, persons or companies found guilty of dumping anything into storm drains can be fined up to $25,000 per day. The Santa Ana RWQCB issued the third-term NPDES permit (Order No. R8-2002-0012) in April 2002. This permit governs the public storm drain system discharges in San Bernardino County from storm drain systems owned and operated by San Bernardino County and by the San Bernardino County cities (collectively known as "the Co-permittees"). This permit regulates urban runoff discharges from proposed development and significant redevelopment projects. Adherence to stormwater treatment standards is required of all development within the City. In the event that Site 1 is developed with urban uses in the future, the developer or project proponent would be required to adhere to storm drainage requirements found within the NPDES permit process as well as provisions required by the City of Yucaipa. A proponent of any future development that may occur on this site would be required to make the appropriate Drainage Facilities Fees payments to offset impacts to City-wide storm drain systems. In addition to these requirements, the developer or project proponent who would develop Site 1 would be required to submit to the City a drainage plan that includes the provision of stormwater drainage facilities. Therefore, impacts associated with this issue would be less than significant and no mitigation would be required.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Similar to what was identified for Site 1, any future development that could occur on Site 2 would be subject to the Santa Ana RWQCB NPDES permit regulations for stormwater. Similarly, in the event that Site 2 is developed with urban uses in the future, the developer or project proponent would be required to adhere to storm drainage requirements found within the NPDES permit process as well as stormwater drainage provisions required by the City. A proponent of any future development that may occur on this site would be required to make the appropriate Drainage Facilities Fees payments to offset impacts to City-wide storm drain systems. In addition to these requirements, the developer or project proponent who would develop Site 2 would be required to submit to the City a drainage plan that includes the provision of stormwater drainage facilities. Since drainage facilities would be required to adhere to NPDES and City standards and requirements, impacts associated with this issue are anticipated to be less than significant. Therefore, no mitigation is required.
- **Site 3: California Street/Avenue E.** Any future development that could occur on Site 3 would also be subject to the Santa Ana RWQCB NPDES permit regulations for stormwater. Similar to what was identified for Sites 1 and 2, in the event that Site 3 is developed with urban uses in the future, the developer or project proponent who would develop Site 3 would be required to submit to the City a drainage plan that includes the provision and correct sizing of stormwater drainage facilities for the site. Since drainage facilities are required to adhere to NPDES and City standards and requirements, impacts associated with this issue are anticipated to be less than significant. Therefore, no mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Although the creation of the new land use district would result in higher densities of residential uses within the City, Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that does not result in the construction of new stormwater drainage facilities or expansion of existing facilities. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments, which would not require construction of new stormwater drainage facilities or expansion of existing facilities. Therefore, no impacts associated with this issue would occur. No mitigation is required.

4.17.5.4 Solid Waste Facilities

Threshold	Would the proposed project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?

Solid waste collection is a "demand-responsive" service and current service levels can be expanded and funded through user fees without difficulty. The County of San Bernardino Waste Management Division estimates a solid waste generation of 1,500 pounds per person per year for residential uses and 3,650 pounds per employee per year for commercial uses.[1] The San Timoteo Sanitary Landfill has a daily permitted throughput of 1,000 tons per day, a remaining capacity of 9,491,163 cubic yards, and an estimated closure date of 2016.[2] The average daily throughput at the San Timoteo Sanitary Landfill is estimated at 593 tons/day.[3] Current surplus capacity totals 407 tons/day. The County of San Bernardino Solid Waste Management Division has indicated that there are no new landfill facilities planned to be constructed at this time.[4]

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could result in the development of residential, commercial, institutional, and open space uses on the site. Table 4.17.E provides the estimated solid waste generation for these uses.

Table 4.17.E: Solid Waste Generation Estimates for Site 1

Potential Future Use	Units/Area	Residents/ Employees	Waste Generation Factor	Waste Generation Estimate	
				Daily	Annual
Multiple Residential Units	660 units	1,861 residents[1]	1,500 lbs/year/ person[3]	7,648 lbs (4 tons)	2,791,500 lbs (1,395 tons)
Commercial	4 gross acres (44,082 square feet of building space)	49 employees[2]	3,650 lbs/ employee/year[3]	490 lbs (0.24 ton)	178,850 lbs (90 tons)
Institutional	4.5 gross acres (49,593 square feet of building space)[4]	n/a	0.007 lbs/ square foot/day[5]	347 lbs (0.17 ton)	126,710 lbs (63 tons)
			Total	**8,485 lbs (4.41 tons)**	**3,097,060 lbs (1,548 tons)**

1 City household size of 2.82 persons per household × 660 multiple family units = 1,861 potential residents.
2 4 acres of commercial uses (1 acre = 174,240 square feet) × 0.253 floor area ratio = 44,082 square feet; 1 employee for every 900 square feet of community commercial × 44,082 square feet = 49 employees.
3 County of San Bernardino Solid Waste Management Division.
4 4.5 acres of institutional (1 acre = 174,240 square feet) × 0.253 flood area ratio = 49,593 square feet.
5 California Department of Resources Recycling and Recovery (CalRecycle) http://www.calrecycle.ca.gov/wastechar/wastegenrates/Institution.htm, website accessed March 4, 2010.
Source: LSA Associates, Inc. March 2010.

1 Personal communication with San Bernardino County Waste Management Division staff, May 14, 2009.
2 *San Timoteo Sanitary Landfill Facility/Site Summary Details*, California Integrated Waste Management Board, www.ciwmb.ca.gov/wastechar/wastegenrates/default.htm, site accessed on March 4, 2010.
3 Communication with Patrick Egle, San Bernardino County Waste Management Division, email dated July 27, 2009.
4 Personal communication with San Bernardino County Waste Management Division staff, May 14, 2009.

As identified in Table 4.17.E, the potential development that could occur on Site 1 could generate up to 8,485 pounds (4.41 tons) of solid waste daily. It is anticipated that any future development that would occur on Site 1 would have waste hauled away by the Yucaipa Disposal Company and transported to the San Timoteo Sanitary Landfill, located in the City of Redlands. The volume of solid waste that could be generated by the potential future development on Site 1 could represent up to 0.44 percent of the current permitted throughput and up to 1.0 percent of the current surplus capacity at the San Timoteo Sanitary Landfill. As adequate daily surplus capacity exists at the receiving landfill, future development on any of the site associated with the proposed project would not significantly affect current operations or the expected lifetime of the landfill serving the project area. No significant solid waste disposal impact would occur and no mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could result in the development of residential, commercial, institutional, and open space uses on the site. Table 4.17.F provides the estimated solid waste generation for these uses.

Table 4.17.F: Solid Waste Generation Estimates for Site 2

Potential Future Use	Units/Area	Residents/ Employees	Waste Generation Factor[3]	Waste Generation Estimate	
				Daily	Annual
Multiple Residential Units	608 units	1,715 residents[1]	1,500 lbs/year/ person	7,048 lbs (3.5 tons)	2,572,500 lbs (1,286 tons)
Commercial	8 gross acres (55,103 square feet of building space)	61 employees[2]	3,650 lbs/ employee/year	610 lbs (0.30 ton)	222,650 lbs (111 tons)
			Total	**7,658 lbs (3.8 tons)**	**2,795,150 lbs (1,397 tons)**

[1] City household size of 2.82 persons per household × 608 multiple family units = 1,715 potential residents.
[2] 8 acres of commercial × 0.253 floor area ratio = 55,103 square feet; 1 employee for every 900 square feet of community commercial × 55,103 square feet = 61 employees.
[3] County of San Bernardino Solid Waste Management Division.
Source: LSA Associates, Inc. March 2010.

As identified in Table 4.17.F, it is anticipated that up to 7,658 pounds (3.8 tons) of solid waste could be generated from the daily operation of development that could be developed on Site 2. It is anticipated that any future development that would occur on Site 2 would have waste hauled by the Yucaipa Disposal Company and transported to the San Timoteo Sanitary Landfill. The volume of solid waste that could be generated by future development on Site 2 could represent up to 0.38 percent of the current daily permitted throughput and up to 0.93 percent of the current daily surplus capacity at the San Timoteo Sanitary Landfill. As adequate daily surplus capacity exists at the receiving landfill, future development that could occur subsequent to the rezoning of Site 2 would not cause a significant adverse impact to current operations or the expected lifetime of the landfill serving the project area. Therefore, no significant solid waste disposal impact would occur and no mitigation is required.

- **Site 3: California Street/Avenue E.** The rezoning of Site 3 could result in the redevelopment of residential uses on the site. Table 4.17.G provides the estimated solid waste generation for these uses.

Table 4.17.G: Solid Waste Generation Estimates for Site 3

Potential Future Use	Units	Residents/ Employees	Waste Generation Factor[2]	Waste Generation Estimate	
				Daily	Annual
Multiple Residential Units	320 units	902 residents[1]	1,500 lbs/year/ person	**1,315 lbs (0.65 ton)**	**480,000 lbs (1,315 tons)**

[1] City household size of 2.82 persons per household × 608 multiple family units = 1,715 potential residents
[2] County of San Bernardino Solid Waste Management Division
Source: LSA Associates, Inc. March 2010.

As identified in Table 4.17.G, it is anticipated that up to 1,315 pounds (0.65 ton) of solid waste could be generated daily from the operation of development that could be developed on Site 3. It is anticipated that any future development that would occur on Site 3 would have waste hauled by the Yucaipa Disposal Company and transported to the San Timoteo Sanitary Landfill. The volume of solid waste that could be generated by future development on Site 3 could represent up to 0.18 percent of the current daily permitted throughput and up to 0.44 percent of the current daily surplus capacity at the San Timoteo Sanitary Landfill. As adequate daily surplus capacity exists at the receiving landfill, future development that could occur subsequent to the rezoning of Site 3 would not cause a significant adverse impact to current operations or the expected lifetime of the landfill serving the project area. Therefore, no significant solid waste disposal impact would occur and no mitigation is required.

- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent "by right" development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): This component of the proposed project would require that at least 15 percent of new housing constructed in a redevelopment project area be affordable to low-income and moderate-income households. Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, implementation of this project component would not conflict with any solid waste facility capacity. No mitigation is required.

4.17.5.5 Solid Waste Reduction

Threshold	Would the proposed project fail to comply with applicable Federal, State, and local statutes and regulations related to solid waste?

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** Federal, State, and local governments have enacted a variety of laws and established programs to deal with the transport, use, storage, and disposal of hazardous materials to reduce the risks to public health and the environment. These laws and programs supplement existing regulations designed to control the contamination of air and water resources. Hazardous wastes generated within the County are disposed of at "Class I" landfills. The California Health Services Department regulates companies that haul hazardous waste. The California Highway Patrol (CHP) is responsible for the inspection of motor carriers that haul hazardous wastes. Inspections are made on roadways, at freeway truck scales and truck yards. The shipment of hazardous materials by truck or rail is regulated by Federal safety standards under the jurisdiction of the U.S. Department of Transportation. Federal safety standards are also included in the California Administrative Code, Environmental Health Division. The EPA ensures that containers of hazardous materials are properly labeled with instructions for use. The California Department of Industrial Relations, Cal-OSHA Division regulates the use of hazardous materials in the workplace. Regulations governing the storage and use of hazardous materials

are also contained in the Uniform Building Code and the Uniform Fire Code. The Hazardous Materials Division of the San Bernardino County Fire Department operates a hazardous waste program. The purpose of the Hazardous Materials Division is to protect the health and safety of the public and the environment of the County of San Bernardino by ensuring that hazardous materials are properly handled and stored. The Division accomplishes this through inspection, emergency response, site remediation, and hazardous waste management services. Specific responsibilities include:

- Operating collection facilities and events for residents of San Bernardino County to safely dispose of household hazardous waste.
- Providing affordable waste management alternatives to businesses that generate very small quantities of waste through the Conditionally Exempt Small Quantity Generator program.
- Inspecting hazardous material handlers and hazardous waste generators to ensure full compliance with laws and regulations. Implementing CUPA programs for the development of accident prevention and emergency plans, proper installation, monitoring, and closure of underground tanks, and the handling, storage, transportation, and disposal of hazardous wastes.
- Providing 24-hour response to emergency incidents involving hazardous materials or wastes in order to protect the public and the environment from accidental releases and illegal activities.
- Overseeing the investigation and remediation of environmental contamination due to releases from underground storage tanks, hazardous waste containers, chemical processes, or the transportation of hazardous materials.
- Conducting investigations and taking enforcement action as necessary against anyone who disposes of hazardous waste illegally or otherwise manages hazardous materials or wastes in violation of Federal, State, or local laws and regulations.
- Providing Hazardous Materials Division information to the public and to other agencies upon request.

All uses within the City that generate waste (which include Site 1) are required to coordinate with a waste hauler to develop collection of recyclable materials for the project on a common schedule as set forth in applicable local, regional, and state programs. Additionally, all development within the City is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991) and other applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the San Timoteo Sanitary Landfill is reduced and no hazardous waste is received in accordance with existing regulations. Therefore, impacts associated with this issue are less than significant for Site 1. No mitigation is required.

- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** Since Site 2 is also within the City, the same applicable solid waste standards and regulations would apply for Site 2 as for Site 1. Therefore, in the event that development is facilitated on site through the rezoning of Site 2, impacts associated with this issue would be less than significant. No mitigation is required.
- **Site 3: California Street/Avenue E.** Site 3 is also within City limits and would be subject to the same applicable solid waste standards and regulations for all development that occurs within the City. Therefore, impacts associated with this issue would be less than significant. No mitigation is required.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Subsequent “by right” development within the new land use district created through this program would not be subject to further CEQA review. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required

for “by right” development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Therefore, implementation of this project component would not conflict with solid waste regulations. No impacts would occur and no mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that do not generate solid waste. Since no solid waste is generated from implementation of these amendments, there would be no conflict with solid waste regulations. No impacts associated with this issue would occur. No mitigation is required.

4.17.6 Significant Impacts

The following impact has been determined to be potentially significant. Mitigation measures have been recommended to reduce the significance of the identified impact.

4.17.6.1 Adequate Water Supply

Impact 4.17.6.1: *The proposed land use actions and potential subsequent land development that may occur may not have sufficient water supplies available.*

Threshold	Would the proposed project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Approximately 98 percent of the YVWD’s current water supply is from groundwater wells that are currently active and located within the YVWD service area. The total rated capacity of these wells is 21.0 millions gallons per day (mgd) or 23,512 AFY. The remaining 2 percent is from local and imported surface water supplies. In April 2006, the YVMD adopted its *2005 Urban Water Management Plan (UWMP)*, which details the reliability of the YVWD’s current and future water supply. The document finds that with all of its existing and planned supplies, the YVWD can meet 100 percent of projected supplemental demand through 2025; however, during a single dry year and multiple dry years, the YVWD may experience a shortage of approximately 1.4 percent in 2025.

As identified in the 2005 UWMP, full entitlement deliveries of imported SWP water may not be available in many dry years. The YVWD then will have to rely more heavily upon groundwater. In some extensively dry years, SWP water may not be available or the YVWD may be asked to forgo SWP supplies to allow those without access to other options to use available SWP supplies. Due to the changed conditions in the reliability of imported SWP water, the YVWD has developed a Water Resource Validation Program that would apply to all new development within its service area. The YVWD has also reviewed the latest requirements for water supply assessment and has determined that the following program will provide a sufficient water supply to serve the needs of all new development during normal, single dry, and multiple dry water years during a 20-year projection, in addition to existing and planned future uses, including agricultural and manufacturing uses.[1]

[1] *A Strategic Plan for a Sustainable Future – The Integration and Preservation of Resources*, Yucaipa Valley Water District, adopted August 20, 2008.

Program 3.a (Site-Specific and Creation of New Land Use District):

- **Site 1: Oak Glen Road/Colorado Street.** The rezoning of Site 1 could potentially result in the construction and operation of up to 660 multiple-family residences, 4 acres of commercial uses, 4.5 acres of institutional uses, and 11.2 acres of open space. Currently, Site 1 is undeveloped and does not generate any need for potable water. Because the rezoning of Site 1 could potentially result in construction of a "project" that would meet State Water Code Section 10913 criteria, development at the specified intensity would be required to obtain a Water Supply Assessment (WSA) from the YVWD. After receiving such information, the City may agree or disagree with the conclusions of the YVWD, but cannot approve projects in the face of documented water shortfalls without first making certain findings. **Mitigation Measure 4.17.6.1A** has been identified to ensure that adequate water supply is available for any for future development of Site 1.
- **Site 2: Yucaipa Boulevard/Sand Canyon Road.** The rezoning of Site 2 could potentially result in the construction and operation of up to 608 multiple-family residences and 8 acres of commercial uses. Currently, Site 2 is undeveloped and does not generate any need for potable water. Any subsequent development on Site 2 could increase the demand for potable water supplies. Similar to Site 1, subsequent development of Site 2 at the specified intensity could result in the construction of a "project" that would meet State Water Code Section 10913. This would require the preparation of a WSA from the YVWD. **Mitigation Measure 4.17.6.1A** has been identified to ensure that adequate water supplies are available for any future development that would occur on Site 2.
- **Site 3: California Street/Avenue E.** The rezoning of Site 3 could potentially result in the construction and occupation of up to 320 new multiple-family residences. Currently, Site 3 is developed with a manufactured home park and already generates a need for potable water; however, with the rezoning of Site 3, there is the potential for the redevelopment of the site with a higher intensity of development. This increase in density could result in an increase for potable water supplies. **Mitigation Measure 4.17.6.1A** has been identified to ensure that adequate water supplies are available for any future development of Site 3.
- **Creation of New Land Use District.** The creation of the new land use district is an administrative action that would not result in a physical change in the environment. Housing that could be accommodated under this new land use district would require additional water supplies. Development proponents will be required to obtain design approval for any subsequent development on the selected site. Compliance with development standards required for "by right" development as well as the mitigation measures identified in this Draft EIR would ensure no significant impact associated with the creation of the new land use district would occur.

Program 4.a, 4.d, 4.e, and 4.f (Citywide): The implementation of this project component is an administrative action that would not require a physical change in the environment. Since this is an administrative action, no water resources would be required for implementation. Therefore, no impacts associated with this issue would occur. No mitigation is required.

Inclusionary Housing Program (Redevelopment Project Area): Implementation of this component would require General Plan and Development Code Amendments. These amendments are administrative actions that would not result in a physical change in the environment. Therefore, no impacts associated with this issue would occur with implementation of this project component. No mitigation is required.

Mitigation Measures. The following measures have been identified to ensure adequate water supplies are available for future development:

4.17.6.1A Prior to the issuance of grading permits for any development that would occur on any of the three sites (Site 1, Site 2, or Site 3), the project proponent shall provide evidence to the City that said project has satisfied all applicable requirements identified by the Yucaipa Valley Water District (YVWD) in its Water Resource Validation Program as outlined in the Sustainability Strategic Plan adopted by YVWD on August 20, 2008.

Level of Significance after Mitigation. Adherence to **Mitigation Measure 4.17.6.1A** would ensure that adequate water supplies would be available for any development that could occur on Sites 1, 2, or 3. Adherence to this mitigation measure would reduce impacts to a less than significant level.

4.17.7 Cumulative Impacts

The cumulative area for water supply-related issues is the Yucaipa Groundwater Basin. Existing and future development within the YVWD service area and within the Yucaipa Groundwater Basin would demand additional quantities of water. Increases in population, square footage, and intensity of uses would contribute to increases in the overall regional water demand. However, all development within the City would be required to satisfy all requirements identified in the YVWD Water Resource Validation Program. The purpose of the YVWD Water Resource Validation Program is to ensure that adequate water supplies are available for any proposed developments. Since all development seeking water from the YVWD is required to satisfy these requirements, cumulative water supply related issues would be less than significant.

The cumulative area for wastewater-related issues is the YVWD service area. Cumulative population increases and development within the area serviced by the YVWD would increase the demand overall demand for wastewater treatment service in the service area. Improvements planned for this facility would increase capacity at this facility to 11.0 mgd. Because the YVWD would expand as growth occurred, cumulative development would not exceed the capacity of the wastewater treatment system.

The cumulative area for wastewater-related issues is the YVWD service area. Cumulative population increases and development within the area serviced by the YVWD would increase the demand overall for wastewater treatment service in the service area. Improvements planned for this facility would increase capacity at this facility. It is anticipated that none of the three sites would require the expansion of the existing wastewater infrastructure; only connections to existing wastewater infrastructure. Therefore, the contribution of each of the three sites is not anticipated to have a cumulatively significant impact on wastewater infrastructure. By adhering to the wastewater treatment requirements established by the RWQCB through the waste discharge requirements for YVWD facilities, wastewater that is processed through the YVWD would meet established standards. As the wastewater from all development within the service area of the YVWD would be similarly treated under these waste discharge requirements, no cumulatively significant exceedance of RWQCB wastewater treatment requirements would occur.

The cumulative area for solid waste is San Bernardino County. AB 939 mandates the reduction of solid waste disposal in landfills. Since solid waste disposal is a demand-responsive service and because San Bernardino County monitors and plans for the capacity and continual expansion of each landfill, it is anticipated that sufficient landfill capacity would exist to accommodate future disposal needs. Therefore, cumulative projects in the area would not create demands for solid waste services that exceed the capabilities of the County's waste management system. Consequently, cumulative impacts associated with solid waste within the County would be considered less than significant.

5.0 OTHER CEQA TOPICS

5.1 SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

Table 5.A identifies the significant unavoidable impacts that would result from the proposed project, even with implementation of the project-specific mitigation measures identified in the Section 4.0 analysis.

Table 5.A: Significant Environmental Effects That Cannot Be Avoided

Topic	Type of Impact	Impact
Air Quality	Localized Construction Emissions	Emissions of PM_{10}, and $PM_{2.5}$ would exceed the localized threshold that would occur for construction activity for Sites 1 and 2. Emissions of PM_{10} would exceed the localized threshold that would occur for construction activity for Site 3. PM_{10} and $PM_{2.5}$ emissions are a significant impact requiring mitigation; however, despite implementation of the identified mitigation measures, emissions would not be reduced to below the localized construction threshold. Therefore, estimated localized air pollutant emissions during construction will remain significant and unavoidable for PM_{10} and $PM_{2.5}$ for Sites 1 and 2. Estimated localized air pollutant emissions during construction will remain significant and unavoidable for PM_{10} for Site 3.
Air Quality	Operational Air Pollutant Emissions	Project-related emissions for CO, ROG, and NO_X would exceed the SCAQMD daily emissions thresholds for Sites 1 and 2. Pollutant emissions of CO, ROG, and NO_X that would exceed the SCAQMD thresholds may contribute to the maintenance of existing nonattainment status in the Basin. Although implementation of mitigation measures may reduce emissions associated with Sites 1 and 2, it is not possible to quantify the reduction in the amount of emissions that may occur. Estimated air pollutant emissions during operation for Sites 1 and 2 will remain significant and unavoidable for CO, ROG, and NO_X.
Air Quality	Localized Operational Emissions	Localized operational emission rates for PM_{10} exceed the LST thresholds at 25 meters for Sites 1 and 2. The emissions of PM_{10} are a significant impact and require mitigation. However, there are no feasible mitigation measures that would reduce PM_{10} emissions for Sites 1 and 2 to below LST thresholds. Therefore, estimated localized air pollutant emissions during operation of Sites 1 and 2 will remain significant and unavoidable for PM_{10}.
Air Quality	Cumulative Air Pollutant Emissions	Short-Term Air Quality Impacts: The cumulative area for air quality impacts is the South Coast Air Basin. The project would contribute criteria pollutants to the area during project construction. The South Coast Air Basin is in nonattainment for PM_{10}, $PM_{2.5}$, and ozone at the present time; therefore, the construction of the proposed project would exacerbate nonattainment of air quality standards within the South Coast Air Basin and contribute to short-term cumulatively significant air quality impacts.
Climate Change and Green House Gas Emissions	Cumulative GHG Emissions	With implementation of the strategies and programs described previously, the project is consistent with the strategies to reduce California's emissions to the levels proposed in Executive Order S-3-05. However, given the uncertainty of data and appropriate methodology to accurately analyze, and the inability to quantify the reduction achieved through implementation of strategies and programs previously identified, the proposed project's GHG emission contribution would result in a cumulative impact regarding global climate change and the cumulative impacts of the proposed project on global climate change are considered to be significant and unavoidable.

Table 5.A: Significant Environmental Effects That Cannot Be Avoided

Topic	Type of Impact	Impact
Land Use	Consistency with Local Policies	With regard to Land Use Element Goal LU-5 (residential density consistent with topographic constraints to reduce landform alteration in hillside areas), Site 2 is located in a hillside area that would require extensive grading, and therefore is inconsistent with this goal. While the identified mitigation measures would reduce the severity of this impact, it would remain significant and unavoidable if Site 2 were selected. Site 3 is currently occupied by a mobile home park within the Mobile Home park (MHP) Overlay District. Redesignation of this site to RM-24 would eliminate the MHP Overlay, which would be inconsistent with this goal. While the identified mitigation measures would reduce the severity of this impact, it would remain significant and unavoidable if Site 3 were selected.
Population and Housing	Displacement of Housing and People	The selection and subsequent development of Site 3 would require the removal of all structures on the site. Since Site 3 currently has a manufactured home park on site, the selection of Site 3 would result in the displacement of housing and people. Although relocation assistance is anticipated to be available, impacts associated with this issue would be significant and unavoidable.

