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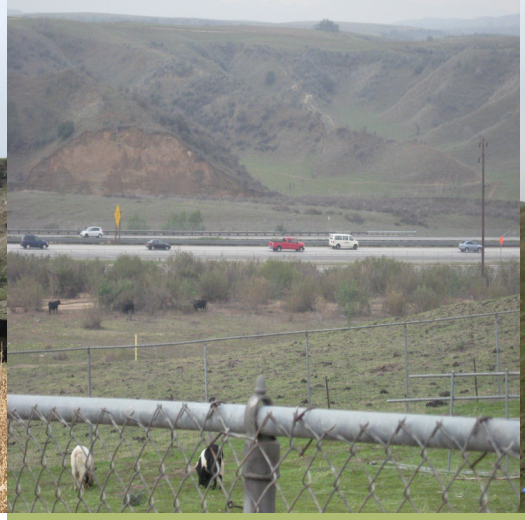
# ROBINSON RANCH PLANNED DEVELOPMENT
## Environmental Impact Report

Volume I, Draft Program Environmental Impact Report



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# ACRONYMS AND ABBREVIATIONS

## A

| | |
|---|---|
| AASHTO | American Association of State Highway and Transportation Officials |
| AB | Assembly Bill |
| ADT | average daily trip |
| af/yr | acre-feet per year |
| AGR | agricultural supply |
| AMSL | above mean sea level |
| AQMP | Air Quality Management Plan |
| AQTR | Air Quality and Greenhouse Gas Technical Report |
| AST | aboveground storage tank |
| ASTM | American Society for Testing and Materials |
| ATCM | Airborne Toxic Control Measure |

## B

| | |
|---|---|
| B.P. | before present |
| BACM | Best Available Control Measures |
| BACT | Best Available Control Technology |
| Basin | South Coast Air Basin |
| Basin Plan | Santa Ana Region Basin Plan |
| BMPs | best management practices |
| BTR | Biological Resources Technical Report |

## C

| | |
|---|---|
| CAA | Clean Air Act |
| CAAQS | California Ambient Air Quality Standards |
| Cal/EPA | California Environmental Protection Agency |
| Cal/OSHA | California Occupational Safety and Health Administration |
| CalARP | California Accidental Release Prevention Program |
| Caltrans | California Department of Transportation |
| CAPCOA | California Air Pollution Control Officers Association |
| CAS | Climate Change Adaptation Strategy |
| CBC | California Building Code |
| CCAT | California Climate Action Team |
| CCR | California Code of Regulations |
| CD | compact disk |
| CDC | California Department of Conservation |
| CDF | California Department of Forestry and Fire Protection |

| | |
|---|---|
| CDFG | California Department of Fish and Game |
| CDMG | California Department of Conservation, Division of Mines and Geology |
| CEQA | California Environmental Quality Act |
| CERCLA | Comprehensive Environmental Response, Compensation, and Liability Act |
| CESA | California Endangered Species Act |
| $CF_4$ | Tetrafluoromethane |
| CFCs | Chlorofluorocarbons |
| CFR | Code of Federal Regulations |
| CGS | California Geological Survey |
| $CH_4$ | Methane |
| CHP | California Highway Patrol |
| CMA | Congestion Management Agency |
| CMP | Congestion Management Plan |
| CNDDB | California Natural Diversity Database |
| CNEL | Community Noise Equivalent Level |
| CNPS | California Native Plant Society |
| CO | Carbon Monoxide |
| $CO_2$ | Carbon Dioxide |
| $CO_2e$ | Carbon Dioxide equivalent |
| COLD | cold freshwater habitat |
| CR | Regional Commercial |
| CUPAs | Certified Unified Program Agencies |
| CWA | Clean Water Act |

## D

| | |
|---|---|
| dB | decibel |
| dBA | decibel scale adjusted for A-weighting |
| District | Yucaipa-Calimesa Joint Unified School District |
| DTSC | California Department of Toxic Substances Control |
| DU | dwelling unit |
| du/ac | dwelling units per acre |
| DWR | California Department of Water Resources |

## E

| | |
|---|---|
| EDU | Equivalent Dwelling Unit |
| EIR | Environmental Impact Report |
| EOP | Emergency Operations Plan |
| EPA | U.S. Environmental Protection Agency |
| ERA | EcoSystems Restoration Associates |
| ERCs | emission reduction credits |

## F

| | |
|---|---|
| FAA | Federal Aviation Administration |
| FCSP | Freeway Corridor Specific Plan |
| Fed/OSHA | Occupational Safety and Health Administration |
| FEMA | Federal Emergency Management Agency |
| FESA | Federal Endangered Species Act |
| FHWA | Federal Highway Administration |
| FIRM | Flood Insurance Maps |
| FMMP | Farmland Mapping and Monitoring Program |
| FSODs | Fire Safety Overlay Districts |

## G

| | |
|---|---|
| GHG | greenhouse gas |
| GPAs | General Plan Amendments |
| gpm | gallons per minute |
| GVR | Growth Vision Report |
| GWh | gigawatt hours |
| GWP | global warming potentials |
| GWR | groundwater recharge |

## H

| | |
|---|---|
| HABS | Historic American Building Survey |
| HaC | Hanford coarse sandy loam |
| HAER | Historic American Engineering Record |
| HCD | California Department of Housing and Community Development |
| HCM | Highway Capacity Manual |
| HCP | habitat conservation plan |
| HFCs | Hydrofluorcarbons |
| HOA | Homeowners Association |
| HUD | Department of Housing and Urban Development |
| HVAC | heating, ventilation, and air conditioning |
| HWWTF | Henry N. Wochholz Wastewater Treatment Facility |
| Hz | Hertz |

## I

| | |
|---|---|
| I-10 | Interstate 10 |
| IEPR | [California] Integrated Energy Policy Report |
| in/sec | inches per second |
| IPCC | Intergovernmental Panel on Climate Change |
| IWMA | [California] Integrated Waste Management Act |

## K

| | |
|---|---|
| KVP | Key Vantage Points |

## L

| | |
|---|---|
| Ldn | Day-Night Average Sound Level |
| LID | Low Impact Development |
| LLMD | Landscape & Lighting Maintenance District |
| LOS | Level of Service |
| LTF | Local Transportation Fund |

## M

| | |
|---|---|
| $\mu g/m_3$ | micrograms per cubic meter |
| MCL | Maximum Contaminant Level |
| MDAQMD | Mojave Desert Air Quality Management District |
| MDP | Master Drainage Plan |
| MEP | maximum extent practicable |
| mg/L | milligrams per liter |
| mgd | million gallons per day |
| MMRP | Mitigation Monitoring and Reporting Program |
| mms | millimeters per second |
| MMT | million metric tonnes |
| mph | miles per hour |
| MPO | Metropolitan Planning Organization |
| MUN | municipal and domestic supply |

## N

| | |
|---|---|
| $N_2O$ | Nitrous oxide |
| NAAQS | National Ambient Air Quality Standards |
| NAGPRA | Native American Graves Protection and Repatriation Act |
| NALs | Numeric action levels |
| NCCP | Natural Communities Conservation Plan |
| NELs | numeric effluent limitations |
| NHPA | National Historic Preservation Act |
| NO | Nitric Oxide |
| $NO_2$ | Nitrogen Dioxide |
| $NO_3$ | Nitrates |
| NOP | Notice of Preparation |
| $NO_x$ | Nitrogen Oxides |
| NPDES | National Pollutant Discharge Elimination System |

| | |
|---|---|
| NPPA | Native Plant Protection Act |
| NRHP | National Register of Historic Places |

## O

| | |
|---|---|
| $O_3$ | Ozone |
| OES | [California] Office of Emergency Services |
| OPR | [California] Office of Planning and Research |
| OS | Open Space |

## P

| | |
|---|---|
| PD | Planned Development |
| PM | Particulate Matter |
| $PM_{10}$ | inhalable particulate matter with an aerodynamic diameter of 10 microns |
| ppb | parts per billion |
| ppm | parts per million |
| PPV | peak particle velocity |
| Ps | Psamments and Fluvents |

## R

| | |
|---|---|
| R-2 | Residential, 2 dwelling units per acre |
| R-4 | Residential, 4 dwelling units per acre |
| R-8 | Residential, 8 dwelling units per acre |
| RARE | endangered species |
| RCP | Regional Comprehensive Plan |
| RDA | Redevelopment Agency's |
| REAP | Rain Event Action Plan |
| REC1 | contact water recreation |
| REC2 | non-contact water recreation |
| RHNA | Regional Housing Needs Assessment |
| RL-2.5 | Rural Living, 2.5-acre minimum lot size |
| RL-2.5-AP | Agricultural Preserve |
| RmC, RmE2 | Ramona sandy loam |
| RMP | Risk Management Plan |
| ROC | reactive organic compounds |
| ROGs | Reactive Organic Gases |
| RP | Resource Preservation |
| RS-10M | Single Residential, 10,000 sq. ft. minimum lot size |
| RS-20M | Single Residential, 20,000 sq. ft. minimum lot size |
| RS-72C | Single Residential, 7,200 sq. ft. minimum lot size |

| | |
|---|---|
| RTP | Regional Transportation Plan |
| RWCQB | Regional Water Quality Control Board |

## S

| | |
|---|---|
| SaD | San Emigdio sandy loam |
| SAFETEA-LU | Safe, Accountable, Flexible, Efficient Transportation Equity Act |
| SANBAG | San Bernardino Associated Governments |
| SB | Senate Bill |
| SBCM | San Bernardino County Museum |
| SBVMWD | San Bernardino Valley Municipal Water District |
| SCAG | Southern California Association of Governments |
| SCAQMD | South Coast Air Quality Management District |
| ScC | San Emigdio fine sandy loam |
| SCE | Southern California Edison |
| SCS | Sustainable Communities Strategy |
| $SF_6$ | Sulfur Hexafluoride |
| SgF2 | San Timoteo loam |
| SGPWA | San Gorgonio Pass Water Agency |
| ShF | Saugus sandy loam |
| SHPO | State Historic Preservation Officer |
| SIP | State Implementation Plan |
| SMMWC | South Mesa Mutual Water Company |
| SMWC | South Mesa Water Company |
| $SO_2$ | Sulfur Dioxide |
| SOPs | Standard Operating Procedures |
| SPAC | Specific Plan Advisory Committee |
| SR- | State Route |
| SRA | Source Receptor Area |
| STIP | Statewide Transportation Improvement Program |
| STSL | San Timoteo Sanitary Landfill |
| SVOCs | Semi-Volatile Organic Compounds |
| SWMD | Solid Waste Management Division |
| SWP | State Water Project |
| SWPPP | Storm Water Pollution Prevention Plan |
| SWQMP | Storm Water Quality Management Plan |
| SWRCB | State Water Resources Control Board |

## T

| | |
|---|---|
| TAC | Toxic Air Contaminants |
| TAZ | Traffic Analysis Zone |
| TDA | Transportation Development Act |

| | |
|---|---|
| TDS | total dissolved solids |
| TFF | Traffic Facilities Fee |
| Tg | teragram |
| The Gas Company | Southern California Gas Company |
| TIA | Traffic Impact Analysis |
| tpd | tons per day |
| TRB | Transportation Research Board |
| TSF | Thousand Square Feet |
| TvC | Tujunga gravelly loamy sand |

## U

| | |
|---|---|
| U.S. | United States |
| URMP | Urban Runoff Management Program |
| USACE | U.S. Army Corps of Engineers |
| USDA | U.S. Department of Agriculture |
| USDOT | U.S. Department of Transportation |
| USFWS | U.S. Fish and Wildlife Service |
| UST | underground storage tanks |
| UWMP | Urban Water Management Plan |

## V

| | |
|---|---|
| VOCs | volatile organic compounds |

## W

| | |
|---|---|
| WARM | warm freshwater habitat |
| WDRs | Waste Discharge Requirements |
| WHMWC | Western Heights Mutual Water Company |
| WILD | wildlife habitat |
| WSA | water supply assessment |
| WUI | Wildland Urban Interface |

## Y

| | |
|---|---|
| YFD | City of Yucaipa Fire Department |
| YPD | City of Yucaipa Police Department |
| YVWD | Yucaipa Valley Water District |

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# EXECUTIVE SUMMARY

This chapter provides a summary of the Environmental Impact Report (EIR) for the Robinson Ranch Planned Development (Planned Development), which has been prepared in compliance with the California Environmental Quality Act (CEQA). This chapter highlights the major areas of importance in the environmental analysis for the proposed project, as required by CEQA Guidelines Section 15123. It also provides a brief overview of the proposed project and areas of controversy known to the Lead Agency (City of Yucaipa). In addition, this chapter provides tables summarizing: 1) the direct and cumulative impacts that would occur from implementation of the proposed project; 2) the level of impact significance before mitigation; 3) the recommended mitigation measures that would avoid or reduce significant environmental impacts; and 4) the level of impact significance after mitigation measures are implemented. A table is also provided which compares the anticipated impacts of the proposed project with those of each project alternative.

## Project Location and Description

The Planned Development area covers 522 acres in the southwest portion of the City of Yucaipa, which is located in southern San Bernardino County. The Planned Development area is bordered by the City of Redlands to the west, the City of Calimesa in Riverside County to the southwest, and the Riverside County line to the south. The Planned Development area is divided into the following three primary planning areas: Robinson Ranch North, West Oak Center, and Wildwood Ranch. The Robinson Ranch North Planning Area is further divided into the Oak Ridge Village Subarea and Wildwood Center Subarea. The Interstate 10 (I-10) San Bernardino Freeway separates the Robinson Ranch North Planning Area on the north side of the freeway and the Wildwood Ranch and Wildwood Center planning areas to the south of the freeway. Robinson Ranch North, West Oak Center, and Wildwood Ranch Planning Areas are discussed below.

In total, the Planned Development envisions 4,159 multiple and single-family attached and detached dwelling units distributed throughout 385 acres, 109 acres of general commercial uses (consisting of 1,132,017 square feet of new commercial space), and 28 acres of business park uses (consisting of 369,992 square feet of new business space). Approximately 119 acres of improved open space and 49 acres of natural open space areas would be included within these land uses.

The circulation system within and surrounding the Planned Development (e.g., local streets, collector streets, secondary highways, major highways) would be designed and/or improved to enhance visual and physical connectivity between neighborhoods, open space, schools and parks. All-weather crossings may also be constructed over Yucaipa Creek (Robinson Ranch North Planning Area), Wilson Creek (West Oak Center Planning Area), and Wildwood Creek (Wildwood Ranch Planning Area). Specific road

alignments, ingress/egress points (including emergency access), and creek crossings would be determined during the Final Development Plan process for each planning area, in accordance with the recommendations of traffic engineering studies. The Planned Development would include bicycle paths and pedestrian/equestrian trails to accommodate non-vehicular uses along specified roadways and creek segments.

**Robinson Ranch North Planning Area**

The Robinson Ranch North planning area would consist of a 104-acre development comprised of approximately 99 acres of residential uses and approximately five acres of commercial uses in two separate subareas: Oak Ridge Village (westerly portion) and Wildwood Center (easterly portion). The Robinson Ranch North Planning Area would include a total of 1,069 residences (40 single-family detached, 409 single-family attached, and 620 multi-family attached), including a minimum of 87 affordable housing units on eight acres. An estimated 40.1 acres of open space would be interspersed throughout this planning area, including 8.2 acres of natural open space and 31.9 acres of improved open space (i.e., parks, trails and other civic uses), but this acreage is included within the residential and commercial land uses.

***Oak Ridge Village Subarea.*** The westerly portion of the Robinson Ranch North Planning Area, referred to as the Oak Ridge Village Subarea, would be comprised of approximately 39 acres bounded by I-10 and Calimesa Boulevard on the south, by Oak Glen Road on the northwest, by Colorado Street on the north, and by the planned Cienega Road extension on the east. Oak Ridge Village Subarea would include 367 residential units on 34 acres that would be designated "RM" (Multiple Residential) and approximately 20,000 square feet of commercial buildings on five acres that would be designated "CG" (General Commercial). An estimated 14.1 acres of open space (11.9 acres of improved open space, 2.2 acres of natural open space) would be interspersed throughout this subarea, but this acreage is included within the residential and commercial land uses. Residences would include 229 multi-family attached units on 16.5 acres (13.9 du/ac) and 138 single-family attached units on 17.5 acres (7.9 du/ac).

***Wildwood Center Subarea.*** The easterly portion of the Robinson Ranch North Planning Area, referred to as the Wildwood Center Subarea, would be comprised of approximately 65 acres bounded by I-10 and Calimesa Boulevard on the south, and by Cienega Road on the north. Wildwood Canyon Road bisects the Wildwood Center Subarea. Wildwood Center Subarea would include 702 residential units on 65 acres that would be designated "RM." Approximately 26 acres of open space (20 acres of improved open space, six acres of natural open space) would be interspersed throughout this subarea, but this acreage is included within the residential land use. Residences would include 391 multi-family attached units on 21 acres (18.6 du/ac) and 271 single-family attached units on 34 acres (8.5 du/ac).

**West Oak Center Planning Area**

The West Oak Center Planning Area is located south of I-10, west of Live Oak Canyon Road, north of the City of Redlands and City of Yucaipa boundary, and east of 16th Street and the City boundary. The West Oak Center Planning Area would consist of a 150-acre development comprised of 810 residential uses on approximately 75 acres that would be designated "RM," approximately 47 acres of general commercial uses (consisting of 603,010 square feet of commercial space) that would be designated "CG," and approximately 28 acres of business park uses (consisting of 369,992 square feet of business space) that would be designated "BP" (Business Park). An estimated 37.5 acres of open space (22.5 acres of improved open space, 15 acres of natural open space) would be interspersed throughout this planning

area, but this acreage is included within the residential, commercial, and business park land uses. Residences would include 308 multi-family attached units on 9.6 acres (32 du/ac) and 340 single-family attached units on 35 acres (10 du/ac).

**Wildwood Ranch Planning Area**

The Wildwood Ranch Planning Area is located south of I-10 and north of County Line Road. This planning area would consist of a 268-acre development comprised of 2,280 residential uses on approximately 211 acres that would be designated "RM," and approximately 57 acres of general commercial uses (consisting of 590,007 square feet of commercial space) that would be designated "CG." Approximately 90 acres of open space (64.1 acres of improved open space, 26 acres of natural open space) would be interspersed throughout this planning area, but this acreage is included within the residential and commercial land uses. Residences would include 846 multi-family attached units on 26.4 acres (32 du/ac) and 1,085 single-family attached units on 107 acres (10 du/ac).

# Project Approvals

The City of Yucaipa, as CEQA Lead Agency, will consider adoption of the following separate land use applications for the Planned Development:

- Three Preliminary Development Plans (PDPs), one for each planning area;
- Corresponding General Plan Amendments (GPAs) for each planning area; and
- General Plan Land Use District changes (relative to the adopted Land Use designations in place at the time of circulation of the NOP) that reflect the new Land Use Plans for each planning area.

With the GPAs, new Land Use Plans would be adopted for each of the three planning areas. If the Planned Development is approved, these Land Use Plans would replace those shown on adopted Land Use designation maps for the project area.

Numerous federal, state and local regulations and permit requirements would be applicable to the implementation of the Planned Development. Developers of future projects within each planning area, or their contractors, would be required to comply with all applicable requirements.

Permits and approvals likely to be required prior to development of the Planned Development include:

- U.S. Fish and Wildlife Service (USFWS) - Biological Assessment, Section 7 Consultation, Biological Opinion
- USFWS - Fish and Wildlife Coordination Act
- U.S. Army Corps of Engineers (USACE) - Individual/Nationwide Section 404 Permit
- USACE - Section 10, Rivers and Harbors Act Permit
- Advisory Council on Historic Preservation - Section 106 Consultation
- U.S. Department of Transportation, Federal Highway Administration - Encroachment Permits
- U.S. Department of the Treasury, Bureau of Alcohol, Tobacco and Firearms - Explosive User's Permit

- State Water Resources Control Board, Santa Ana Regional Water Quality Control Board (RWQCB) - General Construction Activity Stormwater Permit
- RWQCB - Waste Discharge Requirements
- RWQCB - 401 Certification
- California State Lands Commission - Right-of-Way Permit
- California Department of Fish and Game (CDFG) - California Endangered Species Act
- CDFG - California Native Plant Protection Act
- CDFG - Lake/Streambed Alteration Agreement
- California Department of Transportation - Encroachment Permit
- California State Historic Preservation Office, Native American Heritage Commission - Section 106 Consultation
- South Coast Air Quality Management District (SCAQMD) - Authority to Construct
- County of San Bernardino Department of Environmental Health (SBDEH)- Hazardous Materials Business Plan
- SBDEH - Hazardous Materials Inventory
- SBDEH - Permit to Operate
- SBDEH - Compliance with SCAQMD Rule 403
- County of San Bernardino Flood Control District - Encroachment Permit
- Local Agency Formation Commission - Annexation into the Yucaipa Valley Water District (YVWD) service area from the South Mesa Mutual Water Company and Western Heights Mutual Water Company service areas
- YVWD - California Water Code and Government Code
- City of Yucaipa - Oak Tree Conservation Ordinance and Plant Protection and Management Ordinance
- City of Yucaipa – Various Development Code and Municipal Code
- City of Yucaipa - Quimby Act Ordinance

# Areas of Controversy Known to the Lead Agency

CEQA Guidelines Section 15123(b)(2) requires the EIR summary to identify areas of controversy, including issues raised by the other agencies and the public. Comments on the Notice of Preparation (NOP) prepared for the project were received from the South Coast Air Quality Management District; Native American Heritage Commission; Ramona Band of Cahuilla Indians; Department of Toxic Substances Control; California Regional Water Quality Control Board; Redlands Area Democratic Club; City of Redlands; Southern California Association of Governments; Redlands Conservancy; Redlands Residents for Rural Living; the Citizens of Redlands for Redlands; Friends of Colorado Street; KT Gates-Waldrup and multiple individuals. Areas of controversy associated with the proposed project that were identified in these comment letters include:

- Visual impacts from development
- Density of proposed project
- Conflicts with approved Freeway Corridor Specific Plan

- Impacts to existing service levels for roadways, water systems, fire protection and police protection
- Consistency with existing and approved land use plans
- Preservation of agricultural resources
- Disruption of potential wildlife corridors
- Landslide and liquefaction risk
- Groundwater use
- Growth inducing effects
- Increases in noise
- Site drainage
- Greenhouse Gas Emissions
- Preservation of biological resources
- Impacts to adjacent areas
- Concessions and variances from development standards

All of the issues raised during the NOP comment period have been addressed in Sections 4.1 through 4.15 of the EIR.

# Issues to be Resolved by the Decision Making Body

The issues to be resolved by the decision making body include whether and how to mitigate the significant effects of the proposed project; consideration of the various mitigation measures and alternatives recommended in the EIR; whether the benefits of the proposed project outweigh its unavoidable environmental risk; and whether the discretionary approvals required to implement the proposed project and its development components should be granted.

# Impact and Alternatives Summary

In accordance with Appendix G of the CEQA Guidelines, the potential environmental effects of the proposed project are analyzed for the following issue areas:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality and Global Climate Change
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities, Service Systems and Energy

Table ES-1 summarizes the impacts associated with the proposed Planned Development and the mitigation measures required to reduce these impacts. Many impacts would be reduced to a less than significant level with implementation of mitigation measures; however, some impacts would not be reduced to below a level of significance and would remain significant and unavoidable.

Table ES-2 provides a summary of the project alternatives to the proposed Planned Development. The three project alternatives that were analyzed in detail in this EIR are the No Project (No Build) Alternative, and two Reduced Development Alternatives. Refer to Chapter 6, Alternatives, for a detailed discussion of each project alternative.