5.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES THAT WOULD BE CAUSED BY THE PROPOSED PROJECT SHOULD IT BE IMPLEMENTED

The *CEQA Guidelines* mandate that the EIR must address any significant irreversible environmental changes that would be involved in the proposed action should it be implemented (*CEQA Guidelines*, §15126[c]). An impact would fall into this category if:

- The project would involve a large commitment of nonrenewable resources;
- The primary and secondary impacts of the project would generally commit future generations to similar uses;
- The project involves uses in which irreversible damage could result from any potential environmental incidents associated with the project; and/or
- The proposed consumption of resources is not justified (e.g., the project results in wasteful use of energy).

Determining whether the proposed project may result in significant irreversible effects requires a determination of whether key resources would be degraded or destroyed in such a way that there would be little possibility of restoring them. With the exception of potential cultural resources and biological resources, no significant resources were identified within the three potential project sites; therefore, no significant impacts related to these issues would result from the potential future development of any of the project sites. Avoidance of cultural and biologically sensitive areas would result in no irreversible damage to resources on any of three sites. Therefore, no significant resources would be affected by the potential future development of any of the three sites.

Natural resources in the form of common building materials (e.g., lumber, concrete, aggregate, iron/steel/other metals, and vehicle fuel/petroleum-based products) would be utilized in the potential future construction that could occur on any of the three sites, while energy resources in the form of electricity and natural gas would be used during the long-term future operation of the project. The potential future use of these resources is not expected to negatively affect their availability as they are generally readily available within the region. Additionally, the proposed project would be required to comply with the updated Title 24 standards for building construction.

5.3 GROWTH INDUCEMENT

CEQA requires a discussion of ways in which the proposed project could induce growth. The *CEQA Guidelines* identify a project as growth-inducing if it fosters economic or population growth, or the construction of additional housing either directly or indirectly in the surrounding environment (*CEQA Guidelines* Section 15126.2[d]). New employees from commercial or industrial development and new population from residential development represent direct forms of growth.

A project could indirectly induce growth by reducing or removing barriers to growth or by creating a condition that attracts additional population or new economic activity. However, a project's potential to induce growth does not automatically result in growth. Growth can only happen through capital investment in new economic opportunities by the private or public sectors. Under CEQA, growth inducement is not considered necessarily detrimental, beneficial, or of little significance to the environment. Growth inducement for this project has been analyzed in Chapter 4.13 (Population and Housing) in this EIR.

5.4 CONSISTENCY WITH LOCAL AND REGIONAL PLANS

Section 15125 (d) of the CEQA Guidelines requires EIRs to "…discuss any inconsistencies between the proposed project and applicable general plans and regional plans." The objective of such a discussion is to find ways to modify the project, if warranted, to reduce any identified inconsistencies with relevant plans and policies. A discussion of the consistency of the proposed project with the goals and policies of relevant adopted local and regional plans is provided in Chapter 4.10 (Land Use and Planning). In addition, each of the EIR chapters has provided a consistency analysis with General Plan policies as it relates to each individual topic.

5.5 ENERGY CONSUMPTION

This section discusses the conditions that exist on the project sites and the regulatory framework that governs the supply and demand for direct and indirect energy requirements. Appendix F of the CEQA Guidelines describes the energy conservation information and analyses that should be included in an EIR, including emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy. Energy conservation if defined in terms of decreased reliance on natural gas and oil, decreased per capita energy consumption, and increased reliance on renewable energy sources.

Potential future development that could occur on any of the three sites would be supplied natural gas and electricity by the Southern California Gas Company and Southern California Edison, respectively. A detailed analysis of the project's energy consumption has been provided in Chapter 4.7 (Greenhouse Gas Emissions) of this EIR.

It is anticipated that potential future development under the proposed project would be required to adhere to Title 24, Part 6, of the California Code of Regulations, which identifies energy efficiency standards for residential and nonresidential buildings. These standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The most recent standards were adopted and went into effect January 1, 2010.[1] Such standards include the provision of cool roofs, demand control ventilation, skylights for day-lighting in buildings, thermal breaks for metal building roofs, and lighting power limits. These standards are expected to reduce the growth in electricity use of residential and non-residential buildings. Compliance with such standards would be reviewed before the issuance of a building permit by the City. Because potential future development that could occur under implementation of this project would be required to adhere to standards contained in Title 24 in addition to requirements set forth by the respective utility providers, potential future development of the proposed project would not result in the wasteful,

[1] *Nonresidential Compliance Manual for California's 2008 Energy Efficiency Standards*, California Energy Commission, effective January 1, 2010, http://www.energy.ca.gov/title24/2008standards/index.html, website accessed on March 4, 2010 .

inefficient, or unnecessary consumption of energy. Consequently, impacts associated with this issue are considered to be less than significant and no mitigation would be required.

The methodology used in this EIR to analyze the project's potential effect on global climate change includes a calculation of greenhouse gas emissions. The purpose of calculating the emissions is for informational purposes, as there is no quantifiable emissions threshold established by any judicial decision or CEQA regulation or statute as indicated in the public policy rationale underlying AB 32 and SB 97. A detailed analysis of the project's greenhouse gas emissions has been provided in Chapter 4.7 of this EIR.

6.0 ALTERNATIVES

6.1 INTRODUCTION

One of the most important aspects of the environmental review process is the identification and assessment of reasonable alternatives that have the potential for avoiding or minimizing the impacts of a Proposed Project. *CEQA Guidelines* (§15126[d]) emphasizes the selection of a reasonable range of technically feasible alternatives and adequate assessment of these alternatives to allow for a comparative analysis and consideration by decision-makers. *CEQA Guidelines* state that the discussion of alternatives shall focus on alternatives capable of eliminating or reducing significant adverse environmental effects of a proposed project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

This EIR focuses on the selection of one of three sites within the City to meet Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA) goals through the rezoning of land for higher density, and potentially affordable uses.[1] Like an alternatives analysis, a discussion of anticipated significant environmental impacts that could occur with the rezoning and future development of each of the three sites has been included in Chapter 4.0 of this EIR. Ultimately, the assessment of each of these three sites would result in the selection of one site that would avoid or minimize the impacts of the development of future residential development.

The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. The range of alternatives required in an EIR is governed by a "rule of reason," which requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. Of the alternatives considered, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project. Pursuant to CEQA, "feasible" has been defined as "…capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors."[2]

6.1.1 Summary of the Proposed Project

The proposed project will identify and rezone a minimum of 19 acres of land for multifamily development "as-of-right" (i.e., no conditional use permit or other discretionary requirement triggering CEQA review) at a density of 20–24 units/acre (excluding any density bonus). This component also includes the creation of a new land use district (RM-24 – Multiple Residential, 24 units per acre maximum) in the Development Code with development standards for multifamily residential development "by-right" at a density of up to 24 units per acre. The rezoning action will occur on one of three sites identified by the City. In the event that Site 3 (10 acres) is selected, the City would have to rezone an additional 9 acres at another location in order to meet its RHNA obligation.

Other project components include the establishment of density bonus provisions to the Municipal Code to comply with the current provisions of State law; revision of the Municipal Code to establish appropriate locations and development standards for Single-Room Occupancy (SRO) uses and to allow emergency shelters by-right in the CS (Service Commercial) zone; the adoption of a Reasonable Accommodation Ordinance; and the adoption of an Inclusionary Housing Ordinance (which would include General Plan and Development Code Amendments for inclusionary housing in the City's Redevelopment Project Area consistent with State redevelopment law).

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1 While the higher density zoning allows affordable housing as a development possibility, it neither guarantees nor requires it.

2 Guidelines for California Environmental Quality Act, §15364.

A detailed description of the various project components is provided in Chapter 3.0 of this EIR.

6.1.2 Project Objectives

This EIR analysis focuses on the proposed City of Yucaipa Housing Element Implementation Project, and, in particular, three primary components of the Housing Element Implementation Project: (1) identification of sites sufficient to accommodate housing needs for the balance of goals not achieved through existing housing; (2) changes to land use regulations in the Municipal and Development Code that apply citywide; and (3) amendments to the General Plan and Development Code for inclusionary housing in the City's Redevelopment Project Area consistent with State redevelopment law. These programs are the focus of the EIR analysis because subsequent activities that would be allowed have the potential to result in physical impacts to the environment. Specifically, the project objectives include:

- Facilitate RHNA requirements through new construction;
- Provide housing opportunities for households with a wide range of incomes;
- Provide housing opportunities for residents with special needs;
- Seek to balance housing and job growth in Yucaipa;
- Ensure a choice of housing types and locations to all persons regardless of race, sex, cultural origin, age, martial status, physical handicaps, or family composition;
- Provide affordable housing opportunities throughout the City; and
- Comply with State Planning and Zoning laws pertaining to inclusionary housing.

6.1.3 Summary of Proposed Project Significant Impacts

The analysis provided in Chapter 4.0 determined that, despite the implementation of mitigation measures, the significant environmental impacts would result from the construction and operation of the proposed on-site uses. To satisfactorily provide the CEQA-mandated alternatives analysis, the alternatives considered must reduce the following project-related significant impact(s):

- Localized Construction Emissions for PM_{10}, and $PM_{2.5}$.
- Operational Air Pollutant Emissions for SCAQMD-identified criteria pollutants.
- Localized operational emission rates for PM_{10}.
- Cumulative Air Pollutant Emissions.
- Cumulative Greenhouse Gas Emissions.
- Consistency with Local Plans.
- Displacement of Housing and People.

6.2 ALTERNATIVES CONSIDERED BUT NOT CARRIED FORWARD FOR ANALYSIS

In determining an appropriate range of alternatives to be evaluated in the EIR, two possible alternatives were considered and rejected because they could not accomplish the basic objectives of the project as listed above or they were considered infeasible. Per the *CEQA Guidelines* (§15126.6[c]), factors that may be considered when addressing the feasibility of alternatives,

including the off-site alternative, include failure to meet most of the stated project objectives, infeasibility, or inability to avoid significant environmental effects.

The purpose of the proposed project is to implement the City's Housing Element and facilitate changes in the General Plan City Code to satisfy its RHNA requirement as well as State Planning and Zoning laws regarding bonus density, emergency shelters, SRO facilities, transitional housing, supportive housing, and inclusionary housing. The following alternatives were considered and rejected as alternatives to the proposed project:

- No Project;
- Existing Units Only Alternative; and
- Reliance on New Construction Alternative.

6.2.1 No Project Alternative

Under this alternative, the City would not adopt the City of Yucaipa Housing Element Implementation Project. Under this alternative, housing needed to satisfy RHNA goals may be constructed in the normal course of business and growth, but none would be expressly facilitated by adoption of new policies or programs. This alternative would not result in the creation of new land use district (RM-24 – Multiple Residential, 24 units per acre maximum) or result in the rezoning of sites within the City for such uses. Over the eight-year planning period (2006–2014), an estimated 1,045 new units (280 moderate income level units and 765 upper income level units) would be expected to be built under normal construction trends.[1]

The fundamental goal of the proposed project is to comply with Housing Element law. As simple as this may seem, compliance (particularly in respect to RHNA accommodation) can be asserted with varying degrees of confidence. While the California Department of Housing and Community Development (HCD) is not the final authority on determining statutory conformance, State certification provides a number of benefits: (i) it carries considerable weight with the Court in any action to challenge the validity of the Element; (ii) it enables communities access to various grant and loan programs that might not otherwise be available; and (iii) protects jurisdictions against punitive action that could actually increase housing production requirements in the future.

Without HCD certification, jurisdictions may choose to self-certify based on factual findings, supported by substantial evidence that their Housing Elements conform to all statutory parameters. However, this option carries additional risk as it places much more burden on communities to prove compliance in the event of a court challenge. Failing to prove compliance could result in a number of potential outcomes, including the loss of local land use control. Finally, communities may place exclusive priority on environmental protection regardless of whether a Housing Element meets the rigors of statutory compliance. This latter action is largely untested and could potentially invite litigation.

Depending on the risk tolerance of decision-makers and which objectives they place priority on, the preferred alternative may not be same as the one that is environmentally superior. In summary, the No Project Alternative would avoid all of the project's impacts and would be considered the environmentally superior alternative. However, the No Project Alternative would not fulfill the basic project objectives stated in Section 2.0, *Project Description*. Because the No Project Alternative would not fulfill the basic project objectives, this alternative was not carried forward for analysis.

[1] *Table B-2: Approved Projects, City of Yucaipa,* City of Yucaipa Housing Element, February 23, 2009.

6.2.2 Existing Units Only Alternative

Under this alternative, the City would meet its RHNA goals through the utilization of existing housing units supported or subsidized by City programs to provide affordable housing assistance, mortgage assistance program, and/or an incentive program for property owners to offer rental or affordable housing assistance. Under this alternative, no new housing units would be developed, no rezoning of sites within the City would occur, and there would be no creation of a new land use district (RM-24 – Multiple Residential, 24 units per acre maximum). However, the other components of the project (Program 4.a, 4.d, 4.e, and 4.f and the Inclusionary Housing Program) would still be implemented.