## Table ES-1 Project Direct and Cumulative Impacts and Mitigation Measures

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| **4.1 Aesthetics** | | | | |
| ***Scenic Vistas and Visual Character*** | | | | |
| Robinson Ranch North | Development of this planning area would substantially alter on- and off-site visual character. | Significant. | No additional feasible mitigation measures available beyond the city's applicable Development Code requirements and standard conditions of approval related to aesthetics. | Significant and Unavoidable. |
| West Oak Center | Development of this planning area would substantially alter on- and off-site visual character. | Significant. | No additional feasible mitigation measures available beyond the city's applicable Development Code requirements and standard conditions of approval related to aesthetics. | Significant and Unavoidable. |
| Wildwood Ranch | Development of this planning area would substantially alter on- and off-site visual character. | Significant. | No additional feasible mitigation measures available beyond the city's applicable Development Code requirements and standard conditions of approval related to aesthetics. | Significant and Unavoidable. |
| ***Scenic Highways*** | | | | |
| Robinson Ranch North | Development would change existing views from two city-designated scenic highways; however, future projects would be required to comply with special design standards of the Scenic Resources Overlay District. | Less than significant. | No mitigation required. | Less than significant. |
| West Oak Center | Development would change existing views from a city-designated scenic highway; however, future projects would be required to comply with special design standards of the Scenic Resources Overlay District. | Less than Significant. | No mitigation required. | Less than significant. |
| Wildwood Ranch | No state or city-designated scenic highways occur in the vicinity of this planning area. | No impact. | No mitigation required. | Less than significant. |
| ***Light and Glare*** | | | | |
| Robinson Ranch North | Implementation of this planning area would result in the substantial addition of nighttime lighting (buildings, parking lots, roadways) and buildings that could result in daytime glare, which would adversely affect nighttime and daytime views. | Significant. | **Aes-3A** During the design of future projects that would implement the Robinson Ranch Planned Development, a lighting plan shall be included in the project development plans submitted to the City of Yucaipa for their review. The plan shall include, but not be limited to, the following design features to reduce light intrusion and spillover into the night sky and adjacent residential areas, which shall be incorporated into final development plans and specifications: | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | i. Outdoor lighting shall be shielded from existing residential areas, sensitive biological habitat, and other light-sensitive receptors.<br>ii. Lighting shall be directed to the specific location intended for illumination (e.g., roads or walkways).<br>iii. Non-essential lighting and stray light spillover shall be minimized through shielding.<br>iv. Low intensity lamps shall be used except when high intensity illumination is required.<br>**Aes-3B** Future projects that would implement the Robinson Ranch Planned Development shall be designed to minimize mirrored and highly reflective building surfaces. The project development plans submitted to the City of Yucaipa for review shall include, but not be limited to, the use of specific architectural features to reduce adverse visual impairment to motorists driving along nearby roads. The city-approved building design features shall be incorporated into the final development plans and specifications. | |
| West Oak Center | Implementation of this planning area would result in the substantial addition of nighttime lighting (buildings, parking lots, roadways) and buildings that could result in daytime glare, which would adversely affect nighttime and daytime views. | Significant. | Mitigation measures Aes-3A and Aes-3B. | Less than significant. |
| Wildwood Ranch | Implementation of this planning area would result in the substantial addition of nighttime lighting (buildings, parking lots, roadways) and buildings that could result in daytime glare, which would adversely affect nighttime and daytime views. | Significant. | Mitigation measures Aes-3A and Aes-3B. | Less than significant. |
| **4.2 Agricultural and Forestry Resources** | | | | |
| ***Indirect Conversion of Agricultural Resources*** | | | | |
| Robinson Ranch North | The indirect conversion of an adjacent Agricultural Preserve Overlay District to non-agricultural uses due to development of this planning area is speculative. | Less than significant. | No mitigation required. | Less than significant. |
| West Oak Center | The indirect conversion of adjacent active farmlands to non-agricultural uses due to development of this planning area is speculative. | Less than significant. | No mitigation required. | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| Wildwood Ranch | Development of this planning area would not result in the indirect conversion (to non-agricultural uses) of farmlands considered significant under CEQA. | Less than significant. | No mitigation required. | Less than significant. |
| **4.3 Air Quality and Global Climate Change** | | | | |
| ***Consistency with Air Quality Management Plan*** | | | | |
| Entire Planned Development | The Planned Development would be inconsistent with the Yucaipa General Plan; the Air Quality Management Plan (AQMP); and Southern California Association of Government's Regional Comprehensive Plan (RCP), Regional Transportation Plan (RTP) and Growth Visioning Program. The Planned Development would be incompatible with adjacent land uses designated by the Freeway Corridor Specific Plan (FCSP). | Significant. | No feasible mitigation. | Significant and unavoidable. |
| ***Conformance to Federal and State Ambient Air Quality Standards*** | | | | |
| Robinson Ranch North | Construction related emissions of $PM_{10}$ and $PM_{2.5}$ during the mass grading phase could exceed the thresholds. Operational emissions of CO, $NO_x$, ROG, $PM_{10}$, and $PM_{2.5}$ would exceed the thresholds. | Construction: Significant.<br>Operation: Significant. | **Air-2A** During grading activities for any future development within the Planned Development, the on-site construction superintendent shall ensure implementation of standard best management practices (BMPs) to reduce the emission of fugitive dust, including, but not limited to the following actions:<br>i. Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water will be applied at a frequency to be determined by the on-site construction superintendent.<br>ii. Graded areas on slopes will provide temporary hydroseeding and irrigation of cleared vegetation and graded slopes as soon as possible following grading activities in areas that will remain in disturbed condition (but will not be subject to further construction activities) for a period greater than three months during the construction phase.<br>iii. Pave or periodically water all on-site access points or apply chemical stabilizer to construction sites.<br>iv. Securely cover all transported material to prevent fugitive dust. | Construction: Less than significant.<br>Operation: Significant and unavoidable. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | v. Operate all vehicles on the construction site at speeds less than 15 miles per hour.<br>vi. Water all non-paved haul roads at least two (2) times per day.<br>vii. Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer.<br>viii. Apply soil stabilizers to any disturbed area that is to remain inactive for more than five consecutive days. For prolonged periods of inactivity, re-application of soil stabilizer should be conducted as appropriate to eliminate visible dust from leaving the site.<br>ix. Replace ground cover in disturbed areas within 30 days of the completion of construction activities. Dust suppression shall be required for all disturbed areas where ground cover has not yet been re-established.<br>x. Water down all soils/debris/fill materials being loaded or unloaded at the site sufficiently within fifteen minutes of its loading/unloading. The materials should be saturated to the point where no visible dust plums are generated during loading/unloading activities.<br>**Air-2B** No more than five acres per day of ground disturbance can occur. If more than five acres per day of ground is disturbed, then the Applicant shall prepare a new air quality technical analysis to determine impacts with respect to localized sensitive receptors, as well as ambient air quality standards. If emissions from the proposed disturbance acreage exceeds thresholds then emission reduction credits can be purchased (ERCs) for particulate matter from the SCAQMD for emissions in excess of the thresholds. If a sufficient number of ERCs are not available or the Applicant prefers to not purchase ERCs, then acreage per day of ground disturbance shall be determined based on the revised analysis.<br>**Air-2F** Prior to issuance of any grading or building permit, the Planned Development plans and specifications shall include a statement that construction equipment, on-road construction trucks and other vehicles greater than 10,000 pounds shall be shut off when not in use and shall not idle for more than five minutes. | |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | **Air-2G** Prior to issuance of any grading or building permit, the Planned Development plans and specifications shall include a statement that queuing of trucks on and off site shall be limited to periods when absolutely necessitated by grading or construction activities.<br><br>**Air-2H** Prior to issuance of any grading or building permit, temporary construction power shall be installed on site. The Planned Development plans and specifications shall include a statement that all small diesel- and gasoline-powered construction equipment (i.e. electric generators, compressors, stucco mixers, etc.) shall be replaced with equivalent electric equipment powered by commercial electric power.<br><br>**Air-2I** Prior to issuance of a building permit, the Applicant shall demonstrate that the design of the proposed buildings or structures exceeds current Title 24 requirements (Title 24, Part 11 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, effective August 1, 2009) by a minimum of 10 percent. Any combination of the following design features may be used to fulfill this mitigation provided that the total increase in efficiency meets or exceeds 10 percent:<br><br>i. Increase in insulation such that heat transfer and thermal bridging is minimized;<br>ii. Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption;<br>iii. Incorporate dual-paned or other energy efficient windows;<br>iv. Incorporate energy efficient space heating and cooling equipment;<br>v. Incorporate energy efficient light fixtures;<br>vi. Incorporate energy efficient appliances;<br>vii. Incorporate energy efficient domestic hot water systems;<br>viii. Incorporate solar panels into the electrical system;<br>ix. Incorporate cool roofs/light-colored roofing; or<br>x. Other measures that will increase the energy efficiency of building envelope in a manner that when combined with the other options listed above exceeds current Title 24 Standards (Title 24, Part 11 of the | |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, effective August 1, 2009) by a minimum of 5 percent.<br><br>**Air-2J** Prior to issuance of a building permit, the City of Yucaipa shall verify that construction specifications include exterior electrical outlets for use by landscaping contractors.<br><br>**Air-2K** Prior to issuance of the building permit, the Applicant shall demonstrate that measures have been included to provide adequate bicycle parking at commercial locations near building entrances to promote cyclist safety, security, and convenience. The Applicant shall ensure that secure bicycle parking is made available at the site at a rate of at least one bike space per every 20 passenger vehicle spaces. Bicycle racks that allow bicycle riders to lock their bicycles in place shall provide bicycle parking.<br><br>**Air-2L** Prior to issuance of the building permit, the Applicant shall demonstrate that no wood burning devices (stoves or fireplaces) are incorporated into residential floor plans. In addition, all natural gas fireplaces shall be EPA rated low emissions models.<br><br>**Air-2M** Prior to issuance of the building permit, the Applicant shall demonstrate that all boilers to be installed in commercial and residential structures shall be energy efficient boilers, having an annual fuel utilization efficiency rating of 85 percent or greater. | |
| West Oak Center | Construction emissions of $PM_{10}$ and $PM_{2.5}$ during the mass grading phase and emissions of ROG during the coating phase would exceed the thresholds. Operational emissions of CO, $NO_x$, ROG, $PM_{10}$, and $PM_{2.5}$ would exceed the thresholds. | Construction: Significant.<br>Operation: Significant. | Mitigation measures Air-2A, Air-2B, Air-2F, Air-2G, Air-2H, Air-2I, Air-2J, Air-2K, Air-2L, Air-2M in addition to the following:<br>**Air-2C** Prior to issuance of a building permit, the City of Yucaipa shall verify that construction specifications indicate that low VOC paints shall be used in the construction of all buildings. | Construction: Less than significant.<br>Operation: Significant and unavoidable. |
| Wildwood Ranch | Construction emissions of $PM_{10}$ and $PM_{2.5}$ during the mass grading phase; emissions of $NO_x$ during the building construction and paving phase; and emissions of ROG during the coating phase would exceed the thresholds. Operational emissions of CO, $NO_x$, ROG, $PM_{10}$, and $PM_{2.5}$ would exceed the thresholds. | Construction: Significant.<br>Operation: Significant. | Mitigation measures Air-2A, Air-2B, Air-2C, Air-2F, Air-2G, Air-2H, Air-2I, Air-2J, Air-2K, Air-2L, Air-2M, in addition to the following:<br>**Air-2D** Prior to issuance of a building permit, the City of Yucaipa shall verify that construction specifications indicate that all diesel-fueled construction and paving equipment shall be rated EPA Tier 2 or better emission efficiencies. | Construction: Less than significant.<br>Operation: Significant and unavoidable. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| Entire Planned Development | Construction emissions of $PM_{10}$ and $PM_{2.5}$ during the mass grading phase; emissions of CO during the building construction and paving phase; emissions of $NO_x$ during all phases that include building construction; and emissions of ROG during the building construction and coating phase would exceed the thresholds. Operational emissions of CO, $NO_x$, ROG, $PM_{10}$, and $PM_{2.5}$ would exceed the thresholds. | Construction: Significant.<br>Operation: Significant. | Mitigation measures Air-2A, Air-2B, Air-2C, Air-2D, Air-2F, Air-2G, Air-2H, Air-2I, Air-2J, Air-2K, Air-2L, Air-2M in addition to the following:<br>**Air-2E** Prior to simultaneous construction of multiple planning areas, the Applicant shall prepare a detailed analysis of the construction projects that will overlap. Where emissions exceed ambient air quality or localized significant standards the Applicant shall negotiate with SCAQMD to purchase, and obtain, ERCs to mitigate for the emissions produced in excess of the thresholds. If a sufficient number of ERCs are not available or the Applicant prefers to not purchase ERCs, then acreage per day of ground disturbance shall be determined based on the revised analysis. | Construction: Less than significant.<br>Operation: Significant and unavoidable. |
| ***Sensitive Receptors*** | | | | |
| Robinson Ranch North | Emissions of $PM_{10}$ and $PM_{2.5}$ would exceed Localized Significance Thresholds. Sensitive land uses are proposed within 500 feet of I-10. | Significant. | Mitigation measures Air-2A, Air-2B in addition to the following:<br>**Air-3A** Mass grading, fine grading, and structure construction shall be conducted at separate time periods and shall not overlap with one another.<br>**Air-3B** Residential units shall be set back at least 500 feet from I-10 or a project specific Health Risk Assessment shall be conducted to identify and mitigate potential health risks from being situated within the CARB recommended buffer. | Less than significant. |
| West Oak Center | Emissions of $PM_{10}$ and $PM_{2.5}$ would exceed Localized Significance Thresholds. Sensitive land uses are not proposed within 500 feet of I-10. | Significant. | Air-2A, Air-2B, Air-3A and Air-3B. | Less than significant. |
| Wildwood Ranch | Emissions of $PM_{10}$ and $PM_{2.5}$ would exceed Localized Significance Thresholds. Sensitive land uses are proposed within 500 feet of I-10. | Significant. | Air-2A, Air-2B, Air-3A and Air-3B. | Less than significant. |
| ***Objectionable Odors*** | | | | |
| Robinson Ranch North | Construction odors would be temporary and the proposed land uses are not considered sources of nuisance odors. | Less than significant. | No mitigation is required. | Less than significant. |
| West Oak Center | Construction odors would be temporary and the proposed land uses are not considered sources of nuisance odors. | Less than significant. | No mitigation is required. | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| Wildwood Ranch | Construction odors would be temporary and the proposed land uses are not considered sources of nuisance odors. | Less than significant. | No mitigation is required. | Less than significant. |
| ***Greenhouse Gas Emissions and Conflict with Adopted Plans*** | | | | |
| Robinson Ranch North | Implementation of mitigation and reduction measures would not reduce GHG emissions levels by the recommended 30 percent. | Significant. | Air-1A through Air-2M in addition to the following:<br>**GHG-1** Prior to issuance of any grading or building permit, the Project Development plans and specifications shall include policies and procedures for the reuse and recycling of construction and demolition waste of 50 percent (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).<br>**GHG-2** The Applicant shall ensure that provisions are in place to meet a solid waste diversion from the landfill of at least 75 percent for all land use types. This can be accomplished through (but is not limited to) the provision of interior and exterior storage areas for recyclables and green waste, adequate recycling containers in public areas, and education through signage in public areas about reducing waste and available recycling services.<br>**GHG-3** New development within the Planned Development shall comply with the Yucaipa Valley Water District's Strategic Plan. Additional water conservation measures shall also be implemented, including, but not limited to:<br>i. Creating water-efficient landscaping (including using slow drip irrigation, timers, weather sensing irrigation systems);<br>ii. Providing infrastructure for and the use of reclaimed water for landscape irrigation;<br>iii. Restricting the amount of water used for cleaning outdoor surfaces and vehicles; and<br>iv. Installing water saving appliances such as low-flow showers, sinks, and toilets.<br>**GHG-4** The GHG emissions reduction measures listed in Table 4.3-27 shall be implemented, as appropriate, on a project-level basis. These measures are either an enhancement of the aforementioned measures or are measures that will ensure additional reductions but cannot be quantified at this time. | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| West Oak Center | Implementation of mitigation and reduction measures would not reduce GHG emissions levels by the recommended 30 percent. | Significant. | Air-1A through Air-2M and GHG-1, GHG-2, GHG-3, and GHG-4. | Less than significant. |
| Wildwood Ranch | Implementation of mitigation and reduction measures would not reduce GHG emissions levels by the recommended 30 percent. | Significant. | Air-1A through Air-2M and GHG-1, GHG-2, GHG-3, and GHG-4. | Less than significant. |
| **4.4 Biological Resources** | | | | |
| ***Sensitive Species*** | | | | |
| Robinson Ranch North | Construction and operation of this planning area would result in direct, indirect, permanent, and temporary impacts to sensitive plant and wildlife species. | Significant. | **Bio-1A** As part of the subsequent environmental review for any future project within the Planned Development, a qualified biologist shall conduct a general botanical survey to determine if any of the following potentially occurring special-status or sensitive plant species are present on site, based on a database search and survey recommendations contained in the Freeway Corridor Specific Plan ) EIR: chaparral sand verbena, Jaeger's milk-vetch, Nevin's barberry, slender-horned spineflower, mesa horkelia, Robinson's peppergrass, and rayless ragwort. If the survey cannot be performed during the appropriate blooming period for these species then the potential for occurrence shall be determined based on habitat suitability.<br><br>**Bio-1B** If any special-status or sensitive plant species are discovered or assumed to be present within the project footprint in accordance with mitigation measure Bio-1A, then the developer shall evaluate project design modifications to avoid impacts to the observed species. If avoidance is not feasible, then a mitigation plan shall be prepared by a qualified restoration biologist and submitted to the City of Yucaipa and Wildlife Agencies for review and approval. The plan shall provide at a minimum the following information:<br><br>i. Evaluation of salvage, transplantation, restoration, enhancement, or other appropriate mitigation techniques to determine the preferred mitigation strategies to offset impacts;<br>ii. Detailed installation measures to implement the preferred mitigation strategies;<br>iii. Appropriate protection measures for any adjoining conserved lands/natural open space areas within the Planned Development; and | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | iv. Monitoring, performance, reporting and adaptive management measures for the mitigated plant species. The installed mitigation site shall be monitored and maintained by a qualified biologist for five years or until the plants have become fully established and can survive without supplemental irrigation. The final monitoring report shall be submitted to the City of Yucaipa and Wildlife Agencies for review and approval, at which final sign-off of the successful mitigation site shall be obtained.<br><br>**Bio-1C** As part of the subsequent environmental review for any future project within the Planned Development, a permitted biologist shall conduct a habitat assessment for the following special-status and sensitive wildlife species that may potentially occur within the project footprint based on a database search and survey recommendations contained in the FCSP EIR: arroyo toad, western burrowing owl, coastal California gnatcatcher, least Bell's vireo, Stephens' kangaroo rat, and San Bernardino Merriam's kangaroo rat. If suitable habitat for any of these species is determined to be present within the project site based on the habitat assessment, then protocol surveys shall be conducted for these species. Survey guidelines to be followed for these species are listed below. If any of these species are determined to be present within the project footprint based on the protocol surveys, then the developer shall evaluate project design modifications to avoid impacts to the observed species. If avoidance is not feasible, then a mitigation plan shall be prepared by a qualified biologist and submitted to the City of Yucaipa and Wildlife Agencies for review and approval prior to issuance of a grading permit. In addition, applicable regulatory agency permits and/or authorizations shall be obtained, and the conditions of such permits and/or authorizations shall be implemented prior to vegetation clearing, grading, and/or construction activities.<br><br>i. Arroyo Toad. According to U.S. Fish and Wildlife Service (USFWS) protocol, a minimum of six surveys shall be conducted during the breeding season (March 15 to July 1), with at least one survey occurring in each of the months of April, May, and June. Each survey shall consist of a daytime and nighttime component, which must be conducted within the same 24-hour period. | |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | ii. Western burrowing owl. Focused surveys shall follow the guidelines set forth in the Burrowing Owl Survey Protocol and Mitigation Guidelines (California Burrowing Owl Consortium 1993). The methodology consists of a habitat assessment, burrow survey, and burrowing owl survey. The initial assessment shall be conducted within all suitable habitats in the project footprint and within a 500-foot buffer surrounding the suitable habitats. The burrow surveys shall be conducted via pedestrian transects through the project footprint, and all burrows and burrow complexes mapped. The protocol surveys for burrowing owl shall be conducted during the peak of the breeding season (April 14 to July 15) and shall consist of four separate site visits to examine each mapped rodent burrow or burrow complex for burrowing owl sign (e.g., feathers, cast pellets, excrement, prey remains, eggshell fragments) and to observe each burrow at a fixed distance to assess the burrow for activity. These surveys shall be conducted one hour before sunrise to two hours after sunrise and/or two hours before sunset to one hour after sunset. If no owls are observed or detected, then the same protocol surveys shall be conducted for winter resident owls between December 1 and January 31.<br><br>iii. Coastal California gnatcatcher. According to USFWS protocol, a minimum of six surveys shall be conducted at least seven days apart during the breeding season (March 15 to June 30), or nine surveys shall be conducted at least 14 days apart during the non-breeding season (June 30 to March 15). Each survey shall consist of meandering pedestrian transects throughout and adjacent to areas of suitable habitat while playing a vocalization tape to elicit a response from the birds.<br><br>iv. Least Bell's vireo. According to USFWS protocol, a minimum of eight surveys shall be conducted at least ten days apart during the breeding season (April 1 to July 31). Each survey shall consist of meandering pedestrian transects throughout and adjacent to areas of suitable habitat. | |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | v. Stephens' kangaroo rat. Focused surveys shall consist of a habitat assessment and trapping surveys conducted over five consecutive nights between September 15 and February 15. Additional surveys may be necessary if more than one survey period (i.e., more than five consecutive nights of trapping) is required to adequately determine presence/absence of this species and its distribution.<br>vi. San Bernardino Merriam's kangaroo rat. Focused surveys for this species can be conducted simultaneously with the surveys for Stephens' kangaroo rat, as they follow the same protocol which consists of a habitat assessment and five consecutive nighttime trapping surveys. Additional surveys may be necessary if more than one survey period (i.e., more than five consecutive nights of trapping) is required to adequately determine presence/absence of this species and its distribution.<br>**Bio-1D** To avoid potential impacts to sensitive nesting raptor species (white-tailed kite, sharp-shinned hawk, Cooper's hawk, long-eared owl) from future projects within the Planned Development that would involve the removal of trees during the breeding season (February 1 to August 30), a raptor nest survey shall be conducted by a qualified biologist no earlier than a week prior to any tree removal to determine if any raptor nests are present. If an active raptor nest is discovered, a buffer of 500 feet shall be established around the tree until the young are independent of the nest site. No construction activity may occur within this buffer area until a biologist determines that the fledglings are independent of the nest.<br>**Bio-1E** Ten days prior to vegetation clearing, grading and/or construction activities that are scheduled to occur between February 1 and August 30, surveys for nesting bird species protected by the Migratory Bird Treaty Act (MBTA) shall be conducted by a qualified biologist following applicable guidelines of the Wildlife Agencies. If no active avian nests are identified within the disturbance limits, then no further mitigation is necessary. However, if active nests for avian species of concern are found within the disturbance limits, then species-specific measures prescribed by the MBTA shall be implemented by a qualified biologist. Documentation of the mitigation measures shall be provided to the City of Yucaipa and Wildlife Agencies within ten days after implementation. | |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | **Bio-1F** To reduce the potential for indirect impacts to sensitive plants from construction-related fugitive dust emissions, all access roads and graded areas shall be periodically sprayed with water to minimize dust accumulation on the leaves of plants adjacent to the delineated work limits.<br><br>**Bio-1G** After completion of final grading for future projects within the Planned Development adjoining conserved lands/natural open space areas, all graded areas within 100 feet of native vegetation shall be hydroseeded and/or planted with native plant species similar in composition to the adjacent native vegetation communities. A qualified biologist shall monitor these activities to ensure non-native or invasive plant species are not used in the hydroseed mix or planting palettes. These landscaped areas shall be maintained to ensure non-native or invasive plant species do not become established.<br><br>**Bio-1H** All construction-related night-lighting and outdoor (security) lighting for future projects within the Planned Development adjoining conserved lands/natural open space areas shall be of low illumination, shielded, and directed downwards and away from these areas to avoid potential impacts to nocturnal wildlife from increased predation that would occur from "spill-over" of nighttime light levels into the adjacent habitats.<br><br>**Bio-1I** The following measures shall be implemented for future projects within the Planned Development adjoining conserved lands/natural open space areas to reduce the potential for indirect impacts to sensitive wildlife from construction-related and post-construction roadkill, human presence, and domestic pets:<br>i. The construction contractors shall delineate the work limits with stakes, fences, and/or materials clearly visible to construction personnel to prevent access into adjacent habitats.<br>ii. Permanent fencing shall be installed at the property limits of backyards adjoining conserved lands/natural open space areas to discourage human and domestic pet intrusions into adjacent habitats. | |
| West Oak Center | Construction and operation of this planning area would result in direct, indirect, permanent, and temporary impacts to sensitive plant and wildlife species. | Significant. | Mitigation measures Bio-1A, Bio-1B, Bio-1C, Bio-1D, Bio-1E, Bio-1F, Bio-1G, Bio-1H and Bio-1I. | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| Wildwood Ranch | Construction and operation of this planning area would result in direct, indirect, permanent, and temporary impacts to sensitive plant and wildlife species. | Significant. | Mitigation measures Bio-1A, Bio-1B, Bio-1C, Bio-1D, Bio-1E, Bio-1F, Bio-1G, Bio-1H and Bio-1I. | Less than significant. |
| ***Riparian Habitat and Other Sensitive Species*** | | | | |
| Robinson Ranch North | Implementation of this planning area would result in direct and indirect impacts to riparian and other sensitive natural communities. | Significant. | Mitigation measures Bio-1F, Bio-1G and Bio-1I and the following:<br>**Bio-2A** Prior to issuance of a grading permit for any future project within the Planned Development that would result in impacts to riparian habitat (southern willow scrub) or jurisdictional resources within Yucaipa, Wildwood, or Wilson creeks, the developer shall obtain a Section 404 Permit from the U.S. Army Corps of Engineers (USACE), a Section 1602 Streambed Alteration Agreement from California Department of Fish and Game (CDFG), and a Section 401 State Water Quality Certification from Regional Water Quality Control Board (RWQCB). Authorized impacts to riparian habitat (southern willow scrub) and USACE, CDFG, and RWQCB jurisdictional areas would require mitigation through habitat restoration, enhancement, and/or creation to achieve a no-net loss of jurisdictional resources in accordance with the requirements of the federal Clean Water Act, federal wetland policies, and the California Fish and Game Code. A riparian mitigation plan shall be prepared by a qualified restoration biologist, and submitted to the City of Yucaipa and Wildlife Agencies for review and approval in association with the above-listed permits and authorizations. The plan shall address the qualifications and responsibilities of the personnel to implement and supervise the plan, and shall include an implementation schedule. The goal of the mitigation plan shall be to recreate the functions and values of the riparian habitat (southern willow scrub) and jurisdictional areas being affected. The plan shall provide at a minimum the following information:<br>i. Avoid impacts to riparian habitat (southern willow scrub) and jurisdictional waters and wetlands to the extent feasible during the design phase of the project.<br>ii. Evaluate restoration, enhancement, creation, or other appropriate compensation techniques to determine the preferred mitigation strategies to offset unavoidable impacts. The preferred mitigation strategies shall be based on approved compensation ratios negotiated with the Wildlife Agencies. Typical mitigation ratios are dependent on | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | the quality of the habitat being impacted but can include 2:1 for unvegetated jurisdictional waters and 3:1 or greater for riparian habitat (southern willow scrub) and jurisdictional wetlands.<br>iii. Identify mitigation sites in restored drainages or other appropriate locations within the project area or within the same watershed off site, incorporating pertinent site selection criteria, based on their suitability for use as riparian mitigation areas. Describe how the mitigation sites will be preserved in perpetuity.<br>iv. Provide detailed installation procedures to implement the preferred mitigation strategies including site/soils preparation, seeding/planting mixtures and application methods, and irrigation specifications.<br>v. Identify appropriate protection measures for any adjoining conserved lands/natural open space areas within the Planned Development.<br>vi. Establish performance criteria; monitoring, maintenance, and reporting requirements; and adaptive management measures. The mitigation sites shall be monitored and maintained by a qualified biologist for five years or until they have become fully established and can survive without supplemental irrigation. Quarterly and annual monitoring reports shall be submitted to the City of Yucaipa and Wildlife Agencies for review and approval, with sign-off of the successful mitigation sites obtained after the final monitoring report.<br>**Bio-2B** Prior to issuance of a grading permit for any future project within the Planned Development that would result in impacts to oak woodland and savannah oak woodland habitats, an oak woodland mitigation plan shall be prepared by a qualified restoration biologist and submitted to the City of Yucaipa and Wildlife Agencies for review and approval. The plan shall address the qualifications and responsibilities of the personnel to implement and supervise the plan, and shall include an implementation schedule. The goal of the mitigation plan shall be to recreate the functions and values of the habitats being affected. The plan shall provide at a minimum the following information:<br>i. Avoid impacts to oak woodland and savannah oak woodland habitats to the extent feasible during the design phase of the project. | |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | ii. Evaluate on-site preservation/dedication of habitat, restoration, enhancement, creation, off-site acquisition of habitat, payment of fees into a mitigation bank, or other appropriate measures to determine the preferred mitigation strategies to offset unavoidable impacts. The preferred mitigation strategies shall be based on approved compensation ratios negotiated with the Wildlife Agencies. Typical mitigation ratios are dependent on the quality of habitat and specific resources being impacted but can include 2:1 for both oak woodland and savannah oak woodland habitats.<br>iii. Identify mitigation sites within the project area or off site, incorporating pertinent site selection criteria, based on their suitability for use as oak woodland mitigation areas. Portions of remaining undeveloped land within the Planned Development designated as conserved lands/natural open space may be used for mitigation sites, as appropriate. Describe how the mitigation sites will be preserved in perpetuity.<br>iv. If habitat restoration, enhancement and/or creation are identified as the preferred mitigation strategies, then the mitigation plan shall address the following:<br>a. All planting stock from a nursery shall be either coast live oak (Quercus agrifolia) or valley oak (Quercus lobata). Other oak tree varieties must be approved in advance by the Community Development Department.<br>b. Provide detailed planting procedures including site/soils preparation, application methods, and irrigation specifications.<br>c. Identify appropriate protection measures for any adjoining conserved lands/natural open space areas within the Planned Development.<br>d. Establish performance criteria; monitoring, maintenance, and reporting requirements; and adaptive management measures. The mitigation sites shall be monitored and maintained by a qualified biologist for five years or until they have become fully established and can survive without supplemental irrigation. Quarterly and annual monitoring reports shall be submitted to the City of Yucaipa and Wildlife Agencies for review and approval, with sign-off of the successful mitigation sites obtained after the final monitoring report. | |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| West Oak Center | Implementation of this planning area would result in direct and indirect impacts to riparian and other sensitive natural communities. | Significant. | Mitigation measures Bio-2A, Bio-2B, Bio-1F, Bio-1G and Bio-1I. | Less than significant. |
| Wildwood Ranch | Implementation of this planning area would result in direct and indirect impacts to riparian and other sensitive natural communities. | Significant. | Mitigation measures Bio-2A, Bio-2B, Bio-1F, Bio-1G and Bio-1I. | Less than significant. |
| ***Jurisdictional Wetlands and Waters*** | | | | |
| Robinson Ranch North | Creek channelization would impact jurisdictional wetlands and waters, including federally protected waters of the U.S. as defined by Section 404 of the CWA, through direct removal and filling. | Significant. | Mitigation measure Bio-2A, in addition to the following:<br>**Bio-3A** As part of the subsequent environmental review for any future project within the Planned Development that would involve channelization improvements or other impacts to any jurisdictional waters, including Yucaipa, Wildwood, or Wilson creeks, a formal wetland delineation shall be prepared by a qualified biologist to identify, evaluate, and map the extent of areas under the jurisdiction of USACE, CDFG, and RWQCB. The delineation shall be used to determine impacts and will be verified by these regulatory agencies. If it is determined the project would result in jurisdictional impacts, then mitigation measure Bio-2A shall apply. | Less than significant. |
| West Oak Center | Creek channelization would impact jurisdictional wetlands and waters, including federally protected waters of the U.S. as defined by Section 404 of the CWA, through direct removal and filling. | Significant. | Mitigation measures Bio-3A and Bio-2A. | Less than significant. |
| Wildwood Ranch | Creek channelization would impact jurisdictional wetlands and waters, including federally protected waters of the U.S. as defined by Section 404 of the CWA, through direct removal and filling. | Significant. | Mitigation measures Bio-3A and Bio-2A. | Less than significant. |
| ***Wildlife Corridors*** | | | | |
| Robinson Ranch North | This planning area would not interfere with local or regional wildlife movements. | Less than significant (local and regional wildlife movements). | No mitigation required. | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| West Oak Center | This planning area would interfere with local wildlife movements, but not with regional wildlife movements. | Significant (local wildlife movements); less than significant (regional wildlife movements). | Mitigation measures Bio-1H and Bio-1I. | Significant and unavoidable. |
| Wildwood Ranch | This planning area would interfere with local wildlife movements, but not with regional wildlife movements. | Significant (local wildlife movements); less than significant (regional wildlife movements). | Mitigation measures Bio-1H and Bio-1I. | Significant and unavoidable. |
| ***Conflicts with Local Ordinances Protecting Biological Resources*** | | | | |
| Robinson Ranch North | Implementation of this planning area would conflict with the Yucaipa Oak Tree Conservation Ordinance by removing oaks, impacting oak woodlands, or encroaching into the protected zone of remaining oaks. | Significant. | Mitigation measure Bio-2B, in addition to the following:<br>**Bio-5A** As part of the subsequent environmental review for any future project within the Planned Development that would involve the removal of individual oak trees or encroachment into the protected zone of oaks (i.e., within five feet from the dripline of a tree), a certified arborist or qualified biologist shall conduct a survey to identify oak trees to be removed and/or encroached upon, as well as those within 100 feet of the project site or construction limits. Oak trees shall be identified and tagged during the survey. An oak tree report shall be prepared as a technical appendix to any subsequent environmental document, except that such report is not required for projects that would only involve the removal of dead or hazardous trees and/or potential impacts to less than four trees. In addition, proposed oak tree encroachments that do not exceed 50 percent of the dripline shall qualify for administrative processing of a permit (refer to mitigation measure Bio-5C) and do not require the preparation and submission of an oak tree report, whereas proposed encroachments that exceed 50 percent of the dripline shall be addressed in the oak tree report. For projects requiring the submission of an oak tree report, the document shall be certified by the oak tree consultant to the satisfaction of the City of Yucaipa Community Development Director and require Yucaipa Planning Commission review and approval (Yucaipa Development Code Section 89.0501). The oak tree report shall include information on the oak trees proposed for impacts, including | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | location, diameter of trunk, diameter of canopy, height, and the health and condition of the subject oak trees. The report shall also include a site plan showing proposed grading and construction areas, as well as oak tree locations and driplines. The Oak Tree Conservation Ordinance explains the oak tree survey and reporting requirements.<br><br>**Bio-5B** During final design of future projects within the Planned Development that would involve the removal of individual oak trees or encroachment into the protected zone of oaks, the developer shall provide design guidelines as set forth in the Oak Tree Conservation Ordinance. Section 89.0501 of the Yucaipa Development Code provides design guidelines and evaluation criteria to avoid potential impacts to oak trees, to the extent feasible. The City of Yucaipa enforces the conservation of all healthy oak trees unless reasonable and conforming use of the property justifies their removal, cutting, pruning, and/or encroachment into the protected zone of the tree, in which case, an oak tree permit or mitigation for oak impacts will not be required. To the extent possible, given the constraints of the property, the project must 1) preserve or minimize direct impacts to existing healthy oak trees; 2) eliminate or minimize encroachment from new construction into the protection zone of oak trees; and 3) avoid locating parking facilities and pedestrian walkways in close proximity to hazardous oak trees for safety reasons, unless it can be demonstrated that major surgery and a nutrient feeding program will restore said trees to a safe and vigorous condition, or the trees are located in minimal access areas such as drainages or steep slopes. Despite application of these design guidelines, future projects within the Planned Development may involve unavoidable impacts to oaks including the removal of individual trees or encroachment into the protected zone of oaks.<br><br>**Bio-5C** For future projects within the Planned Development that would involve unavoidable impacts to oak trees despite application of design guidelines pursuant to mitigation measure Bio-5B, the developer shall obtain a permit as required in Section 89.0515(b)(1) of the Yucaipa Development Code prior to the removal, or encroachment into the protected zone, of oaks as identified in the approved oak tree report pursuant to mitigation measure Bio-5A. The Oak Tree Conservation Ordinance explains the processing steps involved in obtaining an oak tree permit, the information necessary to apply for such permit, standard permit conditions, oak tree removal requirements, | |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | oak tree planting and replacement requirements, and enforcement of the Ordinance.<br>**Bio-5D** Mitigation for the unavoidable permanent loss of oak trees shall involve oak tree relocation (as described below) and/or oak tree replacement through implementation of the oak woodland habitat mitigation plan described in mitigation measure Bio-2B. Exceptions to these mitigation requirements are described in mitigation measures Bio-5A and Bio-5B. Requests for relocations can be processed administratively only when the diameter of the tree does not exceed six inches when measured at a point 4.5 feet above the natural grade of the tree. Requests for relocation of trees with larger diameters must be processed and reviewed by the Yucaipa Planning Commission and the City Council. All relocated trees shall be monitored and maintained by a qualified biologist for five years or until the plants have become fully established and can survive without supplemental irrigation. | |
| West Oak Center | Implementation of this planning area would conflict with the Yucaipa Oak Tree Conservation Ordinance by removing oaks, impacting oak woodlands, or encroaching into the protected zone of remaining oaks. | Significant. | Mitigation measures Bio-5A, Bio-5B, Bio-5C, Bio-5D and Bio-2B. | Less than significant. |
| Wildwood Ranch | Implementation of this planning area would conflict with the Yucaipa Oak Tree Conservation Ordinance by removing oaks, impacting oak woodlands, or encroaching into the protected zone of remaining oaks. | Significant. | Mitigation measures Bio-5A, Bio-5B, Bio-5C, Bio-5D and Bio-2B. | Less than significant. |
| **4.5 Cultural Resources** | | | | |
| ***Archaeological Resources*** | | | | |
| Robinson Ranch North | Ground disturbance activities within this planning area could damage or destroy known or unknown subsurface archaeological resources. | Potentially significant. | **Cul-1A** During subsequent environmental review of Final Development Plan applications for future projects that would implement the Robinson Ranch Planned Development, the project applicant(s) shall retain a qualified archaeologist (i.e., meets the Secretary of Interior's Standards and Guidelines). The applicant(s) shall, in consultation with the archaeologist, consider means to avoid impacts to potentially significant archaeological resources, including the known resources located within each planning area, as well as those sites containing Native American human remains. Avoidance or preservation in place may be attained by reducing ground disturbance | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | within each planning area, including minor modifications of building footprints, landscape modification, placement of protective fill, establishment of a preservation easement, or other means.<br>If avoidance of potentially significant archaeological resources is feasible, then these resources shall be placed within permanent planning area-specific conservation easements or dedicated open space areas.<br>Where avoidance of potentially significant archaeological resources is not feasible, capping with sterile sediments and avoidance landscaping shall be considered the next most favorable management option. In doing so, capping the resource(s) will ensure that indirect impacts from increased public availability to these sites are avoided.<br>If avoidance and/or preservation-in-place of potentially significant archaeological resources are not feasible, then mitigation measure Cul-1B shall be implemented.<br>**Cul-1B** Prior to issuance of a grading permit, the archaeologist shall develop a Phase II (i.e., test-level) Research Design detailing how the archaeological resources investigation will be executed, and providing specific research questions that will be addressed through the Phase II Testing Program. The archaeologist shall ensure that potentially significant archaeological resource(s) and site(s) are investigated pursuant to the standards, guidelines, and principals of the Advisory Council's Treatment of Archaeological Properties: A Handbook (ACHP 1980). The Phase II Testing Program shall be designed to further define site boundaries and to assess the structure, content, nature, and depth of subsurface cultural deposits and features. Emphasis shall also be placed on assessing site integrity and the site's potential to address regional archaeological research questions.<br>These data shall then be used to address the National Register of Historic Places (NRHP)/California Register of Historic Resources (CRHR) eligibility requirements for the potentially significant archaeological resource, and make recommendations as to the suitability of the resource for listing on either Register. The research design shall be submitted to the City of Yucaipa for approval prior to implementation of the Phase II Testing Program.<br>After the City of Yucaipa approves the research design, the archaeologist shall complete the Phase II Testing Program as specified in the research design. A participant-observer from the appropriate Native American band | |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | or tribe shall be present during Phase II archaeological excavations involving sites of Native American concern. The results of this program shall be presented in a technical report that follows the California Office of Historic Preservation (SHPO) Archaeological Resource Management Report Recommended Contents and Format Guidelines (SHPO 1990). This report shall be submitted to the City of Yucaipa for approval prior to issuance of a grading permit.<br>If the archaeological resource is determined ineligible for listing on the NRHP or CRHR upon completion of the Phase II Testing Program, then no further cultural resources management of this resource would be required, and the Phase II Program would suffice as mitigation of project impacts to the resource.<br>If the archaeological resource is identified as being significant and potentially eligible for listing on either the NRHP or CRHR, and project designs cannot be altered to avoid impacting the site, then mitigation measure Cul-1C shall be implemented.<br>**Cul-1C** A Phase III Data Recovery Program shall be initiated to mitigate project effects to significant archaeological resources identified during the Phase II Testing Program as being potentially eligible for listing on either the NRHP or CRHR. The archaeologist shall develop a Data Recovery Treatment Plan detailing the objectives of the Phase III Program, including specific testable hypotheses pertinent to the research design and relative to the site(s) under study. This plan shall be submitted to the City of Yucaipa, the appropriate Native American band or tribe (if applicable), and the SHPO (for NRHP eligible resources only) for approval prior to implementation of the Data Recovery Program.<br>After approval of the treatment plan, the Phase III Data Recovery Program for affected, eligible site(s) shall be completed by the archaeologist. Typically, such program involves the excavation of a statistically representative sample of the site(s) to preserve those resource values that qualify the site(s) as being eligible for listing on the NRHP/CRHR. Again, a participant-observer from the appropriate Native American band or tribe shall be present during archaeological data-recovery excavations involving sites of Native American concern. At the conclusion of the program, a Phase III Data Recovery Report shall be prepared following SHPO's guidelines (SHPO 1990). This report shall | |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | be submitted to the City of Yucaipa, the appropriate Native American band or tribe (if applicable), and the SHPO (for NRHP eligible resources) for approval prior to the issuance of a grading permit.<br>**Cul-1D** The final technical reports detailing the results of the Phase II Testing or Phase III Data Recovery programs shall be submitted to the San Bernardino Archaeological Information Center of the California Historical Resource Inventory System where they would be available to other researchers. In addition, final Phase III Data Recovery Reports shall be submitted to local libraries, schools, and historical societies to enable the general public to learn about their local cultural heritage.<br>**Cul-1E** Prior to issuance of a grading permit for approved Final Development Plans for future projects that would implement the Robinson Ranch Planned Development, the project applicant(s) shall retain a registered professional archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, to monitor all ground-disturbing activities that extend into natural sediments. The archaeologist shall prepare a Mitigation Plan which provides for the identification and evaluation of archaeological resources inadvertently discovered during ground-disturbing activities, as outlined below.<br>Prior to ground disturbance activities:<br>i. A preconstruction meeting shall be held that includes the archaeologist, Native American monitor, construction manager, and/or grading contractor, and other appropriate personnel so the archaeologist can discuss the archaeological monitoring program.<br>ii. The archaeologist shall (at that meeting or subsequently) submit to the City of Yucaipa a copy of the site/grading plan that identifies areas to be monitored as well as areas that may require delineation of grading limits.<br>iii. The archaeologist shall also coordinate with the construction manager and/or grading contractor on the grading schedule to identify when and where monitoring is to begin, including the start date for monitoring.<br>The archaeological monitor shall be present during grading/excavation, and the monitor shall be empowered to halt or divert earthmoving operations in the event that potentially significant cultural resources are encountered. Any resources detected during the monitoring program should be recorded onto appropriate DPR 523 forms and evaluated for significance. Significance | |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | evaluations shall be undertaken in consultation with the archaeologist, City of Yucaipa and the Native American community, as appropriate. If the discovered resource(s) is determined to be potentially significant, then mitigation measures Cul-1C and Cul-1D shall be implemented.<br>The results of the mitigation monitoring program shall be documented in a technical report or memorandum, or another format acceptable to the City of Yucaipa. This technical report or memorandum shall also be submitted to the San Bernardino County Museum, upon acceptance by the City of Yucaipa.<br>If human remains are discovered, then mitigation measure Cul-4A shall be implemented.<br>**Cul-1F** All archaeological materials recovered during implementation of the Phase II Testing or Phase III Data Recovery programs or during monitoring of ground-disturbance activities shall be processed (e.g., cleaned, cataloged, described, and analyzed) by the archaeologist. Following completion of laboratory and analytical procedures, all project-related collections shall be suitably packaged and transferred to a curation facility that meets the standards of 36 CFR 79 for long-term storage. Materials to be curated include archaeological specimens and samples, field notes, feature and burial records, maps, plans, profile drawings, photo logs, photographic negatives, special studies, and copies of the final technical reports. Applicable provisions in the Native American Graves Protection Repatriation Act pertaining to Native American burials, sacred objects, and objects of cultural patrimony shall be implemented when ownership of the collections transfer to a curation repository that receives federal funding. | |
| West Oak Center | Ground disturbance activities within this planning area could damage or destroy known or unknown subsurface archaeological resources. | Potentially significant. | Mitigation measures Cul-1A, Cul-1B, Cul-1C, Cul-1D, Cul-1E and Cul-1F. | Less than significant. |
| Wildwood Ranch | Ground disturbance activities within this planning area could damage or destroy known or unknown subsurface archaeological resources. | Potentially significant. | Mitigation measures Cul-1A, Cul-1B, Cul-1C, Cul-1D, Cul-1E and Cul-1F. | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| ***Historical Resources*** | | | | |
| Robinson Ranch North | No historic structures exist within this planning area. | Potentially significant. | No mitigation required. | Less than significant. |
| West Oak Center | One potentially historic structure exists within this planning area. | Potentially significant. | **Cul-2A** Prior to modifications or demolition of the structure at 32032 Live Oak Canyon Road, this structure shall be formally evaluated by a certified architectural historian to determine its historical significance. The architectural historian shall conduct a historic building assessment, recorded onto a California Department of Parks and Recreation (DPR) 523 form. The DPR 523 form shall be filed with the San Bernardino County Museum to receive a Primary number. Should the analysis involved in completing the DPR 523 form indicate that the structure does not meet the eligibility criteria for listing on the NRHP or CRHR, then no further research and documentation would be necessary. If, however, the structure is determined to be a significant cultural resource, and therefore a historical resource pursuant to CEQA, then measure Cul-2B shall be implemented.<br><br>**Cul-2B** The architectural historian shall oversee the following documentation and treatment program for the structure at 32032 Live Oak Canyon Road, if it is determined to be significant historical resource:<br><br>i. Prior to alteration, remodeling, renovation, relocation and/or demolition of the historical resource, the architectural historian shall document the structure and associated landscaping and setting via still and video photography (to be provided on a CD-ROM) and shall prepare a written record in accordance with the standards of the Historic American Building Survey (HABS) or Historic American Engineering Record (HAER), including accurate scaled mapping, architectural descriptions, and scaled architectural plans (if available). The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site-specific and comparative archival research, and oral history collection as appropriate.<br><br>ii. If the historical resource will be altered, remodeled, renovated or relocated, then all work shall be conducted in compliance with the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings" (Weeks and Grimmer 1995). | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | iii. If the historical resource will be demolished, then additional mitigation beyond HABS/HAER documentation may be necessary. The extent of mitigation shall depend upon the importance of the historical resource and shall be determined in consultation with the SHPO (for an NRHP eligible resource). Mitigation may include, but not be limited to, the preparation/dissemination of an informational brochure, interpretive displays about the history of the structure and the area, website development and links to other historical buildings, and other measures.<br>iv. Within three months after completion of documentation and treatment of the affected historical resource, a copy of the photographic and written record and HABS/HAER report shall be submitted to the San Bernardino County Museum. | |
| Wildwood Ranch | No historic structures exist within this planning area. | Potentially significant. | No mitigation required. | Less than significant. |
| ***Paleontological Resources*** | | | | |
| Robinson Ranch North | Formations in this planning area have a high potential for significant paleontological resources and grading could affect such resources. | Potentially significant. | **Cul-3A** Prior to issuance of a grading permit for approved Final Development Plans for future projects that would implement the Robinson Ranch Planned Development, the project applicant(s) shall retain a qualified paleontological monitor. A record of monitoring activity shall be submitted to the City of Yucaipa each month and at the end of monitoring.<br>**Cul-3B** Prior to issuance of a grading permit for approved Final Development Plans for future projects that would implement the Robinson Ranch Planned Development, and in consultation with the qualified paleontologist, the applicant shall obtain a curation agreement with a regional curation facility (i.e., the San Bernardino County Museum or a similar accredited institution) to process and house significant paleontological resources collected on the site (if any) during monitoring.<br>**Cul-3C** In the event fossils are discovered during grading, the paleontological monitor shall notify the construction manager who shall redirect work away from the location of the discovery, so that the fossils can be removed by the paleontologist for significance evaluations. The construction manager shall be notified by the paleontologist when the fossils have been removed, at which time the construction manager shall direct work to continue in the location of the fossil discovery. | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | **Cul-3D** For fossils removed from the construction site in accordance with measure Cul-3B that are determined to be significant, the paleontologist shall prepare and implement a data recovery plan. The plan shall include, but not be limited to, the following measures:<br>i. The paleontologist shall ensure that all significant fossils collected are cleaned, identified, catalogued, and permanently offered for curation with an appropriate institution with a research interest in the materials;<br>ii. The paleontologist shall ensure that specialty studies are completed, as appropriate, for any significant fossil collected; and<br>iii. The paleontologist shall ensure that the offered curation of fossils are completed in consultation with the City of Yucaipa. A letter of acceptance from the curation institution shall be submitted to the City of Yucaipa, if the entity desires to accept the items. | |
| West Oak Center | Formations in this planning area have a high potential for significant paleontological resources and grading could affect such resources. | Potentially significant. | Mitigation measures Cul-3A, Cul-3B, Cul-3C and Cul-3D. | Less than significant. |
| Wildwood Ranch | Formations in this planning area have a high potential for significant paleontological resources and grading could affect such resources. | Potentially significant. | Mitigation measures Cul-3A, Cul-3B, Cul-3C and Cul-3D. | Less than significant. |
| ***Human Remains*** | | | | |
| Robinson Ranch North | Ground disturbance activities within this planning area could damage or destroy unknown subsurface human remains. | Potentially significant. | **Cul-4A** Prior to issuance of a grading permit for approved Final Development Plans for future projects that would implement the Robinson Ranch Planned Development, the project applicant(s) shall retain a registered professional archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, to monitor all ground-disturbing activities that extend into natural sediments. The archaeologist shall implement the mitigation measures identified in Cul-1E. In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, State CEQA Guidelines 15064.5(d), and PRC Section 5097.98 shall be implemented. Specifically, in accordance with PRC Section 5097.98, the San Bernardino County Coroner shall be notified within 24 hours of the discovery of potentially human remains. The Coroner shall then determine within two working days of being notified if the remains are subject to his or her | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC shall then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification.<br>The MLD shall then have the opportunity to recommend the means for treating or disposing of, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the applicant(s) or authorized representative(s) rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the applicant(s), then the archaeologist shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance. | |
| West Oak Center | Ground disturbance activities within this planning area could damage or destroy unknown subsurface human remains. | Potentially significant. | Mitigation measure Cul-4A. | Less than significant. |
| Wildwood Ranch | Ground disturbance activities within this planning area could damage or destroy unknown subsurface human remains. | Potentially significant. | Mitigation measure Cul-4A. | Less than significant. |
| **4.6 Geology and Soils** | | | | |
| ***Exposure to Seismic Related Hazards*** | | | | |
| Robinson Ranch North | Development may expose people and structures to potential adverse effects from seismic related hazards. | Significant | **Geo-1A** During subsequent environmental review of Final Development Plan applications for future projects that would implement the Robinson Ranch Planned Development, geotechnical studies, including project-specific subsurface exploration and laboratory testing, shall be prepared by a State of California Certified Engineering Geologist to address site-specific geotechnical considerations. The scope of the geotechnical studies shall be based on the underlying geotechnical conditions of the individual sites. The purpose of the geotechnical studies is to:<br>i. Evaluate subsurface conditions in the area of proposed structures;<br>ii. Provide specific data on potential geologic and geotechnical hazards; and | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | iii. Provide information pertaining to the engineering characteristics of earth materials in the project sites.<br>From this data, recommendations for grading/earthwork, surface/subsurface drainage, temporary/permanent dewatering, foundations, pavement structural sections, and other pertinent geotechnical design considerations shall be formulated and included in the grading and building plans for individual developments. General recommendations are as follows:<br>i. Fault Rupture: Establish a no-build zone consisting of a setback of fifty feet along the Chicken Hill Fault within the Oak Ridge Village Subarea on both sides of the identified fault zone. Also, determine the extent and nature of the inferred Chicken Hill Fault within the West Oak Center Planning Area and prescribe appropriate setbacks or other protective measures, if warranted, in accordance with applicable laws, regulations, and building codes in place at the time of project implementation..<br>ii. Seismic Ground Shaking: Provide measures to prevent risk of loss, injury or death involving seismic ground shaking by constructing new development to the latest adopted building codes. Identify areas that are designated as Restricted Use Zones by the Yucaipa General Plan (i.e., areas where development is prohibited within 50 feet of a zone), specifically the Alquist-Priolo "Earthquake Fault Zone/Special Study Zone" in the Robinson Ranch North Planning Area.<br>iii. Liquefiable and Expansive Soils: For areas of planned development where liquefiable and soils exist, provide measures for the design of foundations, slabs, flatwork and other improvements to avoid or minimize damage from liquefaction and/or soil expansion.<br>iv. Landslides: Implement applicable techniques such as stabilization (i.e., construction of buttress fills, retaining walls, or other structural support to remediate the potential for instability of cut slopes composed of landslide debris); remedial grading and removal of landslide debris (e.g., over-excavation and recompaction); or avoidance (e.g., structural setbacks).<br>v. Lateral Spreading: Provide measures to prevent lateral spreading by appropriate load distribution, foundation construction, pilings, retaining walls or other engineering controls. | |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| West Oak Center | Development may expose people and structures to potential adverse effects from seismic related hazards. | Significant. | Mitigation measure Geo-1A. | Less than significant. |
| Wildwood Ranch | Development may expose people and structures to potential adverse effects from seismic related hazards. | Significant. | Mitigation measure Geo-1A. | Less than significant. |
| ***Soil Erosion and Topsoil Loss*** | | | | |
| Robinson Ranch North | Compliance with the NPDES Construction General Permit and Yucaipa Subdivision Regulations would reduce erosion impacts associated with grading and construction activities. | Less than significant. | No mitigation required. | Less than significant. |
| West Oak Center | Compliance with the NPDES Construction General Permit and Yucaipa Subdivision Regulations would reduce erosion impacts associated with grading and construction activities. | Less than significant. | No mitigation required. | Less than significant. |
| Wildwood Ranch | Compliance with the NPDES Construction General Permit and Yucaipa Subdivision Regulations would reduce erosion impacts associated with grading and construction activities. | Less than significant. | No mitigation required. | Less than significant. |
| ***Soil Stability*** | | | | |
| Robinson Ranch North | Development is proposed on soils that are susceptible to landslides and lateral spreading. | Significant. | Mitigation measure Geo-1A. | Less than significant. |
| West Oak Center | Development is proposed on soils that are susceptible to landslides and lateral spreading. | Significant. | Mitigation measure Geo-1A. | Less than significant. |
| Wildwood Ranch | Development is proposed on soils that are susceptible to landslides and lateral spreading. | Significant. | Mitigation measure Geo-1A. | Less than significant. |
| ***Expansive Soils*** | | | | |
| Robinson Ranch North | Areas of expansive soils could exist and expose people and structures to hazards. | Significant. | Mitigation measure Geo-1A. | Less than significant. |
| West Oak Center | Areas of expansive soils could exist and expose people and structures to hazards. | Significant. | Mitigation measure Geo-1A. | Less than significant. |
| Wildwood Ranch | Areas of expansive soils could exist and expose people and structures to hazards. | Significant. | Mitigation measure Geo-1A. | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| **4.7 Hazards and Hazardous Materials** | | | | |
| ***Hazardous Materials Transport, Use and Disposal*** | | | | |
| Robinson Ranch North | The transport, use, and disposal of hazardous materials could pose a hazard to the public and environment; however, these activities are, and would continue to be, comprehensively managed by federal, state and local laws and regulations. | Less than significant. | No mitigation required. | Less than significant. |