One of the criteria for a reasonable alternative is the test of whether an alternative is realistically feasible. Based on Department of Finance estimates, there are approximately 1,213 vacant residential units in the City. There is the potential to apply City programs to these vacant residential units; however, even with the inclusion of all 1,213 vacant residential units, the City would still fall short of the RHNA goal for the 2006–2014 cycle by 203 units. (The 2006–2014 RHNA goal for the City is 1,416 units.) In addition, there is no guarantee that the owners of these vacant residential units would be willing or able to participate in any City programs aimed at meeting RHNA goals. Due to the uncertainty associated with these existing vacant residential units in the City, this alternative was considered infeasible and not carried forward for analysis.

6.2.3 Reliance on New Construction Alternative

This alternative would involve meeting the RHNA goals with a higher proportion of units from new construction. Under this alternative, 25 percent (354 units) of the RHNA housing goal would be met through the implementation of affordable housing supports on existing housing units. The remaining 75 percent of the RHNA housing goal (1,062 units) would be met through new construction. This new construction would be facilitated within a “Special Housing Overlay,” which would allow a variety of housing types including affordable housing, SRO developments, senior housing, transitional housing, and shelters. This alternative would not require the rezoning of additional property in the City but would require the expansion or addition of a “Special Housing Overlay” District within an identified Redevelopment Project Area.

This alternative is not feasible as the City’s existing Redevelopment Project Area is zoned primarily for commercial uses. The portion of the Redevelopment Project Area that is already zoned for residential uses has an affordability requirement through existing redevelopment law which requires that 6 percent of all units within the Redevelopment Project Area be very-low income units and that 9 percent of all units within the Redevelopment Project Area be moderate-income units. In addition, existing permitted density within the Redevelopment Project Area is 8 dwelling units per acre, which does not meet RHNA obligations. Furthermore, there is uncertainty associated with existing vacant residential units in the City as there is no guarantee that the owners of these vacant residential units would be willing or able to participate in any City programs aimed at meeting RHNA goals. Therefore, this alternative was considered infeasible and not carried forward for analysis.

6.3 ALTERNATIVES ANALYSIS

The following development scenarios have been identified as potential alternatives to implementation of the proposed project:

- Alternative 1 (Selection of Site 1);
- Alternative 2 (Selection of Site 2); and
- Alternative 3 (Selection of Site 3).

Table 6.A provides a summary of each of the alternatives considered.

Table 6.A: Summary of Analyzed Alternatives

Project Alternative	Alternative Description
Alternative 1 (Selection of Site 1)	Under this alternative, the City would select and rezone Site 1. Subsequent development that could occur on Site 1 would involve the construction and operation of up to 660 multiple-family dwelling units, 4 acres of commercial land uses, 4.5 acres of institutional land uses, and 11.2 acres of open space land uses. A zone change and General Plan Amendment would be required.
Alternative 2 (Selection of Site 2)	Under this alternative, the City would select and rezone Site 2. Subsequent development that could occur on Site 2 would involve the construction and operation of up to 608 multiple-family dwelling units and 8 acres of commercial land uses. A zone change and General Plan Amendment would be required.
Alternative 3 (Selection of Site 3)	Under this alternative, the City would select and rezone Site 3. Subsequent development that could occur on Site 3 would involve the demolition of the existing manufactured home park and the construction and operation of up to 320 multiple-family residences. A zone change and General Plan Amendment would be required. However, the selection of this site would require an additional 9 acres of land to comply with RHNA requirements.

Source: LSA Associates, Inc. March 2010

6.3.1 Comparison of Impacts Associated with the Alternative Sites

The following discussion compares the impacts that may result from development subsequent to the rezoning of each alternative site. The following comparison summary is based on the analyses detailed in Chapter 4.0. A conclusion is provided as to whether each alternative would result in one of the following:

- Reduction or elimination of the impact;
- A greater impact than the project;
- The same impact as the project; or
- A new impact in addition to the impacts of the proposed project impacts.

6.3.1.1 Aesthetics

The installation of on-site lighting to accommodate nighttime activities and for safety purposes would be required for any of the three sites. Potential impacts from spillover light may occur on adjacent properties; however, the development of residential uses on Site 3 would not require the type or intensity of lighting required for commercial uses that may occur on Sites 1 and 2. Neither Site 1 nor Site 2 currently has on-site lighting and would introduce new lighting sources within the area. However, all three sites would be required to submit a lighting plan that includes evidence that the on-site lighting adequately adheres to City standards. Additionally, all three of the sites would be required to comply with design standards, such as setbacks, building height, lot dimensions, and maximum lot coverage contained in the City of Yucaipa Zoning and Municipal Codes. Adherence to these design standards would ensure that on-site aesthetic impacts would remain less than significant for all three sites.

Scenic vistas would not be affected by any of the three sites as there are no identified scenic vistas within the City. Sites 1 and 2 are adjacent to roadways that are identified by the City as being scenic roads; however, the scenic road designation for Oak Glen Road (adjacent to Site 1) and Yucaipa Boulevard (adjacent to Site 2) does not preclude or restrict the development of residential and commercial uses. It is anticipated that any subsequent development that could occur on Site 1 or Site 2 would be required to adhere to City development standards that would be consistent for developments within designated scenic roads. Site 3 is not adjacent to any potential or existing scenic highways; therefore, compared to Sites 1 and 2, Site 3 would have a reduced impact on potential

scenic highways. Table 6.B provides a summary of visual impacts associated with each of the three sites.

Table 6.B: Aesthetic/Visual Resource Impacts Comparison

Site	Environmental Impact				Site Selection
	Scenic Vistas	Scenic Resources/ Highways	Visual Character	Light and Glare	
Site 1	Would not affect a scenic vista.	Located adjacent to a City-designated scenic road (Oak Glen Road).	Would change from undeveloped land to urban development.	No light currently generated on site. Would introduce a new source of light in the area.	**Less Favorable**
Site 2	Would not affect a scenic vista	Located adjacent to a City-designated scenic road (Yucaipa Boulevard)	Would change from undeveloped land to urban development.	No light currently generated on site. Would introduce new source of light in the area.	**Less Favorable**
Site 3	Would not affect a scenic vista	Not located adjacent to potential or existing scenic highway.	Site currently developed with residential uses, would be replaced with new residential uses.	Lighting currently present on site from existing residential development, would replace existing lighting sources with similar lighting.	**Favorable**

As identified in Table 6.B, it is anticipated that out of the three sites, Site 3 would be the preferred site based on impacts to visual resources. As previously identified, Site 3 is not adjacent to any potential or existing scenic highways, would not require any commercial lighting on site, and would maintain the existing urban character of the site.

6.3.1.2 Agricultural and Forestry Resources

Selection of any of the three sites would not result in the termination of Williamson Act Contracts or conflict with an existing forest zone or forest lands. Sites 2 and 3 currently are zoned for General Commercial and Multiple Residential and would not conflict with an existing agricultural zone. Site 1 has an agricultural preserve overlay as part of its zoning. None of the three sites has identified Prime, Unique, or Statewide Important Farmland. Due to their undeveloped nature, Sites 1 and 2 still contain soils that are suitable for agricultural use. Site 3 is currently developed and would not result in a loss of soil that could be potentially utilized for agricultural purposes. Table 6.C provides a summary of agricultural and forestry resource impacts associated with each of the three sites.

Table 6.C: Agricultural and Forest Resource Impacts Comparison

Site	Environmental Impact				Site Selection
	Williamson Act Contract Termination	Existing Agricultural Zone Conflict/ Conversion of Agricultural Land	Existing Forest Zone Conflict/ Conversion of Forest Land	Conversion of Prime, Unique, or Statewide Important Farmland	
Site 1	Would not result in a Williamson Action contract termination.	Zoned with an Agricultural Preserve Overlay. Would result in loss of soils that are marginally suitable for agricultural use.	No forest zone or forest land is located on site.	No Prime, Unique, or Statewide Important Farmland is located on site.	**Least Favorable**
Site 2	Would not result in a Williamson Action contract termination.	Site is not designated for any agricultural zoning. Would result in loss of soils that are marginally suitable for agricultural use.	No forest zone or forest land is located on site.	No Prime, Unique, or Statewide Important Farmland is located on site.	**Less Favorable**

Table 6.C: Agricultural and Forest Resource Impacts Comparison

Site	Environmental Impact				Site Selection
	Williamson Act Contract Termination	Existing Agricultural Zone Conflict/ Conversion of Agricultural Land	Existing Forest Zone Conflict/ Conversion of Forest Land	Conversion of Prime, Unique, or Statewide Important Farmland	
Site 3	Would not result in a Williamson Action contract termination.	Site is not designated for agricultural zoning. Currently developed with a manufactured home park and would not result in conversion of agricultural land.	No forest zone or forest land is located on site.	No Prime, Unique, or Statewide Important Farmland is located on site.	**Favorable**

As identified in Table 6.C, the selection of Site 3 would result in a lesser magnitude of impact on agricultural and forestry resources. As previously identified, Site 3 does not contain Prime, Unique, or Statewide Important Farmland, does not have any agricultural zoning, and would not result in loss of soils that are marginally suitable for agricultural uses.

6.3.1.3 Air Quality

Each of the three sites would require site grading and construction similar to that required of the other two sites. As identified in Section 4.3 of this EIR, short-term localized construction emission impacts associated with construction activities on all three of the alternative sites exceeded the threshold for PM_{10}. Short-term localized construction emissions thresholds were also exceeded for $PM_{2.5}$ on Sites 1 and 2. For operational emissions, Site 3 would not exceed daily SCAQMD or localized construction thresholds. Sites 1 and 2 would exceed the SCAQMD emissions thresholds for CO, ROG, and NO_X and would also exceed the localized emissions threshold for PM_{10}.

As identified in Section 4.3 of this EIR, the traffic increase under each of the three alternative sites did not contribute to CO concentrations in excess of the State or Federal standards. Because no CO hot spots would occur, none of the three alternative sites would have a significant impact on local air quality for CO. Among the three sites, air quality impacts associated with Site 1 would be correspondingly reduced in magnitude when compared with Site 2. However, the generation of these reduced emissions would still result in a cumulative contribution of air pollutants in a non-attainment basin. As identified in Table 6.D, the selection of Site 3 would result in fewer significant air quality impacts compared to Sites 1 and 2.

Table 6.D: Air Quality Impacts Comparison

Site	Environmental Impact				Site Selection
	AQMP Consistency	CO Hot Spots	Construction Emissions	Operational Emissions	
Site 1	Would be consistent with the AQMP.	Would not result in exceedance with State or Federal 1-hour/8-hour CO thresholds.	Would exceed localized PM_{10} and $PM_{2.5}$ thresholds of 14 lbs/day and 9 lbs/day. (Would generate at most 83 lbs/day of PM_{10} and 20 lbs/day of $PM_{2.5}$.)	Would exceed CO, ROG, and NO_X SCAQMD thresholds (578 lbs/day CO, 87 lbs/day ROG, and 85 lbs/day NO_X). Would exceed localized thresholds for PM_{10} (9 lbs/day).	**Less Favorable**

Table 6.D: Air Quality Impacts Comparison

Site	Environmental Impact				Site Selection
	AQMP Consistency	CO Hot Spots	Construction Emissions	Operational Emissions	
Site 2	Would be consistent with the AQMP.	Would not result in exceedance with State or Federal 1-hour/8-hour CO thresholds.	Would exceed localized PM_{10} and $PM_{2.5}$ thresholds of 14 lbs/day and 9 lbs/day. (Would generate at most 56 lbs/day of PM_{10} and 14 lbs/day of $PM_{2.5}$.)	Would exceed CO, ROG, and NO_X SCAQMD thresholds (767 lbs/day CO, 100 lbs/day ROG, and 109 lbs/day NO_X). Would exceed localized thresholds for PM_{10} (12 lbs/day).	**Least Favorable**
Site 3	Would be consistent with the AQMP.	Would not result in exceedance with State or Federal 1-hour/8-hour CO thresholds.	Would exceed localized PM_{10} thresholds of 14 lbs/day. (Would generate at most 22 lbs/day of PM_{10}.)	Would not exceed SCAQMD or localized operational emissions thresholds.	**Favorable**

6.3.1.4 Biological Resources

The selection of any of the three sites would require grading on the site. Of the three sites, Site 1 appears to have a greater magnitude of biological impacts compared to Sites 2 and 3. As identified in Table 6.E, it is anticipated that any subsequent development that could occur on Site 1 would avoid the removal of riparian habitat through the preservation of the area containing such biological resources. The removal of trees on Site 1 would be required to adhere to the City's Plant Protection and Management Ordinance, and would not conflict with identified City policies regarding biological resources. Sites 2 and 3 would not conflict with any identified City policy regarding biological resources. Site 1 has a potential wildlife linkage through the confluence of Chicken Springs Wash and Yucaipa Creek with Wilson Creek. Sites 2 and 3 have no identified functioning habitat link or corridor identified by the City. Site 1 has the potential for the least Bell's vireo to occur while Site 2 has marginally suitable habitat for Stephens' kangaroo rat and the San Bernardino kangaroo rat. Site 3 has no suitable habit for threatened or endangered species. Sites 1 and 2 have six and four non-listed special interest species that may occur on site, respectively. Site 3 has no probability of non-listed special interest species. Sites 1 and 3 contain features that may be considered jurisdictional waters while Site 2 has isolated gullies or swales that are likely to be non-jurisdictional. As identified in Chapter 4.4 of this EIR, mitigation to address potential impacts to threatened, endangered, or special status species would be required for all of the project alternatives. The selection of any of these three sites would produce less than significant impacts to biological resources with adherence to identified mitigation measures. As identified in Table 6.E, it is anticipated that the selection of Site 3 would result in fewer significant biological impacts compared to Sites 1 and 2.