| West Oak Center | The transport, use, and disposal of hazardous materials could pose a hazard to the public and environment; however, these activities are, and would continue to be, comprehensively managed by federal, state and local laws and regulations | Less than significant. | No mitigation required. | Less than significant. |
| Wildwood Ranch | The transport, use, and disposal of hazardous materials could pose a hazard to the public and environment; however, these activities are, and would continue to be, comprehensively managed by federal, state and local laws and regulations. | Less than significant. | No mitigation required. | Less than significant. |
| ***Accidental Releases*** | | | | |
| Robinson Ranch North | Safeguards mandated by applicable laws and regulations would minimize the risk of accidents from the transportation, use, and disposal of hazardous materials. | Less than significant. | No mitigation required. | Less than significant. |
| West Oak Center | Safeguards mandated by applicable laws and regulations would minimize the risk of accidents from the transportation, use, and disposal of hazardous materials. | Less than significant. | No mitigation required. | Less than significant. |
| Wildwood Ranch | Safeguards mandated by applicable laws and regulations would minimize the risk of accidents from the transportation, use, and disposal of hazardous materials. | Less than significant. | No mitigation required. | Less than significant. |
| ***Hazards to Nearby Schools*** | | | | |
| Robinson Ranch North | Safeguards mandated by applicable laws and regulations would minimize potential health or safety risks to schools from hazardous emissions or handling of hazardous substances associated with the Planned Development. | Less than significant. | No mitigation required. | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| West Oak Center | Safeguards mandated by applicable laws and regulations would minimize potential health or safety risks to schools from hazardous emissions or handling of hazardous substances associated with the Planned Development. | Less than significant. | No mitigation required. | Less than significant. |
| Wildwood Ranch | Safeguards mandated by applicable laws and regulations would minimize potential health or safety risks to schools from hazardous emissions or handling of hazardous substances associated with the Planned Development. | Less than significant. | No mitigation required. | Less than significant. |
| ***Wildland Fires*** | | | | |
| Robinson Ranch North | The Planned Development could expose people and structures to a significant risk of loss, injury, or death involving wildland fires. | Significant. | **Haz-4A** As part of subsequent environmental review for future specific projects that would implement the Robinson Ranch Planned Development, and which are adjacent to wildlands identified on the California Department of Forestry and Fire Protection (CalFire) Wildland Urban Interface (WUI) map, the project applicant shall prepare a fire protection plan for approval by the City of Yucaipa Fire Department and CalFire. This plan shall include a site fire risk analysis, and identify fuel modification, building design and construction, and other pertinent development infrastructure criteria to mitigate potential wildland fire risk, to the satisfaction of the Yucaipa Fire Department and CalFire. | Less than significant. |
| West Oak Center | The Planned Development could expose people and structures to a significant risk of loss, injury, or death involving wildland fires. | Significant. | Mitigation measure Haz-4A. | Less than significant. |
| Wildwood Ranch | The Planned Development could expose people and structures to a significant risk of loss, injury, or death involving wildland fires. | Significant. | Mitigation measure Haz-4A. | Less than significant. |
| **4.8 Hydrology and Water Quality** | | | | |
| ***Drainage Alteration, Erosion and Siltation*** | | | | |
| Robinson Ranch North | Compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations would reduce erosion impacts associated with grading and construction | Less than significant. | **Hyd-1A** Prior to issuance of a grading permit, developers of future projects that implement the Planned Development shall submit evidence of compliance with all applicable NPDES requirements, including preparation of an approved SWPPP. The SWPPP shall specify BMPs to prevent storm water | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | activities. Design of channel improvements would reduce downstream siltation effects from increased runoff rates due to additional impervious surfaces. | | runoff pollution associated with both construction and long-term operations. These BMPs shall include, but not be limited to, the following actions:<br>i. Removal of sediment from surface runoff before it leaves the construction site through the use of silt fences or other similar devices around the site perimeter.<br>ii. Protection of storm drain inlets downstream of the construction site to eliminate entry of sediment.<br>iii. Prevention of off-site tracking of soil through the use of gravel strips or wash facilities at exit areas.<br>iv. Protection and stabilization of stockpiled soils.<br>v. Implementation of proper storage, use, and disposal of construction materials.<br>vi. Continual inspection and maintenance of BMPs through the duration of construction. | |
| West Oak Center | Compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations would reduce erosion impacts associated with grading and construction activities. Design of channel improvements would reduce downstream siltation effects from increased runoff rates due to additional impervious surfaces. | Less than significant. | Mitigation measure Hyd-1A. | Less than significant. |
| Wildwood Ranch | Compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations would reduce erosion impacts associated with grading and construction activities. Design of channel improvements would reduce downstream siltation effects from increased runoff rates due to additional impervious surfaces. | Less than significant. | Mitigation measure Hyd-1A. | Less than significant. |
| ***Groundwater Supply and Recharge*** | | | | |
| Robinson Ranch North | Compliance with YVWD's Strategic Plan would ensure adequate groundwater supplies. The Planned Development would not interfere substantially with groundwater recharge. | Less than significant. | **Util-2B** New development within the Planned Development shall comply with the Yucaipa Valley Water District's Strategic Plan. | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| West Oak Center | Compliance with YVWD's Strategic Plan would ensure adequate groundwater supplies. The Planned Development would not interfere substantially with groundwater recharge. | Less than significant. | Mitigation measure Util-2B. | Less than significant. |
| Wildwood Ranch | Compliance with YVWD's Strategic Plan would ensure adequate groundwater supplies. The Planned Development would not interfere substantially with groundwater recharge. | Less than significant. | Mitigation measure Util-2B. | Less than significant. |
| ***Water Quality Standards*** | | | | |
| Robinson Ranch North | Compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations would reduce impacts associated with grading and construction activities. Post-construction activities could substantially degrade water quality. | Less than significant (construction); significant (post-construction). | Mitigation measure Hyd-1A, in addition to the following:<br>**Hyd-3A** To reduce the generation of urban runoff pollutants, Low Impact Development (LID) practices and site design, source-control and treatment-control best management practices (BMPs) shall be incorporated into the design of future projects that would implement the Robinson Ranch Planned Development. Appropriate LID practices and site design, source-control and treatment-control BMPs shall be selected on a project-specific basis and may include, but are not limited to, the following actions:<br>i. Site drainage shall be designed to keep runoff velocities to a minimum, and to divert runoff around slopes.<br>ii. Slopes shall be stabilized with native or drought tolerant vegetation.<br>iii. To the maximum extent practicable, native or drought tolerant trees and large shrubs shall be planted in landscaped areas to maximize canopy interception and water conservation.<br>iv. To the maximum extent practicable, pest-resistant or well-adapted native plant varieties shall be used in landscaped areas to reduce pesticide use.<br>v. To the maximum extent practicable, drainage from rooftops and impervious areas shall be discharged into landscaping prior to reaching the storm drain system.<br>vi. Irrigation systems shall be designed to each landscape area's specific water requirements to avoid over-watering.<br>vii. Rain shutoff devices shall be employed to prevent irrigation after precipitation. | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | viii. Flow reducers or shutoff valves triggered by a pressure drop shall be used to control water loss in the event of broken sprinkler heads or lines.<br>ix. All storm drain inlets and catch basins shall be stenciled, labeled, or stamped with prohibitive language (such as: "NO DUMPING – DRAINS TO YUCAIPA CREEK") and/or graphical icons to discourage illegal dumping, according to City-approved designs.<br>x. Trash storage containers shall be designed to either prevent contact with runoff or prevent spillage to the storm water conveyance system.<br>xi. Treatment-control BMPs shall be installed such as water quality basins, constructed wetlands/wetponds, hydrodynamic separators with adsorbent booms, and inlet inserts with adsorbent booms. | |
| West Oak Center | Compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations would reduce impacts associated with grading and construction activities. Post-construction activities could substantially degrade water quality. | Less than significant (construction); significant (post-construction). | Mitigation measures Hyd-1A and Hyd-3A. | Less than significant. |
| Wildwood Ranch | Compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations would reduce impacts associated with grading and construction activities. Post-construction activities could substantially degrade water quality. | Less than significant (construction); significant (post-construction). | Mitigation measures Hyd-1A and Hyd-3A. | Less than significant. |
| ***Flood Hazards*** | | | | |
| Robinson Ranch North | Compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations, and implementation of drainage improvements, would reduce potential flooding impacts. The Planned Development would not result in the placement of housing or structures within a 100-year flood hazard area in a manner that would impede or redirect flood flows. | Less than significant. | Mitigation measures Hyd-1A and Hyd-3A. | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| West Oak Center | Compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations, and implementation of drainage improvements, would reduce potential flooding impacts. The Planned Development would not result in the placement of housing or structures within a 100-year flood hazard area in a manner that would impede or redirect flood flows. | Less than significant. | Mitigation measures Hyd-1A and Hyd-3A. | Less than significant. |
| Wildwood Ranch | Compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations, and implementation of drainage improvements, would reduce potential flooding impacts. The Planned Development would not result in the placement of housing or structures within a 100-year flood hazard area in a manner that would impede or redirect flood flows. | Less than significant. | Mitigation measures Hyd-1A and Hyd-3A. | Less than significant. |
| **4.9 Land Use and Planning** | | | | |
| ***Conflict with Land Use Plans*** | | | | |
| Entire Planned Development | The Planned Development would be inconsistent with the Yucaipa General Plan; the AQMP; and SCAG's RCP, RTP and Growth Visioning Program. The Planned Development would be incompatible with adjacent land uses designated by the FCSP. | Significant. | No feasible mitigation. | Significant and unavoidable. |
| **4.10 Noise** | | | | |
| ***Substantial Permanent Ambient Noise Increases*** | | | | |
| Robinson Ranch North | Traffic generated by this planning area and new stationary noise sources associated with commercial and/or business park land uses would impact adjacent noise-sensitive land uses by increasing ambient noise levels permanently. | Significant. | **Noi-1A** As part of the subsequent environmental review for any future noise-sensitive land uses or new stationary noise sources (e.g., rooftop HVAC units on commercial buildings) within the project area, an acoustical analysis shall be conducted in accordance with Actions 4 and 6 of Policy B in the Yucaipa General Plan. The analysis shall identify potential impacts to, and mitigation for, on-site and off-site noise-sensitive land uses within areas that would experience greater than 60 dBA Ldn noise levels. The identified mitigation measures shall be incorporated into the design of future projects prior to their approval, and any measures required to protect both on-site | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | and off-site noise-sensitive land uses shall be implemented prior to issuance of a building permit.<br>**Noi-1B** As part of the design and subsequent environmental review for any future project within the Planned Development, all on-site residential and other noise-sensitive land uses shall incorporate one or more of the measures listed below to ensure that traffic noise levels along the following existing/planned roadway segments do not exceed 60 dBA Ldn at said property boundaries, or do not exceed interior noise levels of 45 dBA Ldn: Wildwood Center Drive between Calimesa Boulevard and Wildwood Canyon Road; Calimesa Boulevard east of Oak Glen Road; County Line Road west of the I-10 eastbound ramp; Live Oak Canyon Road south of Outer Highway 10 South; and Oak Glen Road between the I-10 westbound ramp and Calimesa Boulevard. The identified mitigation measures shall be incorporated into the design of future projects prior to their approval, and any measures required to protect on-site noise-sensitive land uses shall be implemented prior to issuance of a building permit.<br>i. Set back noise-sensitive land uses from the roadways listed above such that sufficient attenuation is achieved through distance.<br>ii. Develop commercial uses that are not noise sensitive between the roadways listed above and future noise-sensitive land uses. In this fashion, sufficient noise attenuation may be achieved through both distance and the use of sound barriers (the commercial buildings).<br>iii. Install sound walls to interrupt the line of sight between the roadways listed above and future noise-sensitive land uses, thus affording sufficient attenuation. | |
| West Oak Center | Traffic generated by this planning area and new stationary noise sources associated with commercial and/or business park land uses would impact adjacent noise-sensitive land uses by increasing ambient noise levels permanently. | Significant. | Mitigation measures Noi-1A and Noi-1B. | Less than significant. |
| Wildwood Ranch | Traffic generated by this planning area and new stationary noise sources associated with commercial and/or business park land uses would impact adjacent noise-sensitive land uses by increasing ambient noise levels permanently. | Significant. | Mitigation measures Noi-1A and Noi-1B. | Significant and unavoidable. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| Entire Planned Development | Traffic generated by all three planning areas and new stationary noise sources associated with commercial and/or business park land uses would impact adjacent noise-sensitive land uses by increasing ambient noise levels permanently. | Significant. | Mitigation measures Noi-1A and Noi-1B. | Significant and unavoidable. |
| ***Temporary Increases in Ambient Noise*** | | | | |
| Robinson Ranch North | Construction activities in this planning area would occur adjacent to occupied residences or businesses. | Significant. | **Noi-2A** Construction activities shall be conducted only during the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday. No construction activities shall take place on Sundays or federal holidays.<br>**Noi-2B** All construction vehicles and equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.<br>**Noi-2C** During construction, stockpiling and/or vehicle staging areas shall be located as far from residences as practicable.<br>**Noi-2D** Entrances/exits for construction sites shall be situated such that construction-related traffic is routed away from residential neighborhoods wherever feasible. | Less than significant. |
| West Oak Center | Construction activities in this planning area would occur adjacent to occupied residences or businesses. | Significant. | Mitigation measures Noi-2A, Noi-2B, Noi-2C and Noi-2D. | Less than significant. |
| Wildwood Ranch | Construction activities in this planning area would occur adjacent to occupied residences or businesses. | Significant. | Mitigation measures Noi-2A, Noi-2B, Noi-2C and Noi-2D. | Less than significant. |
| ***Excessive Groundborne Vibration or Noise*** | | | | |
| Robinson Ranch North | Vibration-sensitive operations on site may be impacted by construction-related vibrational levels. | Significant. | **Noi-3A** When construction is to take place within 25 feet of a non-historic structure, or within 100 feet of a historical or otherwise noise-sensitive structure, then the construction contractor shall notify (in writing) the adjacent property owners two weeks prior to use of heavy earthmoving equipment, blasting and pile-driving so that any vibration-sensitive equipment may be secured or other structural precautions may be taken prior to the actual vibration-related construction activities. The extent and duration of the construction activities shall be included in the notification.<br>**Noi-3B** In the event that vibration-sensitive operations occupy portions of the Planned Development, then construction activities (especially pile-driving) within 100 feet of these structures shall be conducted at a time when they do not interfere with such operations, when feasible. | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| West Oak Center | Vibration-sensitive operations on site may be impacted by construction-related vibrational levels. | Significant. | Mitigation measures Noi-3A and Noi-3B. | Less than significant. |
| Wildwood Ranch | Vibration-sensitive operations on site may be impacted by construction-related vibrational levels. | Significant. | Mitigation measures Noi-3A and Noi-3B. | Less than significant. |
| **4.11 Population and Housing** | | | | |
| ***Inducement of Substantial Population Growth*** | | | | |
| Robinson Ranch North | Implementation of this planning area would induce substantial population growth directly (in the project area), compared to projected population growth in the Yucaipa General Plan, and indirectly (facilitate extension of transportation and infrastructure facilities into adjacent undeveloped areas). | Significant. | No feasible mitigation. | Significant and unavoidable. |
| West Oak Center | Implementation of this planning area would induce substantial population growth directly (in the project area), compared to projected population growth in the Yucaipa General Plan, and indirectly (facilitate extension of transportation and infrastructure facilities into adjacent undeveloped areas). | Significant. | No feasible mitigation. | Significant and unavoidable. |
| Wildwood Ranch | Implementation of this planning area would induce substantial population growth directly (in the project area), compared to projected population growth in the Yucaipa General Plan, and indirectly (facilitate extension of transportation and infrastructure facilities into adjacent undeveloped areas). | Significant. | No feasible mitigation. | Significant and unavoidable. |
| **4.12 Public Services** | | | | |
| ***Fire Protection*** | | | | |
| Robinson Ranch North | This planning area would be adequately served by existing fire protection facilities. | Less than significant. | **Pub-1B** Prior to issuance of building permits for all future projects that implement the Planned Development, the developers shall pay the required City of Yucaipa development impact fees as compensation for the projects' "fair share" contribution for additional fire protection services. | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| West Oak Center | Additional fire protection facilities are required to adequately serve these Planning Areas, which could result in adverse environmental impacts. | Significant. | In addition to mitigation measure Pub-1B, the following are required:<br>**Pub-1A** Prior to approval of the first Final Development Plans for either the West Oak Center Planning Area or the Wildwood Ranch Planning Area, the adopted Land Use Plan for the West Oak Center Planning Area shall be revised to identify the location of an approximately two-acre site for a new fire station that is acceptable to the City of Yucaipa Fire Department (YFD). At a minimum, the station shall be designed to accommodate a triple combination fire engine and a 100-foot hook and ladder truck. The exact location and size of the new fire station site shall be determined by the City of Yucaipa and the developer during the Final Development Plan process for this planning area. However, the site shall be located so as to achieve applicable City incident response time goals to all areas of the Planned Development. The site shall be acquired by the YDF via a combination of payment to the developer or reimbursement of development impact fees, land purchase from the developer, land dedication in lieu of fees, and/or eminent domain.<br>**Pub-1C** Construction of a new fire station within the West Oak Center Planning Area shall commence prior to issuance of a building permit for the first development project within this planning area, unless alternative timing is approved by the YFD. | Less than significant. |
| Wildwood Ranch | Additional fire protection facilities are required to adequately serve these Planning Areas, which could result in adverse environmental impacts. | Significant. | Mitigation measures Pub-1A, Pub-1B, and Pub-1C. | Less than significant. |
| ***Police Protection*** | | | | |
| Entire Planned Development | The Planned Development would increase the demand for police services and impact service ratios and emergency response times; however, this additional demand will be accommodated within a planned police station, and new facilities would not be required which may otherwise result in adverse environmental impacts. | Significant. | **Pub-2A** Prior to issuance of building permits for all future projects that implement the Planned Development, the developers shall pay the required City of Yucaipa development impact fees as compensation for the projects' "fair share" contribution for additional police protection services, which may include the construction of a new police station in the City that is currently in the planning stages. This new station will contain adequate space for current police operations and additional officers necessitated by future population growth within the City. The City of Yucaipa will process the necessary environmental documentation for the new police station and implement any required mitigation for significant environmental impacts associated with its construction and operation. | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| ***Public Schools*** | | | | |
| Entire Planned Development | The Planned Development would generate students in numbers that would require the construction of new school facilities that may result in adverse environmental impacts. | Significant. | **Pub-3A** Prior to approval of the first Final Development Plan(s) within the Planned Development, the adopted Land Use Plan(s) for the planning area(s) shall be revised to identify the necessary elementary and/or middle school sites as required by the Yucaipa-Calimesa Joint Unified School District (YCJUSD). The exact locations and sizes of the new school sites shall be determined by the developer, YCJUSD and the City of Yucaipa during the Final Development Plan process for the relevant planning area(s). The sites shall be secured via a combination of payment or reimbursement of development impact fees to the developer, land purchase, land dedication, and/or eminent domain. Acquisition by YCJUSD of any location shall be considered as partial or full mitigation and credit towards the payment of fees (see Pub-3B), as provided in Government Code section 65996.<br>**Pub-3B** Prior to issuance of building permits for all future projects that implement the Planned Development, the developers shall comply with Government Code Section 65996 which requires an assessment of school fees by the District. The fees that are collected shall be "deemed to provide full and complete school facilities mitigation" in accordance with Government Code Section 65996(b). | Less than significant. |
| **4.13 Recreation** | | | | |
| ***Deterioration of Parks and Recreational Facilities*** | | | | |
| Entire Planned Development | Without payment of fees, dedication of park lands, improvements to dedicated park properties, or a combination thereof, the Planned Development could result in: (1) increased use of off-site facilities which could cause substantial physical deterioration to them; or (2) construction of new, or expansion of existing, parks and recreational facilities which might lead to significant environmental impacts. | Significant. | **Rec-1A** Prior to issuance of an occupancy permit, developers of future projects that implement the Planned Development shall dedicate land, pay a fee in lieu thereof, or both, at the option of the City, for recreational facilities. | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| **4.14 Transportation and Traffic** | | | | |
| ***Increases in Traffic*** | | | | |
| Robinson Ranch North | Development of this planning area would result in an exceedance of LOS for specified roadways, freeways and intersections under near-term, long term, and General Plan buildout scenarios. | Significant. | **Tra-1A** As part of subsequent environmental review for any future project that implements the Planned Development, a traffic study shall be prepared to identify the specific facilities within the study area that would be directly and cumulatively impacted by the proposed project, and the phasing of those improvements. The intent of the subsequent traffic study shall be to confirm and/or modify the results of the Robinson Ranch Traffic Impact Analysis (TIA) (Urban Crossroads 2010) with respect to project-specific impacts to any of the facilities identified in Table 4.14-36, and the recommended improvements to these facilities as identified in Chapter 6 of the Robinson Ranch TIA, or any additional facilities for which impacts and mitigation measures may be identified by the subsequent traffic study. Any potential environmental impacts associated with the recommended traffic improvements shall be evaluated within the subsequent environmental document (if required by CEQA) to which the traffic study accompanies, and mitigation shall be identified and implemented for said impacts at the appropriate time.<br><br>**Tra-1B** As mitigation for direct traffic impacts for any future project that implements the Planned Development, the specific improvements recommended in the subsequent traffic study per mitigation measure Tra-1A shall be implemented by the developer prior to issuance of a building permit for said project. The developer shall be entitled to reimbursement or credit for any costs that exceed the developer's fair share of the improvements.<br><br>**Tra-1C** As mitigation for cumulative traffic impacts (i.e., intersections with minor project share responsibility) for any future project that implements the Planned Development, according to a subsequent traffic study per mitigation measure Tra-1A, the developer shall pay a fee pursuant to the City of Yucaipa Traffic Facilities Fee (TFF) program, make a fee contribution to a City-established fair-share local program, or a combination of these mechanisms, as described below, prior to issuance of a building permit for said project.<br><br>i. TFF Eligibility. The following intersections for which improvements are recommended for the 2030 With Planned Development scenario (Chapter 6 of the Robinson Ranch TIA) are included in the City of | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | Yucaipa's TFF program: 16th Street/Yucaipa Boulevard, 14th Street/Avenue E, Oak Glen Road/I-10 ramps, Oak Glen Road/Colorado Street, Wildwood Center Drive/Calimesa Boulevard, Bryant Street/Wildwood Canyon Road, and Bryant Street/County Line Road. The TFF program establishes a $216,000 budget (as of 2010) per intersection signalization and configuration improvement project. In addition, Chapter 6 of the Robinson Ranch TIA identifies the following roadway improvements that are also eligible TFF facilities: Yucaipa Boulevard, Oak Glen Road, Calimesa Boulevard, Wildwood Canyon Road, 14th Street, Avenue E, and County Line Road. Roadways within the Planned Development are typically assigned as full width improvements while those adjacent to the project area are half-width improvements. Any arterials included in the TFF program and improved by future projects associated with the Planned Development are generally eligible for fee credit and/or reimbursement as determined by the City and statutory requirements.<br>ii. Fair Share Contributions. Improvements at any of the intersections identified in Table 4.14-36 may be implemented by future projects associated with the Planned Development or by other development projects or jurisdictions under an appropriate fee credit/reimbursement agreement. If any of these intersection improvements are completed by other development projects or jurisdictions, then payment of program fees may be accepted by the City to satisfy fair-share responsibilities for the portion of the improvements assigned to future Robinson Ranch projects at the time of development. | |
| West Oak Center | Development of this planning area would result in an exceedance of LOS for specified roadways, freeways and intersections under near-term, long term, and General Plan buildout scenarios. | Significant. | Tra-1A, Tra-1B and Tra-1C | Less than significant. |
| Wildwood Ranch | Development of this planning area would result in an exceedance of LOS for specified roadways, freeways and intersections under near-term, long term, and General Plan buildout scenarios. | Significant. | Tra-1A, Tra-1B and Tra-1C | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| Entire Planning Area | Implementation of the Planned Development would result in an exceedance of LOS for specified roadways, freeways and intersections under near-term, long term, and General Plan buildout scenarios. | Significant. | Tra-1A, Tra-1B and Tra-1C | Significant and unavoidable. |
| **4.15 Utilities and Service Systems** | | | | |
| ***Wastewater Treatment Requirements, Conveyance, and Capacity*** | | | | |
| Robinson Ranch North | Implementation of this planning area would not exceed wastewater treatment requirements or wastewater conveyance/treatment capacities. | Less than significant. | **Util-1A** Prior to issuance of a grading permit, developers of future projects that implement the Planned Development shall pay applicable fees for wastewater treatment improvements as prescribed by the Yucaipa Valley Water District. | Less than significant. |
| West Oak Center | Implementation of this planning area would not exceed wastewater treatment requirements or wastewater conveyance/treatment capacities. | Less than significant. | Mitigation measure Util-1A. | Less than significant. |
| Wildwood Ranch | Implementation of this planning area would not exceed wastewater treatment requirements or wastewater conveyance/treatment capacities. | Less than significant. | Mitigation measure Util-1A. | Less than significant. |
| ***New Water or Wastewater Facilities*** | | | | |
| Robinson Ranch North | Both on- and off-site water and wastewater conveyance facilities would be constructed to serve this planning area, which could cause environmental effects. | Significant. | Applicable mitigation measures in other sections of this PEIR and the following:<br>**Util-2A** Prior to issuance of a grading permit, developers of future projects that implement the Planned Development shall pay applicable fees for wastewater treatment improvements as prescribed by the Yucaipa Valley Water District.<br>**Util-2B** New development within the Planned Development shall comply with the Yucaipa Valley Water District's Strategic Plan. | Less than significant. |
| West Oak Center | Both on- and off-site water and wastewater conveyance facilities would be constructed to serve this planning area, which could cause environmental effects. | Significant. | Mitigation measures Util-2A and Util-2B, in addition to applicable mitigation measures in other sections of this PEIR. | Less than significant. |
| Wildwood Ranch | Both on- and off-site water and wastewater conveyance facilities would be constructed to serve this planning area, which could cause environmental effects. | Significant. | Mitigation measures Util-2A and Util-2B, in addition to applicable mitigation measures in other sections of this PEIR. | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| ***Impacts from New Storm Water Drainage Facilities*** | | | | |
| Robinson Ranch North | On-site creek channelization improvements and storm drain facilities, or expansion of existing facilities, would be constructed to serve this planning area, which could cause environmental effects. | Significant. | Implement applicable mitigation measures in other sections of this PEIR. | Less than significant. |
| West Oak Center | On-site creek channelization improvements and storm drain facilities, or expansion of existing facilities, would be constructed to serve this planning area, which could cause environmental effects. | Significant. | Implement applicable mitigation measures in other sections of this PEIR. | Less than significant. |
| Wildwood Ranch | On-site creek channelization improvements and storm drain facilities, or expansion of existing facilities, would be constructed to serve this planning area, which could cause environmental effects. | Significant. | Implement applicable mitigation measures in other sections of this PEIR. | Less than significant. |
| ***Water Supply Availability*** | | | | |
| Robinson Ranch North | Compliance with YMWD's Strategic Plan would ensure sufficient supplies for the projected increase in water demand. | Less than significant. | Mitigation measure Util-2B. | Less than significant. |
| West Oak Center | Compliance with YMWD's Strategic Plan would ensure sufficient supplies for the projected increase in water demand. | Less than significant. | Mitigation measure Util-2B. | Less than significant. |
| Wildwood Ranch | Compliance with YMWD's Strategic Plan would ensure sufficient supplies for the projected increase in water demand. | Less than significant. | Mitigation measure Util-2B. | Less than significant. |
| ***Solid Waste*** | | | | |
| Robinson Ranch North | Landfill capacity is sufficient to accommodate increased solid waste generation. Construction and operational activities could increase the amount of solid waste generation over anticipated levels. | Significant. | **Util-5A** Prior to issuance of a grading permit, developers of future projects that implement the Planned Development shall prepare and submit a Waste Management Plan for approval by the City of Yucaipa. The plan shall achieve the greater of 50 percent diversion of solid waste or other legally required diversion of solid waste from landfill disposal during construction and operational activities. The plan shall include specific measures to reduce the amount of solid waste entering landfills in accordance with applicable federal, state, and local regulations, including, but not limited to, the following measures: | Less than significant. |