Table 6.E: Biological Resources Impacts Comparison

Site	Environmental Impact					Site Selection
	Adopted Habitat Conservation Plans, Resource Policies	Habitat Fragmentation/ Wildlife Movement	Endangered and Threatened Species	Candidate, Non-listed Sensitive, or Special Interest Species	Jurisdictional Waters	
Site 1	Would not conflict with an adopted habitat conservation	Has potential wildlife linkage (confluence of Chicken Springs	Potential for endangered species (least Bell's vireo) to	Six non-listed special interest species have a low or	Site contains features and vegetation that may	**Least Favorable**

Table 6.E: Biological Resources Impacts Comparison

Site	Environmental Impact					Site Selection
	Adopted Habitat Conservation Plans, Resource Policies	Habitat Fragmentation/ Wildlife Movement	Endangered and Threatened Species	Candidate, Non-listed Sensitive, or Special Interest Species	Jurisdictional Waters	
	plan. Could result in the removal of trees and riparian habitat; however, it is anticipated that riparian habitat would be avoided and preserved and that the removal of trees would following existing City policy.	Wash and Yucaipa Creek with Wilson Creek). However, it is anticipated that wildlife linkage would be avoided and preserved.	be present in Chicken Springs Wash.	moderate probability to occur on site. Site contains numerous perching and nesting sites for the burrowing owl.	result in impacts to jurisdictional waters.	
Site 2	Would not conflict with an adopted habitat conservation plan or biological resource policy.	Not identified as a functioning habitat linkage or corridor by City.	Marginally suitable habitat for endangered species (Stephens' kangaroo rat and San Bernardino kangaroo rat) is present on site.	Four non-listed special interest species have a low or moderate probability to occur on site. Site contains numerous perching and nesting sites for the burrowing owl.	Site contains isolate gullies or swales that are likely non-jurisdictional.	**Less Favorable**
Site 3	Would not conflict with an adopted habitat conservation plan or biological resource policy.	Not identified as a functioning habitat linkage or corridor by City and is currently developed.	No suitable habitat for threatened or endangered species is present.	No probability of non-listed special interest species to occur on site.	Site contains features and vegetation that may result in impacts to jurisdictional waters.	**Favorable**

6.3.1.5 Cultural Resources

Site 1 appears to have a greater magnitude on cultural resource impacts compared to Sites 2 and 3. As identified in Table 6.F, a portion of Site 1 contains a historic Native American village site. Although Site 1 contains a historic Native American village site, it is anticipated that any development that could occur on Site 1 would avoid and preserve this cultural resource. Site 2 is currently undeveloped and no previously identified cultural resource has been recorded. Site 3 is currently developed with a manufactured home park and no previously identified cultural resources have been recorded within its limits. Selection and subsequent development of any of the three sites would result in extensive ground-disturbing activities that would affect the majority, if not the entire project site. While no previously identified cultural and paleontological resources have previously been detected within the project limits of Sites 2 and 3, activities undertaken for all sites could encounter previously undetected cultural or paleontological resources. Adherence to the archaeological and paleontological mitigation

measures identified in Chapter 4.5 of this EIR would reduce impacts to less than significant. As identified in Table 6.F, it is anticipated that the selection of Site 3 would result in a reduced magnitude on cultural resources impacts compared to Sites 1 and 2.

Table 6.F: Cultural Resources Impacts Comparison

Site	Environmental Impact			Site Selection
	Human Remains	Historic or Prehistoric Cultural Resources	Paleontological Resources	
Site 1	Would be required to adhere to Health and Safety Code 7050.5	Portion of site contains village site that has been designated as a California Historical Landmark and eligible for the National Register and the California Register. Previously undiscovered cultural resources may be uncovered during construction activities. However, it is anticipated that any development that could occur on site would avoid and preserve this cultural resource.	Paleontological resources were located within the boundaries of Site 1. Site has high sensitivity for paleontological resources.	**Least Favorable**
Site 2	Would be required to adhere to Health and Safety Code 7050.5	No identified prehistoric or historic resource on site. Previously undiscovered cultural resources may be uncovered during construction activities.	No identified paleontological resources on site. Previously undiscovered paleontological resources may be uncovered during construction activities.	**Less Favorable**
Site 3	Would be required to adhere to Health and Safety Code 7050.5	No identified prehistoric or historic resource on site. Previously undiscovered cultural resources may be uncovered during construction activities.	No identified paleontological resources on site. Site has been developed, but previously undiscovered paleontological resources may be uncovered during construction activities.	**Favorable**

6.3.1.6 Geology and Soils

Of the three sites, Site 3 is the only site that does not have an earthquake fault traversing it. Site 1 is traversed by a segment of the Chicken Hill Fault and Site 2 is traversed by a segment on the Western Height Fault. Any development that could occur on Sites 1 and 2 would require additional siting requirements from the fault segments within the sites. Sites 1 and 2 are also identified as being within an area that has a low to moderate risk of landslide hazards. Site 3 is not identified within a landslide risk area. All three sites contain sandy loam soils, which have a moderate potential for lateral spreading. None of the three sites would have any activities, such as oil or water extraction, that would result in subsidence. None of the three sites is located in an area susceptible to liquefaction. As identified in Chapter 4.6 of this EIR, mitigation to address potential impacts associated with geologic constraints would be required for any of the three sites. As identified in Table 6.G, it is anticipated that the selection of Site 3 would result in a reduced magnitude of geologic impacts compared to Sites 1 and 2.

Table 6.G: Geology and Soils Impacts Comparison

Site	Environmental Impact				Site Selection
	Ground Shaking and Fault Rupture	Soil Erosion and Expansive Soils	Septic Tanks	Landslide, Lateral Spreading, Subsidence, or Liquefaction	
Site 1	Site is traversed by a segment of the Chicken Hill Fault	NPDES General Construction Permit would require	Would connect to City's	Site partially located in area possessing a low to moderate risk of landslide	**Less Favorable**

Table 6.G: Geology and Soils Impacts Comparison

Site	Environmental Impact				Site Selection
	Ground Shaking and Fault Rupture	Soil Erosion and Expansive Soils	Septic Tanks	Landslide, Lateral Spreading, Subsidence, or Liquefaction	
	along the southern boundary. Ground shaking considered high due to proximity of active fault.	erosion control measures. Majority of soils on site consist of sandy loam, which is not expansive.	existing sewer system and septic tanks would not be used.	hazard. Soils on site consist of sandy loam, which has a moderate potential for lateral spreading. No subsidence activities would be associated with Site 1. Not located in an area susceptible to liquefaction.	
Site 2	Site is traversed by the Western Height Fault through the northeastern and central portions of Site 2. Ground shaking considered high due to proximity of fault.	NPDES General Construction Permit would require erosion control measures. Majority of soils on site consist of sandy loam, which is not expansive.	Would connect to City's existing sewer system and septic tanks would not be used.	Site partially located in area possessing a low to moderate risk of landslide hazard. Soils on site consist of sandy loam, which has a moderate potential for lateral spreading. No subsidence activities would be associated with Site 2. Not located in an area susceptible to liquefaction.	**Less Favorable**
Site 3	Site does not contain any identified earthquake faults. Ground shaking still likely to occur given region's earthquake history.	NPDES General Construction Permit would require erosion control measures. Majority of soils on site consist of sandy loam, which is not expansive.	Would connect to City's existing sewer system and septic tanks would not be used.	Site not identified as being within a landslide risk area. Soils on site consist of sandy loam, which has a moderate potential for lateral spreading. No subsidence activities would be associated with Site 3. Not located in an area susceptible to liquefaction.	**Favorable**

6.3.1.7 Global Climate Change

Greenhouse gas emissions associated with the selection of Sites 1 and 3 are correspondingly reduced as both Sites 1 and 3 would reduce the number of daily trips made to the site compared to Site 2. As identified in Table 6.H, the selection of Site 1 and subsequent development would generate 16,000 metric tons of carbon dioxide (CO_2) for the year. The selection of Site 2 and subsequent development would generate 20,000 metric tons of carbon dioxide (CO_2) per year. The selection of Site 3 and subsequent development would generate 5,300 metric tons of carbon dioxide (CO_2) per year. All three sites would comply with greenhouse gas emission reduction policies and strategies.

Table 6.H: Global Climate Change Impacts Comparison

Site	Environmental Impact		Site Selection
	Greenhouse Gas Emissions	Greenhouse Gas Plan, Policy, Regulation Consistency	
Site 1	Could produce approximately 16,000 metric tons of CO_2 per year during operational phase.	Development that could occur would be consistent with greenhouse gas emission reduction strategies and policies as identified in Chapter 4.7 of this EIR.	**Less Favorable**
Site 2	Could produce approximately 20,000 metric tons of CO_2 per year during operational phase.	Development that could occur would be consistent with greenhouse gas emission reduction strategies and policies as identified in Chapter 4.7 of this EIR.	**Least Favorable**

Table 6.H: Global Climate Change Impacts Comparison

Site	Environmental Impact		Site Selection
	Greenhouse Gas Emissions	Greenhouse Gas Plan, Policy, Regulation Consistency	
Site 3	Could produce approximately 5,300 metric tons of CO_2 per year during operational phase.	Development that could occur would be consistent with greenhouse gas emission reduction strategies and policies as identified in Chapter 4.7 of this EIR.	**Favorable**

6.3.1.8 Hazards and Hazardous Materials

Any of the three sites would still result in the on-site handling of hazardous substances, both during project construction and operation. It is assumed that, like any current use, these substances would continue to be applied in accordance with applicable local, State, and Federal standards. Sites 1 and 2 would include both residential and commercial components; however, Site 3 would only include a residential component. Multiple-family residences do not typically store, use, sell, or transport a large amount of household hazardous materials, unlike the commercial components for Sites 1 and 2. Because Site 3 would result in only residential uses and would not contain a commercial component, impacts associated with the transport or use of hazardous materials or potential upsets or accidents would be reduced in magnitude due to the reduced quantities of hazardous materials that would be present on site. However, with the adherence to existing hazardous materials regulations, impacts associated with hazards and hazardous materials under all of the three sites would remain less than significant. None of the three sites has been identified as being on a list of hazardous materials sites and none of the sites would expose people working or residing within the area to airport noise. Additionally, all three sites would be required to comply with emergency access requirements. With regard to wildland fire susceptibility, Site 2 would appear to be the most susceptible to wildland fires as it is within the City's Fire Safety Overlay District 2 and within a high fire hazard zone as identified by the State. Compared to Site 2, Site 1 would have a reduced magnitude for wildland fire susceptibility. Site 1 is identified as being within the City's Fire Safety Overlay District 2 but is not within a high fire hazard zone identified by the State. Compared to Sites 1 and 2, Site 3 would have a reduced magnitude for wildland fire susceptibility as it is not within a City or State high fire zone. As identified in Table 6.I, it is anticipated that the selection of Site 3 would result in a reduced magnitude of hazard and hazardous material impacts compared to Sites 1 and 2.

Table 6.I: Hazards and Hazardous Materials Impacts Comparison

Site	Environmental Impact					Site Selection
	Routine Transport, Use, or Disposal of Hazardous Materials and Foreseeable Upset	Within 0.25 mile of an existing or proposed school	Within an Airport Land use Plan or 2 miles from a public or private use airport	Conflict with Emergency Response Plans or be Susceptible to Wildland Fires	Located on a List of Hazardous Materials Sites	
Site 1	Development would be required to handle hazardous materials in accordance with applicable local, State, and Federal law.	Nearest school is 0.20 mile west of site.	There are no public or private use airports within two miles of the site.	Development would be required to comply with emergency access requirements. Site is identified as being within an urbanized area outside of the fire hazard zone by the State and within the City's Fire Safety Overlay District 2.	Site is not listed on any identified hazardous materials sites and is not included on the Cortese List.	**Less Favorable**

Table 6.I: Hazards and Hazardous Materials Impacts Comparison

Site	Environmental Impact					Site Selection
	Routine Transport, Use, or Disposal of Hazardous Materials and Foreseeable Upset	Within 0.25 mile of an existing or proposed school	Within an Airport Land use Plan or 2 miles from a public or private use airport	Conflict with Emergency Response Plans or be Susceptible to Wildland Fires	Located on a List of Hazardous Materials Sites	
Site 2	Development would be required to handle hazardous materials in accordance with applicable local, State, and Federal law.	Nearest school is 0.25 mile east of site.	There are no public or private use airports within two miles of the site.	Development would be required to comply with emergency access requirements. Site is identified as being within a high fire hazard zone by the State and within the City's Fire Safety Overlay District 2.	Site is not listed on any identified hazardous materials sites and is not included on the Cortese List.	**Least Favorable**
Site 3	Development would be required to handle hazardous materials in accordance with applicable local, State, and Federal law.	Nearest school is 0.32 mile north of site.	There are no public or private use airports within two miles of the site.	Development would be required to comply with emergency access requirements. Site is identified as being within an urbanized area outside of the fire hazard zone by the State. The site is not within a City-identified fire safety overlay district.	Site is not listed on any identified hazardous materials sites and is not included on the Cortese List.	**Favorable**

6.3.1.9 Hydrology and Water Quality

The development of any of the three sites would require the modification of the existing on-site pattern of drainage and would require the installation of drainage improvements that may include detention/retention basins, connection to existing in-street drainage features, on-site storm drains, and other features. While the extent of the impermeable surfaces (e.g., parking areas) would vary from site to site, the environmental impact of these improvements would typically be similar. All local, State, and Federal policies and regulations pertaining to surface water and groundwater resources would remain in effect with the selection of any of the three sites. Sedimentation and erosion from any development on the three sites has the potential to affect water quality. The construction of any development on any of the three sites would be required to follow applicable NPDES requirements, including the preparation of and adherence to an SWPPP and BMPs. Similarly, the selection and subsequent development on any of the three sites would be required to adhere to the standard condition to prepare and implement a Water Quality Management Plan, which would effectively mitigate post-construction water quality impacts from the developed area. Potential impacts related to hydrology and water quality would be less than significant. With regard to the lowering of groundwater levels in the area, none of the three sites would include activities that would directly lower groundwater levels; however, the development of Sites 1 and 2 with residential and commercial uses and the development of Site 3 with residential uses would require the use of potable water. Since the City obtains water directly from groundwater supplies, it is anticipated that the development of any of the three sites could indirectly lead to a lowering of groundwater levels in the event that State water supplies are not available. Sites 1 and 2 currently do not require the use of potable water while Site 3 currently uses some potable water for the existing manufactured home park. As identified in Table 6.J, when each site is compared against the other two sites, Site 3 would have a reduced

magnitude on groundwater impacts as the amount of water required for Site 3 is anticipated to be less than that required for Sites 1 and 2.

Table 6.J: Hydrology and Water Quality Impacts Comparison

Site	Environmental Impact					Site Selection
	Flooding and Seismic Impacts	**Construction Activities Water Quality**	**Operational Activities Water Quality**	**Drainage Pattern and Capacity**	**Groundwater**	
Site 1	Dam failure, inundation or tsunami and seiches are unlikely due to distance from the nearest dam, ocean, or lake. Portions of site are within a 100-year floodplain.	Development would be required to obtain coverage under the NPDES General Construction Permit.	Development would be required to incorporate on-site water quality features that would meet the City's and County's standards.	Development would be required to design a drainage system that would accommodate runoff at or better than historic or pre-development conditions.	Site does not currently generate need for potable water. Since City obtains potable water from groundwater supplies, development on site would increase demand for potable groundwater.	**Less Favorable**
Site 2	Dam failure, inundation or tsunami and seiches are unlikely due to distance from the nearest dam, ocean, or lake. Site is not within a 100-year floodplain but the northwestern corner of site is within an area of undetermined flooding hazard.	Development would be required to obtain coverage under the NPDES General Construction Permit.	Development would be required to incorporate on-site water quality features that would meet the City's and County's standards.	Development would be required to design a drainage system that would accommodate runoff at or better than historic or pre-development conditions.	Site does not currently generate need for potable water. Since City obtains potable water from groundwater supplies, development on site would increase demand for potable groundwater.	**Less Favorable**
Site 3	Dam failure, inundation or tsunami and seiches are unlikely due to distance from the nearest dam, ocean, or lake. Site is not within a 100-year floodplain.	Development would be required to obtain coverage under the NPDES General Construction Permit.	Development would be required to incorporate on-site water quality features that would meet the City's and County's standards.	Development would be required to design a drainage system that would accommodate runoff at or better than historic or pre-development conditions.	Site currently generates need for potable water. Redevelopment of site would result in a higher intensity of residential uses and an increase in demand for potable groundwater.	**Favorable**

6.3.1.10 Land Use and Planning

The development of any of the three sites would not result in the physical division of an established community and would not conflict with any habitat conservation policies. Therefore, impacts are anticipated to be similar for these land use issues. When each of the sites is compared to the other two sites, Site 1 would not conflict with any applicable regional or local policy associated with land use. Site 2 would conflict with land use policy dealing with the preservation of topographic features within the City. As identified in Table 6.K, the implementation of mitigation measures identified for Site 2 would not reduce the magnitude of impacts to a less than significant level. Similarly, Site 3 would conflict with land use policy dealing with the preservation of existing mobile home parks. The implementation of mitigation measures identified for Site 3 would not reduce the magnitude of impacts to a less than significant level. Therefore, Site 1 would have a reduced magnitude on land use impacts when compared to Sites 2 and 3.

Table 6.K: Land Use and Planning Impact Comparison

Site	Environmental Impact			Site Selection
	Physically Divide an Established Community	Conflict with any Applicable Land Use Plans	Conflict with any Applicable Habitat Conservation Plan	
Site 1	Site 1 is currently vacant and would not divide an established community.	Would not conflict with any applicable land use plans as long as requirements are met.	Would not conflict with any applicable habit conservation plan.	**Favorable**
Site 2	Site 2 is currently vacant and would not divide an established community.	Would conflict with land use policy dealing with extensive landform alteration. Implementation of mitigation measures would not reduce impacts to a less than significant level.	Would not conflict with any applicable habit conservation plan.	**Least Favorable**
Site 3	Site 3 is currently developed with a manufactured home park. However, the redevelopment of the site would consist of residential uses and would not divide an established community.	Would conflict with land use policy dealing with preservation of mobile home parks. Implementation of mitigation measures would not reduce impacts to a less than significant level.	Would not conflict with any applicable habit conservation plan.	**Least Favorable**

6.3.1.11 Mineral Resources

The City of Yucaipa General Plan does not identify any of the three sites as a locally important mineral resource recovery site. As identified in Table 6.L, selection of any of the three sites would not result in the loss of or reduce the availability of mineral resources or the resource base from which they would be derived.

Table 6.L: Mineral Resources Impacts Comparison

Site	Environmental Impact	Site Selection
	Loss of Statewide, Regional, or Locally Important Mineral Resources	
Site 1	Site is not designated for mineral extraction activities nor is it within the Mineral Resources Overlay District established by the City.	**Favorable**
Site 2	Site is not designated for mineral extraction activities nor is it within the Mineral Resources Overlay District established by the City.	**Favorable**
Site 3	Site is not designated for mineral extraction activities nor is it within the Mineral Resources Overlay District established by the City.	**Favorable**

6.3.1.12 Noise

Sites 1 and 2 would result in the construction of residential and commercial uses while Site 3 would result in the construction of only residential uses. As identified in Chapter 4.12 of this EIR, short-term construction noise impacts associated with the development of any of three sites were considered to be less than significant as construction would occur only during permitted construction hours. As identified in Table 6.M, these short-term construction noise impacts would be similar in magnitude for all three sites. The selection of Site 3 would result in an incremental decrease in traffic noise as Site 3 would have the least number of daily traffic trips generated compared to Sites 1 and 2. Since Site 3 would result in the construction of residential uses only, the selection of Site 3 would eliminate truck delivery noise and noise that would be generated during loading/unloading, trash compacting, and truck movements, and parking lot activities. However, less than significant impacts would still remain as some noise would still be generated under the selection of Site 3.

Table 6.M: Noise Impacts Comparison

Site	Environmental Impact				Site Selection
	Groundborne Vibration and Construction Noise	Airport Noise	Traffic-related Noise	On-site Stationary Noise	
Site 1	No groundborne vibration would occur on site. Construction noise would be 91 dBA L_{max} at distance of 50 feet; however, construction noise is exempt from City noise standards as long as construction takes place within the permitted hours.	There are no public or private use airports within two miles of the site. Selection of site would not result in exposure of people to airport-related noise.	Residential uses on site could be exposed to interior and exterior noise levels higher than City permitted levels. 6,715 daily trips are anticipated to be generated.	Selection of site may result in development of uses that would expose existing or future noise-sensitive receptors to noise levels above City standards.	**Less Favorable**
Site 2	No groundborne vibration would occur on site. Construction noise would be 91 dBA L_{max} at distance of 50 feet	There are no public or private use airports within two miles of the site. Selection of site would not result in exposure of people to airport-related noise.	Residential uses on site could be exposed to interior and exterior noise levels higher than City permitted levels. 9,292 daily trips are anticipated to be generated.	Selection of site may result in development of uses that would expose existing or future noise-sensitive receptors to noise levels above City standards.	**Less Favorable**
Site 3	No groundborne vibration would occur on site. Construction noise would be 91 dBA L_{max} at distance of 50 feet	There are no public or private use airports within two miles of the site. Selection of site would not result in exposure of people to airport-related noise.	Residential uses on site could be exposed to interior and exterior noise levels higher than City permitted levels. 1,859 daily trips are anticipated to be generated.	Selection of site may result in development of uses that would expose existing or future noise-sensitive receptors to noise levels above City standards.	**Favorable**

6.3.1.13 Population and Housing

The development of any of the three sites would not result in substantial population growth as development that could occur on any of the three sites is already anticipated in adopted regional policy documents. Therefore, impacts are anticipated to be similar for this issue. When each of the sites is compared to the other two sites, Site 1 would not result in the removal of housing or the displacement of people. Similarly, Site 2 would not result in the removal of housing or displacement of people as the site is currently vacant. Site 3 would require the removal of the existing manufactured

home park which would result in the removal of housing and the displacement of people. As identified in Table 6.N, the implementation of mitigation measures identified for Site 3 would not reduce the magnitude of impacts to a less than significant level. Therefore, Sites 1 and 2 would have a reduced magnitude on land use impacts when compared to Site 3.

Table 6.N: Population and Housing Impact Comparison

Site	Environmental Impact			Site Selection
	Induce Substantial Population Growth	**Displace Substantial Numbers of Housing**	**Displace Substantial Numbers of People**	
Site 1	Development that could occur on Site 1 is already anticipated in adopted regional policy documents.	Site 1 is currently vacant and would not result in removal of any housing.	Site 1 is currently vacant and would not result in the displacement of any people.	**Favorable**
Site 2	Development that could occur on Site 2 is already anticipated in adopted regional policy documents.	Site 2 is currently vacant and would not result in removal of any housing.	Site 2 is currently vacant and would not result in the displacement of any people.	**Favorable**
Site 3	Development that could occur on Site 3 is already anticipated in adopted regional policy documents.	Site 3 is currently developed with a manufactured home park. The selection of this site would require the removal of existing housing. Implementation of identified mitigation measures would not reduce impacts to a less than significant level.	Site 3 is currently developed with a manufactured home park. The selection of this site would require the removal of existing housing which may displace people. Implementation of identified mitigation measures would not reduce impacts to a less than significant level.	**Less Favorable**

6.3.1.14 Public Services

Selection of Site 1 could result in the subsequent development of up to 660 multiple-family dwelling units. Selection of Sites 2 and 3 could result in the subsequent development of up to 608 multiple-family units and 320 multiple-family dwelling units. Because single-family residences would require the provision of schools, parks, law enforcement, and fire protection, there would be a greater demand on public services than identified for Sites 2 and 3 as more residences would be developed under Site 1 (660 multiple family dwelling units) than under Site 2 (608 multiple family dwelling units) and Site 3 (320 multiple family dwelling units). Although the commercial portions of Sites 1 and 2 would require the use of law enforcement and fire protection services, it is anticipated that the commercial portion would have less of a demand on such public services than residential uses. However, as identified in Table 6.O, the payment of development impact fees to offset any impacts that may occur with this increased demand would reduce impacts to a less than significant. This would be similar for all three sites, resulting in a similar magnitude of impacts for public services.