**Table ES-1 Continued**

| Issue Area/ Planning Area | Significant Impact(s) | Significance Before Mitigation | Mitigation Measure(s) | Significance of Impact(s) After Mitigation |
|---|---|---|---|---|
| | | | i. Source-separation techniques for construction debris and recycling/reuse by others;<br>ii. Source-separation techniques for commercial/business park operations and the locations of on-site storage for separated materials; and<br>iii. The methods of transport and destinations of separated waste materials and/or construction debris not reused on site. | |
| West Oak Center | Landfill capacity is sufficient to accommodate increased solid waste generation. Construction and operational activities could increase the amount of solid waste generation over anticipated levels. | Significant. | Mitigation measure Util-5A. | Less than significant. |
| Wildwood Ranch | Landfill capacity is sufficient to accommodate increased solid waste generation. Construction and operational activities could increase the amount of solid waste generation over anticipated levels. | Significant. | Mitigation measure Util-5A | Less than significant. |

## Table ES-2 Summary of Comparative Analysis for Alternatives to the Planned Development

| Issue Areas with Potential for Increased or Decreased Impacts as Compared to the Planned Development | Planned Development | | Alternatives to the Planned Development | | |
|---|---|---|---|---|---|
| | Without Mitigation | With Mitigation | No Project (FCSP) Alternative [See comments above] | Reduced Project Alternative A | Reduced Project Alternative B |
| **4.1 Aesthetics** | | | | | |
| Scenic Vistas and Visual Character | S | SU | ■(1) | ■(1) | ■(1) |
| Scenic Highways | LS | LS | = | = | = |
| Light and Glare | S | LS | ■ | = | = |
| **4.2 Agricultural Resources** | | | | | |
| Indirect Conversion of Agricultural Resources | LS | LS | ▼ | ▼ | ▼ |
| **4.3 Air Quality** | | | | | |
| Consistency with Air Quality Management Plan (AQMP) | S | SU | =(1) | =(1) | =(1) |
| Conformance to Ambient Air Standards (Construction) | S | LS | ■ | ■ | ■ |
| Conformance to Ambient Air Standards (Operation) | S | SU | ■(1) | ■(1) | ■(1) |
| Sensitive Receptors | S | LS | ■ | ■ | ■ |
| Objectionable Odors | LS | LS | = | = | = |
| Greenhouse Gas Emissions and Conflict with Adopted Plans | S | LS | ■ | ■ | ■ |
| **4.4 Biological Resources** | | | | | |
| Sensitive Species | S | LS | ■ | ■ | ■ |
| Riparian Habitat or Other Sensitive Vegetation Communities | S | LS | ■ | ■ | ■ |
| Jurisdictional Wetlands and Waters | S | LS | = | = | = |
| Wildlife Corridors | S | SU | =(1) | =(1) | =(1) |
| Conflicts with Local Ordinances Protecting Biological Resources | S | LS | ■ | = | = |
| **4.5 Cultural Resources** | | | | | |
| Archaeological Resources | S | LS | = | = | = |
| Historical Resources | S | LS | = | = | = |
| Paleontological Resources | S | LS | = | = | = |
| Human Remains | S | LS | = | = | = |
| **4.6 Geology and Soils** | | | | | |
| Exposure to Seismic-related Hazards | S | LS | = | = | = |
| Soil Erosion or Topsoil Loss | LS | LS | = | = | = |
| Soil Stability | S | LS | = | = | = |
| Expansive Soils | S | LS | = | = | = |
| **4.7 Hazards and Hazardous Materials** | | | | | |
| Hazardous Materials Transport, Use, and Disposal | LS | LS | = | = | = |
| Accidental Releases | LS | LS | = | = | = |
| Hazards to Nearby Schools | LS | LS | = | = | = |
| Wildland Fires | S | LS | = | = | = |