Table 6.O: Public Services Impacts Comparison

Site	Environmental Impact				Site Selection
	Fire Protection	Police Protection	School Facilities	Recreational Facilities	
Site 1	Development of this site would require payment of development impact fees for fire facilities and services.	Development of this site would require the payment of a public facilities fee, which would go toward funding additional police facilities.	Development could result in up to 252 additional students that would utilize the existing school system. Development would be required to pay development impact fee to offset impacts to school services and facilities.	Selection of Site 1 would not result in deficiency in parkland.	**Favorable**
Site 2	Development of this site would require payment of development impact fees for fire facilities and services.	Development of this site would require the payment of a public facilities fee, which would go toward funding additional police facilities.	Development could result in up to 232 additional students that would utilize the existing school system. Development would be required to pay development impact fee to offset impacts to school services and facilities.	Selection of Site 2 would not result in deficiency in parkland.	**Favorable**
Site 3	Development of this site would require payment of development impact fees for fire facilities and services.	Development of this site would require the payment of a public facilities fee, which would go toward funding additional police facilities.	Development could result in up to 121 additional students that would utilize the existing school system. Development would be required to pay development impact fee to offset impacts to school services and facilities.	Selection of Site 3 would not result in deficiency in parkland.	**Favorable**

6.3.1.15 Recreation

As previously identified, the selection of any of the three sites could directly contribute to a population increase within the City. This increase in population would increase the demand for park and recreation facilities in comparison to what currently exists. The City has adopted a standard of 5 acres per thousand people as the parkland to resident ratio standard. As identified in Table 6.P, to meet the parkland-to-resident ratio standard, Site 1 development would be required to dedicate 6.4 acres of land for parks, Site 2 would be required to dedicate 5.9 acres of land for parks, and Site 3 would be required to dedicate 3.1 acres of land for parks. The 6.4 acres of parkland required for Site 1 and the 5.9 acres of parkland required for Site 2 would be greater than the 3.1 acres of parkland required for Site 3. Because Site 1 and Site 2 would directly contribute a greater number of residents to the existing population, there would be a greater demand associated with recreation and park demands. However, when each site is compared to the other two sites, the dedication of land or the payment of parkland fees would result in impacts remaining less than significant.

Table 6.P: Recreation Impacts Comparison

Site	Environmental Impact		Site Selection
	Increased Use of Existing Recreational Facilities	New or Physically Altered Recreation and Park Facilities	
Site 1	Selection of site would still enable the City to have a surplus of parkland and adequate recreation facilities for existing and anticipated residents.	Selection of site would require 6.4 acres of parkland. Development would be required to dedicate or pay in-lieu fees to provide for this amount of parkland.	**Favorable**

Table 6.P: Recreation Impacts Comparison

Site	Environmental Impact		Site Selection
	Increased Use of Existing Recreational Facilities	New or Physically Altered Recreation and Park Facilities	
Site 2	Selection of site would still enable the City to have a surplus of parkland and adequate recreation facilities for existing and anticipated residents.	Selection of site would require 5.9 acres of parkland. Development would be required to dedicate or pay in-lieu fees to provide for this amount of parkland.	**Favorable**
Site 3	Selection of site would still enable the City to have a surplus of parkland and adequate recreation facilities for existing and anticipated residents.	Selection of site would require 3.1 acres of parkland. Development would be required to dedicate or pay in-lieu fees to provide for this amount of parkland.	**Favorable**

6.3.1.16 Transportation and Traffic

As indicated in Table 6.Q, Site 1 would generate approximately 6,715 daily trips, Site 2 would generate approximately 9,292 daily trips, and Site 3 would generate approximately 1,859 daily trips. When each of the three sites is compared against the other two sites, Site 3 would have the fewest daily trips and would result in fewer intersections operating at unsatisfactory levels during opening year (2014) and future year (2030) scenarios. While Site 2 would generate more daily trips, it would result in fewer intersections operating at unsatisfactory level during opening year (2014) and future year (2030) scenarios when compared to Site 1. However, as identified in Chapter 4.16 of this EIR, payment of traffic improvement fees for all three sites would mitigate for traffic impacts to less than significant levels. Therefore, when each of the three sites is compared to one another, impacts are reduced to a less than significant level.

Table 6.Q: Transportation and Traffic Impacts Comparison

Site	Environmental Impact					Site Selection
	Air Traffic Patterns	Design Hazard Features/ Emergency Access	Alternative Transportation Policies	Opening Year (2014) Level of Service	Future Year (2035) Level of Service	
Site 1	There are no public or private airports within 2 miles of the site. Selection of site would not result in a change in air traffic patterns.	Development would be required to provide for adequate, safe, and efficient access to and from the site.	Provision of additional retail options in close proximity to existing residential development would be consistent with City policies encouraging alternative transportation.	Development would contribute to and/or cause unsatisfactory LOS at four study area intersections during opening year (2014) scenario. 6,715 daily trips are anticipated to be generated.	Development would contribute to and/or cause unsatisfactory LOS at seven study area intersections during future year (2035) scenario.	**Less Favorable**
Site 2	There are no public or private airports within 2 miles of the site. Selection of site would not result in a change in air traffic patterns.	Development would be required to provide for adequate, safe, and efficient access to and from the site.	Provision of additional retail options in close proximity to existing residential development would be consistent with City policies encouraging	Development would contribute to and/or cause unsatisfactory LOS at three study area intersections during opening year (2014) scenario. 9,292 daily trips are	Development would contribute to and/or cause unsatisfactory LOS at six study area intersections during future year (2035) scenario.	**Less Favorable**

Table 6.Q: Transportation and Traffic Impacts Comparison

Site	Environmental Impact					Site Selection
	Air Traffic Patterns	Design Hazard Features/ Emergency Access	Alternative Transportation Policies	Opening Year (2014) Level of Service	Future Year (2035) Level of Service	
			alternative transportation.	anticipated to be generated.		
Site 3	There are no public or private airports within 2 miles of the site. Selection of site would not result in a change in air traffic patterns.	Development would be required to provide for adequate, safe, and efficient access to and from the site.	Development in close proximity to nearby commercial and service buildings would allow for increased pedestrian and bicycle activity.	Development would contribute to and/or cause unsatisfactory LOS at three study area intersections during opening year (2014) scenario. 1,859 daily trips are anticipated to be generated.	Development would contribute to and/or cause unsatisfactory LOS at six study area intersections during future year (2035) scenario.	**Favorable**

6.3.1.17 Utilities and Service Systems

Existing utility infrastructure for stormwater and wastewater is present in adjacent roadways or parcels for all three sites. Any development that would occur on any of the three sites would be required to connect to existing utility infrastructure subject to the terms and conditions of the City and the Yucaipa Valley Water District (YVWD). As indicated in Table 6.R, Site 1, Site 2, and Site 3 would generate approximately 0.14, 0.13, and 0.068 million gallons of wastewater per day (mgd). Wastewater generated by Site 3 is approximately 51.4 percent less than the amount of wastewater that would be generated by Site 1 and approximately 47.6 percent less than the amount of wastewater that would be generated by Site 2. However, as identified in Chapter 4.17 of this EIR and Table 6.R, there is adequate wastewater capacity to serve any of the three sites. Therefore, impacts related to wastewater and wastewater treatment would remain less than significant for each of the three sites.

The development of residential and commercial uses under Sites 1 and 3 and residential uses under Site 3 would also require the installation of water supply infrastructure of a size and extent that would be needed to serve the sites. Although there is no site-specific information for water demand, it is anticipated that Site 1 would require the most potable water out of the three sites. Site 2 would require the second greatest amount of potable water and Site 3 would require the least potable water. Therefore, Site 3 would have a reduced demand for potable water compared to the other two sites. However, development of any of the three sites would be required to obtain verification from the water purveyor that water is available to serve the development. Therefore, impacts related to water usage and water treatment/conveyance facilities would remain less than significant.

The selection and subsequent development of any of the three sites would generate solid waste. As identified in Table 6.R, Site 1 would generate 8,485 pounds of solid waste per day, Site 2 would generate 7,658 pounds of solid waste per day, and Site 3 would generate 1,315 pounds of solid waste per day. Site 3 would produce less solid waste than Sites 1 and 2 by 84.4 percent and 82.8 percent, respectively. The reduction in solid waste generated for Site 3 would have a reduced demand of solid waste services and landfill capacity. However, all development that could occur on any of three sites would be required to adhere to the provisions of the solid waste provider that would service the project site.

Table 6.R: Utilities and Service Systems Impacts Comparison

Site	Environmental Impact				Site Selection
	Wastewater	Stormwater	Solid Waste	Water Supply	
Site 1	Wastewater generated from this site would be subject to Santa Ana RWQCB wastewater treatment requirements. Wastewater that could be generated from this site would be approximately 0.14 million gallons per day (mgd). There is adequate treatment capacity available.	Development of this site would require the payment of a drainage facilities fee to offset impacts to Citywide storm drain systems and submittal of drainage plans.	Potential development that could occur on site could generate up to 8,485 pounds (4.41 tons) of solid waste daily. There is adequate disposal capacity available at the San Timoteo Sanitary Landfill.	Selection of site would result in an increase in demand for potable water. Development would be required to satisfy all applicable requirements identified by the Yucaipa Valley Water District (YVWD) in its Water Resource Validation Program.	**Least Favorable**
Site 2	Wastewater generated from this site would be subject to Santa Ana RWQCB wastewater treatment requirements. Wastewater that could be generated from this site would be approximately 0.13 mgd. There is adequate treatment capacity available.	Development of this site would require the payment of a drainage facilities fee to offset impacts to Citywide storm drain systems and submittal of drainage plans.	Potential development that could occur on site could generate up to 7,658 pounds (3.8 tons) of solid waste daily. There is adequate disposal capacity available at the San Timoteo Sanitary Landfill.	Selection of site would result in an increase in demand for potable water. Development would be required to satisfy all applicable requirements identified by the YVWD in its Water Resource Validation Program.	**Less Favorable**
Site 3	Wastewater generated from this site would be subject to Santa Ana RWQCB wastewater treatment requirements. Wastewater that could be generated from this site would be approximately 0.068 mgd. There is adequate treatment capacity available.	Development of this site would require the payment of a drainage facilities fee to offset impacts to Citywide storm drain systems and submittal of drainage plans.	Potential development that could occur on site could generate up to 1,315 pounds (0.65 ton) of solid waste daily. There is adequate disposal capacity available at the San Timoteo Sanitary Landfill.	Selection of site would result in an increase in demand for potable water. Development would be required to satisfy all applicable requirements identified by the YVWD in its Water Resource Validation Program.	**Favorable**

6.4 ENVIRONMENTALLY SUPERIOR ALTERNATIVE SITE

CEQA requires that the environmentally superior alternative be identified in the EIR. Based on the analysis in this section and the summary contained in each of the environmental issue tables, of the three sites, the environmental effects associated with development of Site 1 would be reduced from that associated with either of the other two alternative sites.

One of the main purposes of this EIR was to select one of the three sites for the purposes of facilitating RNHA requirements through new construction projects. At this time, there is currently no development-specific information for the sites that includes information on whether or not the development that would occur on the sites would include housing for residents with special needs, housing that is geared for transit-oriented occupants, or the type of range of affordable housing that would be developed.

Based on the previous analysis, the selection of Site 3 would reduce or avoid a number of environmental impacts that Sites 1 and 2 could not. However, Site 3 would also have a significant and unavoidable impact that Sites 1 and 2 could avoid. Site 3 is not located near an eligible scenic roadway, unlike Sites 1 and 2. Unlike Site 1 or Site 2, the selection of Site 3 would not result in the loss of marginally suitable agricultural soil, as Site 3 is currently developed with a manufactured home park. With Site 3, impacts related to short-term construction-related air quality would remain significant and avoidable for PM_{10} localized thresholds, but would be reduced in magnitude compared to those identified for Sites 1 and 2 (which exceed the localized thresholds for PM_{10} and $PM_{2.5}$). In addition, long-term operational air pollutant emissions under Site 3 would not be significant and unavoidable, unlike Sites 1 and 2 (which exceed the VO, ROG, and NO_X operational thresholds and the localized threshold for PM_{10}).

Site 3 is anticipated to have a reduced magnitude on biological resources as it does not contain suitable habit for threatened or endangered species and is not identified as a potential wildlife linkage. Sites 1 and 2 have the potential for endangered or threatened species to occur on site (i.e., least Bell's vireo on Site 1 and Stephens' kangaroo rat and San Bernardino kangaroo rat on Site 2) and Site 1 has a potential wildlife linkage present. Site 3 would also have a reduced impact for cultural resources as the site has already been developed and no cultural resources have been previously identified. When compared to Sites 1 and 2, Site 3 does not contain any identified earthquake faults and is not within a landslide risk area. Sites 1 and 2 are both traversed by identified earthquake faults and are located in areas that have a low to moderate risk of landslide.

With regard to greenhouse gases, due to the smaller development proposed for Site 3, the greenhouse gas emissions generated would be reduced compared to Sites 1 and 2. Fire hazard impacts are potentially reduced under Site 3 as the site is not located within a City or State identified fire hazard area. Site 2 is within a City and State identified fire hazard area, and Site 1 is within a City identified fire hazard area. Under the Site 3 alternative, there would be a direct increase in population due to the provision of housing, but no permanent jobs would be generated. The direct increase in population is anticipated to be less for Site 3 compared to Sites 1 and 2 due to the number of dwelling units proposed. Since Site 3 would have fewer residential uses on site, the decrease in residential units would have reduced impacts to public services, recreation, and water use. However, the payment of fees, dedication of parkland, and adherence to utility requirements would still be required. Impacts associated with land use would be greater in magnitude under Site 3 as the selection of the site would result in the removal of existing housing and may result in the displacement of people. Compared to Sites 1 and 2, Site 3 would generate the fewest daily traffic trips. Because of the reduction in vehicle trips achieved under Site 3, impacts to the operation of local roadways and intersections would be proportionally reduced compared to Sites 1 and 2; however, long-term traffic impacts would be reduced to less than significant with the payment of traffic impact fees for any of the sites.