**Table ES-2 Continued**

| Issue Areas with Potential for Increased or Decreased Impacts as Compared to the Planned Development | Planned Development | | Alternatives to the Planned Development | | |
|---|---|---|---|---|---|
| | Without Mitigation | With Mitigation | No Project (FCSP) Alternative | Reduced Project Alternative A | Reduced Project Alternative B |
| **4.8 Hydrology and Water Quality** | | | | | |
| Drainage Alteration, Erosion, and Siltation | LS | LS | = | = | = |
| Groundwater Supply and Recharge | LS | LS | ■ | ■ | ■ |
| Water Quality Standards | S | LS | ■ | ■ | ■ |
| Flood Hazards | LS | LS | = | = | = |
| **4.9 Land Use** | | | | | |
| Conflict with Land Use Plans | S | SU | ▼ | =(1) | =(1) |
| **4.10 Noise** | | | | | |
| Substantial Permanent Ambient Noise Increases | S | SU | ■(1) | ■(1) | ■(1) |
| Temporary Increase in Ambient Noise | S | LS | ■ | ■ | ■ |
| Excessive Groundborne Noise or Vibration | S | LS | ■ | ■ | ■ |
| **4.11 Population and Housing** | | | | | |
| Inducement of Substantial Population Growth | S | SU | ▼ | =(1) | =(1) |
| **4.12 Public Services** | | | | | |
| Fire Protection | S | LS | ▼ | = | = |
| Police Protection | S | LS | ▼ | = | = |
| Public Schools | S | LS | ■ | ■ | ■ |
| **4.13 Recreation** | | | | | |
| Deterioration of Parks and Recreational Facilities | S | LS | = | = | = |
| **4.14 Transportation and Traffic** | | | | | |
| Increases in Traffic | S | SU | ■ | ■ | ■ |
| **4.15 Utilities and Service Systems** | | | | | |
| Wastewater Treatment Requirements, Conveyance, and Capacity | LS | LS | ■ | ■ | ■ |
| New Water or Wastewater Facilities | S | LS | ■ | ■ | ■ |
| Impacts from New Storm Water Drainage Facilities | S | LS | ■ | ■ | ■ |
| Water Supply Availability | LS | LS | ■ | ■ | ■ |
| Solid Waste | S | LS | ■ | ■ | ■ |

▲ Alternative would result in an increased level of impact when compared to the Planned Development.
= Alternative would result in a similar level of impact when compared to the Planned Development.
■ Alternative would result in a reduced level of impact when compared to the Planned Development, and mitigation measures would be necessary.
▼ Alternative would result in a reduced level of impact when compared to the Planned Development, and no mitigation would be necessary.
(1) Impacts would remain significant and unavoidable.
PS = Potentially significant impact; LS = Less than significant impact; SU = Potentially significant and unavoidable impact

# Chapter 1 INTRODUCTION

This Program Environmental Impact Report (PEIR) assesses the potentially significant environmental effects of the proposed Robinson Ranch Planned Development (Planned Development). As required by the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 *et seq*.), this PEIR:

1. Assesses the potentially significant direct and indirect physical environmental effects of the Planned Development, as well as the potentially significant cumulative impacts that could occur from implementation of the Planned Development;
2. Identifies potential feasible means of avoiding or substantially lessening significant adverse impacts; and
3. Evaluates a range of reasonable alternatives to the Planned Development, including the required No Project Alternative.

## 1.1 Project Overview

The purpose of the Planned Development is to provide new housing (including affordable housing), commercial and business park facilities, and natural and improved open space for the use and enjoyment of the citizens of Yucaipa and the region. The Planned Development envisions 4,159 multiple and single-family attached and detached dwelling units on 385 acres, 109 acres of general commercial uses (consisting of 1,132,017 square feet of new commercial space), and 28 acres of business park uses (consisting of 369,992 square feet of new business space). Approximately 168 acres of improved and natural open space areas would be included within these land uses. A total of 339 very low-income housing units would be included throughout the residentially-designated areas of the Planned Development. Government Code Section 65915 mandates density bonuses and the consideration of other concessions for projects that include affordable housing components. The average gross density of the residential components of the Planned Development would be 10.8 dwelling units per acre after incorporating the state-mandated density bonus rights.

The Planned Development area ("project area") is divided into three planning areas: Robinson Ranch North, West Oak Center, and Wildwood Ranch. Although each planning area is being processed under separate applications, they have been combined into one project area for the environmental analyses contained in this Draft PEIR. The Robinson Ranch North Planning Area is 104 acres and would include 99

acres of residential uses and 5 acres of commercial uses. 40 acres of open space would be included within these land uses, in two separate subareas: Oak Ridge Village (westerly portion) and Wildwood Center (easterly portion). The West Oak Center Planning Area is 150 acres and would include 75 acres of residential uses, 47 acres of commercial uses, and 28 acres of business park uses. 38 acres of open space would be included within these land uses. The Wildwood Ranch Planning Area is 260 acres and would include 121 acres of residential uses and 57 acres of commercial uses. 90 acres of open space would be included within these land uses.

The project area covers the same properties owned by the Robinson family that are addressed in the Freeway Corridor Specific Plan (FCSP) which was approved by the City of Yucaipa (City) in 2008, along with a certified Final EIR (SCH #2006041096). However, at the time the Robinson Ranch Preliminary Development Plan applications were deemed complete by the City of Yucaipa (2005), and at the time of issuance of the Notice of Preparation (NOP) for the Environmental Impact Report (November 2007), the General Plan Land Use District for the project area was still designated as "Planned Development." As such, the FCSP will not be used to evaluate land use consistency for the Planned Development assessed in this PEIR. However, relevant information from the FCSP Revised Final EIR has been incorporated by reference into this PEIR. If the Planned Development is approved, it would replace the previously approved FCSP Land Use Plans and General Plan Land Use Districts identified for the Robinson properties.

# 1.2 Purpose of the PEIR

As the Lead Agency, the City of Yucaipa has prepared this PEIR for the following purposes:

- To satisfy the requirements of CEQA, pursuant to California Public Resources Code (PRC) Section 21080;
- To inform the responsible and trustee public agencies, local community, general public, and others of the nature of the Planned Development, its potential significant environmental effects, the potentially feasible measures to mitigate those impacts, and the reasonable and feasible alternatives to the Planned Development;
- To enable the City Planning Commission and City Council to consider the environmental consequences of approving the Planned Development (or any portion thereof);
- For consideration by responsible agencies in issuing permits and approvals that would occur as part of the Planned Development's implementation;
- To provide a basis for tiering subsequent environmental documents pursuant to CEQA Guidelines Sections 15152 and 15168(c).

A program environmental impact report is recommended for a series of actions that are related geographically, as logical parts in a chain of contemplated actions, or in connection with the issuance of plans that govern the conduct of a continuing program (CEQA Guidelines Section 15168(a)). A program environmental impact report allows the lead agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts (CEQA Guidelines Section 15168(b)).

This PEIR evaluates the potential environmental impacts associated with future implementation of the Planned Development (if approved by the City) at a "program level" because the "proposed project" does not involve any specific development plans or actions, none being specifically proposed at this time. Instead, the "proposed project" requires the following discretionary approvals: three Preliminary Development Plans, one for each planning area; corresponding General Plan Amendments (GPAs) for each planning area; and General Plan Land Use District changes that reflect the new Land Use Plans for each planning area. If these approvals are granted (or if any portion of the applications are granted), then implementation of the Planned Development (or portion thereof) will be achieved through subsequent discretionary actions, such as the approval of Final Development Plans, subdivision maps, conditional use permits, etc. for future project applications that may be submitted to the City pursuant to the approved Land Use Plans. Therefore, since no "actual" development plans are being proposed at this time for the Planned Development, this PEIR does not include project-specific detailed analyses.

If the City approves the above-listed discretionary actions and certifies this PEIR, it will serve as the base, or "first-tier," environmental document for future projects that implement the Planned Development. In this case, the City would assess the future project applications in light of this PEIR to determine the consistency of such later proposal to the PEIR and to determine the level of additional environmental documentation required. Through the preparation of Initial Studies for each project application, if the City finds that the subsequent activities are within the scope of analysis in this PEIR and no new effects would occur or no new mitigation measures would be required pursuant to CEQA Guidelines Section 15162, then the City may consider processing CEQA Addendums to document these conclusions, along with the project approvals. This is one of the streamlining mechanisms promulgated by CEQA to facilitate subsequent environmental reviews for future projects based on the "tiering concept" found in CEQA Guidelines Sections 15152 and 15385 and Appendix J. If, however, it is determined through the Initial Study process for future projects that a CEQA Addendum is not warranted, then the City may require the preparation of "second-tier" environmental documents, including Supplemental or Subsequent Mitigated Negative Declarations or EIRs.

As described in CEQA and the CEQA Guidelines, lead agencies are charged with the duty to avoid or substantially lessen significant physical environmental effects, with consideration of other factors, including economic, social, technological, legal, and other benefits. This PEIR is an informational document, the purpose of which is to identify the potentially significant effects of the Planned Development on the physical environment and to indicate the manner in which those significant effects can be avoided, mitigated, or minimized; to identify reasonable and feasible alternatives that would avoid or substantially lessen any significant physical environmental effects; and to identify any unavoidable adverse impacts that cannot be reduced to a level of less than significant, even with implementation of reasonable and feasible mitigation measures and alternatives.

The PEIR is circulated to responsible agencies (those with discretionary authority over any aspect of the Planned Development or its implementation), trustee agencies (those with jurisdiction over any resources that could be affected by implementation of the Planned Development), and interested parties. Among the purposes of agency and public review of the PEIR are sharing expertise; disclosing analytical approaches, methods, and calculations; checking for accuracy; detecting inadvertent omissions; discovering public concerns; and soliciting comments. Reviewers of the PEIR should focus on the adequacy of the document in identifying and analyzing potentially significant physical effects on the environment and avoiding, mitigating, or minimizing these effects.

The City will consider the information in this PEIR, along with public review comments and any other relevant information, in its decision whether or not to approve the discretionary actions for the Planned Development. In addition, the City is required to make one or more written findings for each significant effect of the Planned Development accompanied by a brief explanation of the rationale for each finding. The findings will be prepared prior to certification of the PEIR. For any impacts that are identified as significant and unavoidable, in accordance with Section 15093 of the CEQA Guidelines, the City is required "to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of the [Planned Development] against its unavoidable environmental risks when determining whether to approve the [Planned Development]." If these "benefits" outweigh the unavoidable adverse environmental effects, then such effects may be considered "acceptable."

In addition to findings, the City is required to adopt a Mitigation Monitoring and Reporting Program (MMRP) as part of its decision whether or not to approve the discretionary actions for the Planned Development. The MMRP will be prepared prior to certification of the PEIR and is intended to ensure compliance for those measures identified in this PEIR that avoid, mitigate, or minimize the significant effects on the environment, during implementation of the Planned Development.

# 1.3 PEIR Review Process

The City of Yucaipa prepared an Initial Study for the Planned Development in compliance with CEQA Guidelines Section 15063 and a Notice of Preparation (NOP) in compliance with CEQA Guidelines Section 15082. On November 19, 2007, the NOP and Initial Study were mailed to a distribution list consisting of the State Clearinghouse; responsible, trustee, and other relevant local, state, and federal agencies; and interested organizations and individuals. The NOP was also published in the Yucaipa-Calimesa News Mirror, and the NOP and Initial Study were made available on the City of Yucaipa Community Development website at www.yucaipa.org. The 30-day comment period on the NOP extended from November 19, 2007 to December 18, 2007. A scoping meeting was held on December 13, 2007 to solicit additional input from interested agencies, organizations, and individuals. Twenty-five comment letters were received during the comment period and from the scoping meeting. Appendix A of this PEIR contains the Initial Study, NOP, written comments received, and transcript of the scoping meeting.

This Draft PEIR is distributed to the public and public agencies for a 45-day period for the purpose of reviewing and providing comments "on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided and mitigated" (CEQA Guidelines Section 15204). **Comments on the Draft PEIR must be received by 5:00 pm on April 11, 2011** and must be submitted in writing to:

John McMains
City of Yucaipa Community Development Department
34272 Yucaipa Boulevard
Yucaipa, CA 92399

Comments can also be emailed to jmcmains@yucaipa.org, or faxed to the City of Yucaipa at (909) 790-9203.

A hard copy of this Draft PEIR is available for review during normal operating hours for the duration of the public review period at the following public library:

- Yucaipa Branch Library, 12040 5th Street, Yucaipa, CA 92399

Electronic versions of the Draft PEIR are available on compact disk (CD) upon request from the City of Yucaipa Community Development Department. The Draft PEIR is also available for review or downloading at www.yucaipa.org during the public review period.

# 1.4 Organization of the PEIR

This PEIR is organized into two volumes. Volume I addresses the impacts of the physical development of the Planned Development. Associated technical appendices are contained in Volume II. Volume I includes the following:

- **Chapter 1, Introduction.** Provides an introduction and overview describing the background of the Planned Development, the purpose and intended use of the PEIR, and the review and certification process.

- **Chapter 2, Environmental Setting.** Summarizes the existing environmental characteristics of the project area and surrounding areas.

- **Chapter 3, Project Description**. Provides a detailed description of the Planned Development and discretionary actions.

- **Chapter 4, Setting, Impacts, and Mitigation.** The subsection for each environmental topic, listed below, contains descriptions of the existing and regulatory settings, the City's standard conditions of approval related to the environmental topic, issues to be analyzed, thresholds of significance, impact analyses (including cumulative effects), and appropriate mitigation measures.

  4.1 Aesthetics
  4.2 Agricultural Resources
  4.3 Air Quality/ GHG Emissions
  4.4 Biological Resources
  4.5 Cultural Resources
  4.6 Geology and Soils
  4.7 Hazards and Hazardous Materials
  4.8 Hydrology and Water Quality
  4.9 Land Use
  4.10 Noise
  4.11 Population and Housing
  4.12 Public Services
  4.13 Recreation
  4.14 Transportation and Traffic
  4.15 Utilities and Services

- **Chapter 5, Other CEQA Considerations**. Provides discussions required by CEQA regarding unavoidable significant impacts, growth-inducing impacts, and environmental effects found not to be significant.

- **Chapter 6, Alternatives**. Describes alternatives to the Planned Development that could avoid or substantially lessen significant effects, and evaluates their environmental effects in comparison to the Planned Development.

- **Chapters 7 and 8, Preparers and Persons Contacted.** Identifies the persons who prepared this PEIR, and those who were consulted during its preparation.

Volume II of this PEIR consists of the following supporting materials and technical appendices:

- Appendix A. Initial Study/Notice of Preparation and Comments
- Appendix B. Air Quality Technical Report
- Appendix C. Noise Technical Report
- Appendix D. Traffic Impact Study
- Appendix E. Yucaipa Valley Water District Strategic Plan , Chapter 3

# 1.5 References

CEQA Guidelines Section 15150 permits a PEIR to incorporate, by reference, documents that provide pertinent material used in the preparation of that PEIR. Specific requirements pertain to documents incorporated by reference, as follows:

- Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the text.
- The document incorporated by reference shall be made available to the public for inspection at a public place. This availability must be stated in the PEIR.
- When incorporating by reference, the text shall briefly summarize the incorporated material and describe the relationship between the incorporated document and the PEIR.

The documents listed below were incorporated in the preparation of this PEIR. These are available for review at the Community Development Department page at www.yucaipa.org.

**Yucaipa General Plan September 2004 Update.** The General Plan is a long-range "blueprint" for the city. It defines the framework by which the physical and economic resources are to be managed and used in the future. A summary of relevant General Plan goals and policies as they relate to the Planned Development is provided in Section 4.9 (Land Use and Planning) of this PEIR. References to the General Plan are also found in many of the Chapter 4 subsections.

**Freeway Corridor Specific Plan.** Adopted in 2008, the City's FCSP will guide development of 1,242 acres along both sides of Interstate 10, including a mixture of residential, commercial, and business park uses. The City Council subsequently adopted the GPA and General Plan Land Use Districts for this area. As stated above, the Robinson Ranch Planned Development area is located entirely within the FCSP area. If

the Planned Development is approved, it would replace the previously approved FCSP Land Use Plans and General Plan Land Use Districts identified for the Robinson properties.

**Revised Freeway Corridor Specific Plan EIR.** Certified in 2008, this document provided environmental analysis for the FCSP, and relevant information was incorporated into this DEIR.

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# Chapter 2 ENVIRONMENTAL SETTING

In accordance with Section 15125 of the California Environmental Quality Act (CEQA) Guidelines, this chapter describes the physical environmental conditions in the vicinity of the Planned Development as they existed at the time of publication of the Notice of Preparation (NOP). As noted in Chapter 1, the NOP) was published on November 19, 2007. The following discussion constitutes the baseline physical conditions by which the City of Yucaipa will determine if the Robinson Ranch Planned Development (Planned Development) would result in significant physical environmental effects. Section 15125 also requires that an Environmental Impact Report (EIR) discuss any inconsistencies between the proposed project and applicable general plans, specific plans, and regional plans. This discussion is provided in Section 4.9, Land Use and Planning.

## 2.1 Background and History

### *Property Ownership*

The Robinson family purchased these properties in the mid-1950s. With the exception of one barn and accessory buildings located within the West Oak Center Planning Area and two homes along Live Oak Canyon Road adjacent to this planning area, the project area consists of undeveloped parcels and grazing lands.

### *Freeway Corridor Specific Plan*

The planning effort for the Freeway Corridor Specific Plan (FCSP) began in 2005 with a community-based collaborative planning process. The process was lead by the Specific Plan Advisory Committee (SPAC). The SPAC was appointed by the City Council and represented various public committees and commissions, the property owners, and representatives of the surrounding neighborhoods. The committee's challenge was to review existing conditions and develop a set of Guiding Principles for the FCSP. The SPAC met several times during the development of the FCSP. Key issues addressed during the SPAC process and in communications with the public included:

- Adequate fire and police protection
- Limiting residential density
- Creating places for local Yucaipa residents
- Involving affected neighbors
- Existing drainage problems
- Protecting oak trees
- Biological resources
- Light pollution
- Impacts on local businesses
- Historical agricultural uses

- Infrastructure
- Mitigating noise impacts
- Faults, slopes, and hills
- Signage
- Building heights and view preservation
- Water availability and costs

The SPAC planning effort resulted in the development and presentation of three alternative land use plans and draft Design Guidelines for public input and consideration by the Planning Commission and City Council in 2006. The outcome of these public hearings was the development of a Preferred Alternative, or hybrid Land Use Plan and Design Guidelines, which was evaluated in a draft EIR.