However, while the selection of Site 3 meets some of the City's stated project objectives, while reducing the magnitude or severity of impacts associated with the selection of Site 1 and Site 2, the selection of Site 3 would require the additional zoning of 9 acres on another site within the City. This would result in the additional rezoning of a portion of Site 1, Site 2, or another site not identified in this Program EIR and may result in similar or greater impacts than that identified for either Sites 1 or 2.

Since the selection of Site 3 would not meet all of the project objectives, an additional comparison between Sites 1 and 2 is provided. Impacts associated with aesthetic resources would be similar between Sites 1 and 2. Unlike Site 1, Site 2 would not result in the removal of an agricultural preserve overlay district. For construction air quality impacts, exceedances of criteria air pollutants would be similar for Site 1 and Site 2 (significant and avoidable for PM_{10} and $PM_{2.5}$ localized thresholds). However, Site 1 would result in more construction phase emissions being generated than Site 2. Long-term operational air pollutant emissions for both Site 1 and Site 2 would be significant and unavoidable (CO, ROG, and NO_X operational thresholds and the localized threshold for PM_{10}). However, Site 2 would result in more operational phase emissions than Site 1.

Site 2 is anticipated to have a reduced magnitude on biological resources as it does not contain a potential wildlife linkage. Impacts to endangered or threatened species would be similar for Site 1 and Site 2 as there is potential on both sites for endangered or threatened species to occur (i.e., least Bell's vireo on Site 1 and Stephens' kangaroo rat and San Bernardino kangaroo rat on Site 2). Sites 1 and 2 would have similar impacts for cultural resources as neither site has been developed. When Site 1 and Site 2 are compared to one another, both sites do contain identified earthquake faults and both are located in areas that have a low to moderate risk of landslide. Therefore, geological impacts are anticipated to be similar.

With regard to greenhouse gases, the greenhouse gas emissions generated on Site 2 (20,000 metric tons of CO2) would be greater than Site 1 (16,000 metric tons of CO2). Fire hazard impacts are potentially reduced under Site 1 when compared to Site 2 as Site 2 is within a City and State identified fire hazard area while Site 1 is only within a City-identified fire hazard area. Under the Site 1 and Site 2 alternatives, there would be a direct increase in population due to the provision of housing as well as the creation of permanent jobs. Since Site 2 would have fewer residential uses on site, the decrease in residential units would have reduced impacts to public services, recreation, and water use. However, the payment of fees, dedication of parkland, and adherence to utility requirements would still be required. Compared to Site 2, Site 1 would generate fewer daily traffic trips. Because of the reduction in vehicle trips achieved under Site 1, impacts to the operation of local roadways and intersections would be proportionally reduced compared to Site 2; however, long-term traffic impacts would be reduced to less than significant with the payment of traffic impact fees for either of the sites.

When Site 1 is compared to Site 2, Site 1 would have a reduced magnitude on land use as it would not conflict with any applicable regional or local land use policies. Site 2 would have a significant and unavoidable impact for conflicts with regional or local land use policies. Based on the analysis above, the environmentally superior alternative is Site 1.

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9.0 ACRONYMS AND ABBREVIATIONS

ACRONYMS AND ABBREVIATIONS	
AAQS	Ambient Air Quality Standards
AB	Assembly Bill
ACOE	United States Army Corps of Engineers
AFV	Alternative Fuel Vehicle
AMSL	Above Mean Sea Level
AQMP	Air Quality Management Plan
Basin	South Coast Air Basin
BAU	Business as Usual
BMP	Best Management Practice
C	Celsius
CAA	Federal Clean Air Act
CAAQS	California Ambient Air Quality Standards
CAFE	Corporate Average Fuel Economy
California Register	California Register of Historical Resources
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CASQA	California Stormwater Quality Association
CAT	California Climate Action Team
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDC	California Department of Conservation
CDFFP	California Department of Forestry and Fire Protection
CDFG	California Department of Fish and Game
CDMG	California Division of Mines and Geology
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFCs	Chlorofluorocarbons
CFR	Code of Federal Regulations
CGS	California Geological Survey
CGV	Compass Growth Vision
CHP	California Highway Patrol
CIWMB	California Integrated Waste Management Board
CLOMR-F	Conditional Letter of Map Revision – Fill
CLUP	Comprehensive Land Use Plan
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society

ACRONYMS AND ABBREVIATIONS	
Cortese List	Hazardous Waste and Substances Sites list
CRA	California Resource Agency
CSD	Community Services Department
CTR	California Toxics Rule
CUPA	Certified Unified Program Agency
CVC	California Vehicle Code
CWA	Federal Clean Water Act
DEHS	County Department of Environmental Services
DHS	California Department of Health Services
DIF	development impact fees
DOC	California Department of Conservation
DOF	(California) Department of Finance
DTSC	Department of Toxic Substance Control
e.g.	*exempli gratia*; for example
EIR	Environmental Impact Report
EOP	Emergency Operations Plan
EPA	United States Environmental Protection Agency
EPAct	The Energy Policy Act
EVTM	East Valley Traffic Model
FAR	Floor to Area Ratio
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
FR District	Fire Safety Overlay District
FR-1	Fire Safety Review Area 1
FR-2	Fire Safety Review Area 2
GHG	Greenhouse gas
GWP	Global Warming Potential
HCD	California Department of Housing and Community Development
HCM	*Highway Capacity Manual*
HFCs	Hydrofluorocarbons
HMBEP	Hazardous Materials Business Emergency Plan
HMMA	Hazardous Materials Management Act
HSC	California Health and Safety Code
HVAC	Heating, Ventilating, and Air Conditioning
HVLP	high-volume low-pressure
HWCL	Hazardous Waste Control Law
HWSA	Federal Hazardous and Solid Waste Amendments
HWWTF	Henry N. Wochholz Wastewater Treatment Facility
i.e.	*id est*; that is
I-10	Interstate 10
IL	Improvement Level
IPCC	United Nations Intergovernmental Panel on Climate Change

ACRONYMS AND ABBREVIATIONS	
IPM	Integrated Pest Management
IRA	Identified Resource Area
ITE	Institute of Transportation Engineers
LCC	Land Capability Classification
LE	Land Evaluation
LED	Light-Emitting Diode
LESA	Land Evaluation and Site Assessment
LOS	Level of Service
LSA	LSA Associates, Inc.
LST	Local Significance Threshold
MBTA	Migratory Bird Treaty Act
MCE	Maximum Credible Earthquake
MCL	Maximum Contaminant Level
MMRP	Mitigation Monitoring and Reporting Program
MPO	Metropolitan Planning Organization
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer Systems
MSHCP	San Bernardino Valley Wide Multiple Species Habitat Conservation Plan
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
National Register	National Register of Historic Places
NDDB	Natural Diversity Data Base
NDS	National Data and Surveying Services
NFIP	National Flood Insurance Program
NFMA	National Forest Management Act
NHPA	National Historic Preservation Act
NHTSA	National Highway Traffic and Safety Administration
NOI	Notice of Intent
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NRCS	Natural Resource Conservation Service
OHWM	Ordinary High Water Mark
OMB	White House Office of Management and Budget
OPR	Office of Planning and Research
P-C	Production-Consumption
PCC	Portland cement concrete
PCE	Passenger Car Equivalent
PFCs	Perfluorocarbons
POTWs	publicly owned treatment works
Rapanos	*Rapanos v. United States* and *Caravell v. United States*, Nos. 04-1034 and 04-1384
RCP	Regional Comprehensive Plan
RCPG	Regional Comprehensive Plan and Guide

ACRONYMS AND ABBREVIATIONS	
RCRA	Resource Conservation and Recovery Act
RHNA	Regional Housing Needs Assessment
RPA	Forest and Rangeland Renewable Resources Planning Act of 1974
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SA	Site Assessment
SANBAG	San Bernardino Associated Governments
SARA	The Superfund Amendments and Reauthorization Act
SB	Senate Bill
SBAIC	San Bernardino Archaeological Information Center
SBVMWD	San Bernardino Valley Municipal Water District
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SDWA	National Safe Drinking Water Act
SGPWA	San Gorgonio Pass Water Agency
SHMA	Seismic Hazards Mapping Act
SHPO	State Historic Preservation Office/Officer
SIP	State Implementation Plan
SMARA	Surface Mining and Reclamation Act of 1975
SMMWC	South Mesa Mutual Water Company
SOP	Standard Operation Procedure
SP	Specific Plan
SRA	Source Receptor Area
SRO	Single-Room Occupancy
SRRE	Source Reduction and Recycling Element
SWIS	Solid Waste Information System
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
SZ	Scientific Resource Zone
TCP	Traditional Cultural Place
TDM	Travel Demand Management
TDS	Total Dissolved Solids
TIA	Traffic Impact Analysis
TMA	Transportation Management Association
TMF	Traffic Mitigation Fee
TNW	Traditional Navigable Water
TRI	Toxics Release Inventory
TSM	Transportation Systems Management
UBC	Uniform Building Code
UNEP	United Nations Environment Programme
USDA	United States Department of Agriculture
USDOT	United States Department of Transportation
USFS	United States Forest Service

ACRONYMS AND ABBREVIATIONS

USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UWMP	Urban Water Management Plan
VMT	Vehicle Miles Traveled
VT	Vehicle Trip
WDR	Wastewater Discharge Requirement
WFF	Water Filtration Facility
WFP	Water Filtration Plant
WHMWC	Western Heights Mutual Water Company
WQMP	Water Quality Management Plan
WRP	Water Reclamation Plant
WSA	Water Supply Assessment
YFD	Yucaipa Fire Department
YPD	Yucaipa Police Department
Yucaipa-Calimesa JUSD	Yucaipa-Calimesa Joint Unified School District
YVWD	Yucaipa Valley Water District
ZOI	Zone of Influence

UNITS OF MEASUREMENT

$\mu g/m^3$	micrograms per cubic meter
af	acre-feet
AFY	acre-feet per year
cfs	cubic feet per second
dB	decibel
dBA	decibel on the A-weighted scale
ft	foot/feet
gpd	gallons per day
gpm	gallons per minute
in	inch/inches
lbs	pounds
L_{dn}	day-night average noise
L_{eq}	Equivalent continuous sound level (L_{eq})
L_{max}	maximum noise level
m	meter/meters
mg/L	milligrams per liter
mg/m^3	milligrams per cubic meter
mgd	million gallons per day
$MMTCO_2E$	million metric tons of carbon dioxide equivalent
mpg	miles per gallon
mph	miles per hour
ppm	parts per million
Tg CO_2 Eq.	teragrams of carbon dioxide equivalent
VMT	vehicle miles traveled

CHEMICAL ABBREVIATIONS

CFCs	Chlorofluorocarbons
CF_4	Tetrafluoromethane
CH_4	Methane
CO	Carbon Monoxide
CO_2	Carbon Dioxide
CO_2e	Carbon Dioxide Equivalent
C_2F_6	Hexafluoroethane
C_2H_6	Ethane
H_2O	Water
HFCs	Hydrofluorocarbons
NO_2	Nitrogen Dioxide
NO_X	Nitrogen Oxides
N_2O	nitrous oxide
O_3	Ozone
Pb	Lead
PFCs	Perfluorocarbons
PM	Particulate Matter
PM_{10}	Particulate Matter with a Diameter of 10 Microns or Less
$PM_{2.5}$	Particulate Matter with a Diameter of 2.5 Microns or Less
ROC	Reactive Organic Compounds
SF_6	Sulfur Hexafluoride
SO_2	Sulfur Dioxide
SO_X	Sulfur Oxides
VOC	Volatile Organic Compounds

ZONING DESIGNATIONS

AA	Additional Agricultural Overlay District
AP	Agricultural Preserve Overlay District
CG	General Commercial
CN	Neighborhood Commercial
CS	Service Commercial
FW	Floodway
IN	Institutional
MR	Mineral Resources Overlay District
OS	Open Space
RL-1	Rural Living, 1-acre minimum lot size
RL-2.5	Rural Living, 2.5-acre minimum lot size
RM-10M	Multiple Residential, 10,000-square foot minimum lot size
RM-24	Multiple Residential, 24 units per acre maximum
RM-72C	Multiple Residential, 7,200-square foot minimum lot size
RS-10	Single Residential
RS-10M	Single Residential, 10,000-square foot minimum lot size
RS-20M	Single Residential, 20,000-square foot minimum lot size