At a public hearing on March 8, 2008, the City Council decided to revise the Preferred Alternative primarily to establish a higher density residential land use district (R-24; 24 dwelling units per acre [du/ac]) and zoning to accommodate a portion of the City's "fair-share" housing allocation for inclusion in the 2005 Housing Element update. Locations for the R-24 District within the FCSP area were selected by the City Council based on those sites having the fewest compatibility conflicts with existing land uses, as compared to other sites within the city. With implementation of the R-24 District, up to 1,280 additional dwelling units could be developed within the FCSP area. The R-24 District and a portion of these additional dwelling units could be, but were not mandated to be, developed with affordable housing pursuant to California Government Code Section 65915. The revised FCSP also addressed the following additional changes from the original proposed FCSP:

- Reduction in residential (60 less dwelling units in the R-4 (4 du/ac) Land Use District), commercial, and business park uses to accommodate the increase in the R-24 Land Use District.
- Addition of 3.6 acres of regional commercial and business park land uses to the FCSP area adjacent to the south side of I-10, and corresponding reconfiguration of previously proposed business park and adjoining open space land uses in this area.
- Reconfiguration of the conceptual circulation plan in the residential and regional commercial land uses designated in the southeast part of the FCSP area.
- Addition of one potential school site for a total of two potential locations designated within the FCSP area, one of which would be necessary to serve the students generated by the FCSP.

A revised EIR was prepared to evaluate the potential environmental effects of the revised FCSP. The Revised FCSP was approved and Final EIR was certified by the City Council in October 2008.

At the time the Robinson Ranch Preliminary Development Plan applications were deemed complete by the City of Yucaipa (2005) and at the time of issuance of the Notice of Preparation (NOP) for the Planned Development (November 2007), the General Plan Land Use District for the project area was still designated as "Planned Development." As such, the FCSP will not be used to evaluate land use consistency for the Planned Development assessed in this PEIR. However, relevant information from the FCSP Revised Final EIR has been incorporated by reference into this PEIR.

## *Redevelopment Project Area*

When the Yucaipa General Plan was adopted in 1992 and updated in 2004, it was anticipated that this portion of the City along the I-10 corridor would provide significant economic and housing resources. The Robinson Ranch project area occurs within the Yucaipa Redevelopment Agency's (RDA) Project

Area. The RDA Project Area includes several hundred acres along the I-10 corridor. The adopted Redevelopment Plan authorizes the RDA to finance redevelopment in the RDA Project Area by various means such as tax increments, bonds, loans and other funding sources. Under California Redevelopment Law, the RDA is required to give preferences to property owners to participate in the redevelopment of the RDA Project Area. Objectives for the RDA Project Area are to:

- Implement an economic development tool to respond to the recommendations of the Local Agency Formation Commission and the Yucaipa Chamber of Commerce.
- Promote the economic well being of the area by encouraging diversification of its commercial base.
- Promote development of diverse local job opportunities.
- Construct adequate public improvements and utilities that cannot be provided through private or governmental action without redevelopment funds.
- Implement the construction or reconstruction of adequate streets and transportation facilities, curbs, gutter, streetlights, storm drains, and other improvements as necessary to correct existing deficiencies.
- Make provision for housing inside and outside the RDA as is required to satisfy the needs and desires of various age, income, and ethnic groups of the community, maximizing opportunity for individual choice.
- Provide a procedural and financial mechanism by which the RDA can assist, complement and coordinate public and private development, redevelopment, revitalization, and enhancement of the community.

## *Existing Development in the Project Area*

All three planning areas are currently undeveloped, with the exception of one barn and accessory buildings located within the West Oak Center Planning Area and two homes along Live Oak Canyon Road adjacent to this planning area. No paved roadways or utilities are located within the project area, except those that serve the above-referenced structures and a sewer trunk main that traverses the southern portion of Wildwood Ranch Planning Area (extending east-west just north of County Line Road).

## *Topography*

The project area is characterized by varying topography including numerous pockets of relatively flat land, plateaus, primarily east-west trending valleys, deeply incised creek beds, and undulating-to-steep hillsides. The elevation change over the entire project area is approximately 450 feet. The highest point is 2,375 feet above mean sea level (AMSL) located at the southeast corner of the Wildwood Ranch Planning Area. The lowest point is 1,925 AMSL feet at Live Oak Canyon along the east edge of West Oak Center Planning Area.

## *Vegetation*

Vegetation types within the project area generally consist of non-native grassland, oak woodland, Riversidean sage-chaparral scrub, Riversidean sage scrub, Riversidean succulent scrub, savannah oak

woodland, and southern willow scrub. Sensitive vegetation communities within the project area include oak woodland, savannah oak woodland, and southern willow scrub.

## *Watershed and Drainages*

The project area is located within the Santa Ana River watershed and its tributaries. The watershed covers approximately 2,800 square miles including 700 miles of rivers and major tributaries. It includes all of Orange County and portions of Riverside, San Bernardino, and Los Angeles counties. The Santa Ana River, for which the source of water originates in the San Gabriel and San Bernardino mountain ranges, generally flows to the southwest and then to the south, where it ultimately discharges to the Pacific Ocean in Huntington Beach. The project area is also located in the South Coast Hydrologic Region, specifically within the Yucaipa Sub-basin of the Upper Santa Ana Valley Groundwater Basin.

The project area contains several natural drainages. Yucaipa, Wildwood, and Wilson creeks traverse the project area. Yucaipa Creek extends across the north portion of Wildwood Center Subarea and along the southwestern border of the Oak Ridge Village Subarea of the Robinson Ranch North Planning Area. Yucaipa Creek flows to the southwest and merges with Wildwood Creek, south of I-10. Wildwood Creek traverses the northern portion of the Wildwood Ranch Planning Area in a westerly direction, paralleling I-10, and further downstream it flows along the southern tip of the West Oak Center Planning Area. Wilson Creek traverses the West Oak Center Planning Area in a southwest direction between its northeast and southern borders, and then merges with Yucaipa Creek to the south of this planning area before entering Live Oak Canyon.

## *Agricultural Resources*

The land within the project area is categorized by the Farmland Mapping and Monitoring Program as Grazing Land and Farmland of Local Importance.

## *Paleontological Resources*

The project area is underlain by several different rock units ranging in age from the Pliocene/Pleistocene (6 million to 10,000 years ago) through the Holocene (the last 10,000 years). The majority of the project area is defined as High Paleontological Sensitivity, which refers to sedimentary units with a high potential for containing significant nonrenewable paleontologic resources within which vertebrate or significant invertebrate fossils have been determined by previous studies to be present or likely to be present.

## *Geology*

The project area is located in the southwestern part of the city, in the Yucaipa Valley, a subsection of the Transverse Ranges physiographic province of southern California. The Transverse Ranges are an east-west trending series of mountain ranges with narrow intermontane valleys. The mountain ranges are associated with a series of faults consisting of moderate to large displacement. The most prominent of these is the San Andreas Fault Zone, which separates the Transverse Ranges from the Mojave Desert to the northeast. The San Andreas Fault Zone consists of a series of fault strands running northwest-southeast.

The Robinson Ranch North Planning Area consists of gently rolling to moderately steep hills, with a general southerly slope. This planning area is cut by several deep ravines. In some ravines, the upper San Timoteo beds have eroded away and older bedrock is exposed in small areas. The topography in the Wildwood Ranch Planning Area and West Oak Center Planning Area consists of branching drainages formed by tributaries of Wildwood Creek which drain to the west.

The project area is located in a seismically active region, and is traversed by two faults: one potentially active and the other not known to be active. The southwest-northeast trending Chicken Hill Fault runs along the southeastern edge of the West Oak Center Planning Area (inferred fault trace) and the northwestern edge of Oak Ridge Village in the Robinson Ranch North Planning Area (observed fault line). This fault is shown on the *Fault Map of California* and the *Geologic Map of the Yucaipa Quadrangle* (USGS 2003) as having been active in the late Quaternary and, therefore, is considered potentially active. The northwest-southeast trending Banning Fault runs across the southernmost tip of the West Oak Center Planning Area and to the southwest of the Wildwood Ranch Planning Area past the San Bernardino/Riverside County line. This fault section is not considered active because it does not appear to control or influence the drainage patterns in these planning areas.

## *Soils*

The project area is underlain by the several soil types: Hanford coarse sandy loam (HaC), Ramona sandy loam (RmC, RmE2), San Emigdio sandy loam (SaD), San Emigdio fine sandy loam (ScC), San Timoteo loam (SgF2), Saugus sandy loam (ShF), Tujunga gravelly loamy sand (TvC), and Psamments and Fluvents (Ps). Psamments and fluvents are not specific soil types, but rather generic terms that identify alluvial soils that are frequently flooded. Mostly medium- to coarse-grained sandy loams, often with gravel or cobbles, occur within the project area. These types of soils generally have high permeability and low potential for shallow groundwater and low liquefaction potential. In general, the soils in the Robinson Ranch North Planning Area tend to be coarser, better-drained, and less prone to runoff than the soils in the West Oak Center Planning Area and Wildwood Ranch Planning Area.

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# Chapter 3 PROJECT DESCRIPTION

## 3.1 Project Abstract

The Planned Development, consisting of three planning areas, envisions 4,159 multiple and single-family attached and detached dwelling units distributed throughout 385 acres, 109 acres of general commercial uses (consisting of 1,132,017 square feet of new commercial space), and 28 acres of business park uses (consisting of 369,992 square feet of new business space) within the City of Yucaipa (City), which is located in San Bernardino County, California. Approximately 119 acres of improved open space and 49 acres of natural open space areas would be included within these land uses.

## 3.2 Project Location

The project area covers 522 acres in the southwest portion of the City of Yucaipa, which is located in southern San Bernardino County (Figure 3-1). The project area is bordered by the City of Redlands to the west, the City of Calimesa in Riverside County to the southwest, and the Riverside County line to the south.

The project area is divided into the following three primary planning areas (Figure 3-2): Robinson Ranch North, West Oak Center, and Wildwood Ranch. The Robinson Ranch North Planning Area is further divided into the Oak Ridge Village Subarea and Wildwood Center Subarea. The Interstate 10 (I-10) San Bernardino Freeway separates the Robinson Ranch North Planning Area on the north side of the freeway and the Wildwood Ranch and Wildwood Center planning areas to the south of the freeway.

Final Development Plans for each of the planning areas would likely be processed under separate applications with their own project-level environmental analysis to be conducted as specific project-level development plans are proposed. This EIR, however, is a Program EIR that will assess the entirety of the Planned Development in a single document at a program level.

The project area covers the same properties owned by the Robinson family that are included in the Freeway Corridor Specific Plan (FCSP). However, at the time the Robinson Ranch Preliminary Development Plan applications were deemed complete by the City of Yucaipa (2005) and at the time of issuance of the Notice of Preparation (NOP) for the Environmental Impact Report (November 2007), the General Plan Land Use District for the project area was still designated as "Planned Development." As such, the FCSP will not be used to evaluate land use consistency for the Planned Development assessed

in this PEIR. However, relevant information from the FCSP Revised Final EIR has been incorporated by reference into this PEIR.

# 3.3 Purpose and Objectives

The purpose of the Planned Development is to provide new housing, including affordable housing components, commercial and business park facilities, and natural and improved open space for the use and enjoyment of the citizens of Yucaipa and the region. The Planned Development has the following objectives:

- Create a regional shopping destination that attracts diversified commercial and retail uses, with a focus on providing services, shopping opportunities, and leisure activities to the community.
- Promote the development of local job opportunities.
- Provide a combination of residential, commercial, or manufacturing uses in close proximity to one another that utilize a strategic location near regional transportation corridors.
- Provide and promote the development of a variety of housing types to meet projected growth in the city and the region, including housing that will be affordable to lower-income residents and will aid the City in meeting its affordable housing objectives.

# 3.4 Robinson Ranch Planned Development

## 3.4.1 Land Use Plan

The Planned Development would include residential, commercial, business park, public facilities, and open space land uses. The various land uses listed in Table 3-1 are described in Section 3.9, Development Standards, below.

The Planned Development would include affordable housing components in each of the three planning areas. Out of the 4,159 total dwelling units envisioned by the preliminary development plans, a total of 339 very low-income housing units would be included. The Planned Development is being processed pursuant to Government Code Sections 65589.5 and 65915, which mandate density bonuses for projects that include affordable housing components. The density bonus is included in the gross residential unit counts. The average gross density of the residential components of the Planned Development would be 10.8 du/ac (4,159 dwelling units divided by 385 acres of residential uses) after incorporating the State-mandated density bonus rights.

Pursuant to Government Code Section 65915(b), which gives an applicant the right to request additional development concessions and/or incentives when affordable housing is being proposed, the Planned Development would also include significantly less natural open space in each of the three planning areas than is otherwise required by the City's Hillside and Ridgeline Preservation regulations. The slope analysis study that was prepared for the Freeway Corridor Specific Plan demonstrates that a total of 225.3 acres of natural, undisturbed open space is required for the three planning areas, yet the Planned Development provides only 49.2 acres of natural open space, or less than 25 percent of the required

minimum. Whether a concession such as this, or any other proposed concessions or incentives, would be acceptable to the City will be determined by the City during the discretionary review process for these applications. Such concessions are included in the environmental analysis contained in the Draft PEIR only to the extent that they are incorporated into the physical design of the project itself, and whenever they represent departures from the City's existing development standards, it will be so noted.

**Table 3-1 Proposed Land Use Distribution by Planning Area[1]**

| Planning Area | Single-Family Detached Residential | Single-Family Attached Residential[2] | Multi-Family Attached Residential[3] | Commercial | Business Park | Improved Open Space[4,5] | Natural Open Space[4,6] | Planning Area Subtotals |
|---|---|---|---|---|---|---|---|---|
| Robinson Ranch North | 10 ac<br>40 du | 51.5 ac<br>409 du | 37.5 ac<br>620 du | 5 ac<br>20,000 sq ft | - | 31.9 ac | 8.2 ac | 104 ac<br>1,069 du<br>20,000 sq ft |
| West Oak Center | 31.4 ac<br>162 du | 34 ac<br>340 du | 9.6 ac<br>308 du | 47 ac<br>603,010 sq ft | 28 ac<br>369,992 sq ft | 22.5 ac | 15 ac | 150 ac<br>810 du<br>973,002 sq ft |
| Wildwood Ranch | 77.6 ac<br>349 du | 107 ac<br>1,085 du | 26.4 ac<br>846 du | 57 ac<br>509,007 sq ft | - | 64.1 ac | 26 ac | 268 ac<br>2,280 du<br>509,007 sq ft |
| **Grand Totals** | **119 ac<br>551 du** | **192.5 ac<br>1,834 du** | **73.5 ac<br>1,774 du** | **109 ac<br>1,132,017 sq ft** | **28 ac<br>369,992 sq ft** | **118.5 ac** | **49.2 ac** | **522 ac<br>4,159 du<br>1,502,009 sq ft** |

ac = acres; du = dwelling units; sq ft = square feet

(1) This information derived from the Robinson Ranch Preliminary Development Plan (PDP) applications. Each planning area will likely be considered separately for approval by the City Council as specific project-level development is proposed.

(2) Single-family attached units will serve owner-occupants and include condominiums.

(3) Multi-family attached units will serve renter-occupants and include townhouses, apartments, duplexes, triplexes, and fourplexes.

(4) These acreages are included in the residential, commercial, and business park categories.

(5) "Improved Open Space" includes such areas as slopes, common areas, greenbelts, parks and other graded and/or landscaped areas and may include passive or active recreation, buffering, protection, safety, or aesthetics.

(6) "Natural Open Space" refers to land where basic natural values have been retained. This may include wilderness areas,, forested areas, or flood washes.

## *Robinson Ranch North Planning Area*

The Robinson Ranch North Planning Area is located north of I-10, east of Oak Glen Road, and south of Colorado Street (refer to Figure 3-2). This planning area would consist of a 104-acre development comprised of approximately 99 acres of residential uses and approximately five acres of commercial uses in two separate subareas: Oak Ridge Village (westerly portion) and Wildwood Center (easterly portion). These subareas are described in more detail below. An estimated 40.1 acres of open space would be interspersed throughout this planning area, including 8.2 acres of natural open space and 31.9 acres of improved open space (i.e., slopes, parks, trails, etc.), but this acreage is included within the residential and commercial land uses.

The Robinson Ranch North Planning Area would include a total of 1,069 residences (40 single-family detached, 409 single-family attached, and 620 multi-family attached), including a minimum of 87 affordable housing units on eight acres. These affordable housing units could be spread throughout the residential development in this planning area to intermingle with market rate housing. The average gross density within this planning area would be 10.8 du/ac (1,069 dwelling units divided by 99 acres of residential uses).

A statistical summary and tabulation of the Robinson Ranch North Planning Area is provided in Table 3-2, including land use designation (in acres); square footage of commercial uses and number of dwelling units (subtotal and by type); building, open space, parking and road coverage (in acres); and lineal feet of new arterial streets. Grading estimates would be determined pursuant to future studies for Final Development Plans through the City's development review process.

**Table 3-2 Robinson Ranch North Planning Area Statistical Summary**

| | Oak Ridge Village | Wildwood Center | Total |
|---|---|---|---|
| Land Use (acres) | | | 104 |
| "RM" Multiple Residential | 34 | 65 | 99 |
| "CG" Commercial | 5 | 0 | 5 |
| Commercial Units (sq. ft.) | 20,000 | 0 | 20,000 |
| Dwelling Units | 367 | 702 | 1,069 |
| Dwelling Unit Types | | | |
| Multi-Family Attached (1) | 229 | 391 | 620 |
| Single-Family Attached (2) | 138 | 271 | 409 |
| Single-Family Detached | 0 | 40 | 40 |
| Coverage (acres) | | | |
| Building | 16.8 | 26.3 | 43.1 |
| Parking | 1.9 | 1.7 | 3.6 |
| Road | 6.2 | 11 | 17.2 |
| Open Space | 14.1 | 26 | 40.1 |
| Arterial Streets (lineal feet) | 4,018 | 6,842 | 10,860 |

(1) Multi-family attached units will serve renter-occupants and include townhouses, apartments, duplexes, triplexes, and fourplexes.

(2) Single-family attached units will serve owner-occupants and include condominiums.

## Oak Ridge Village Subarea

The westerly portion of the Robinson Ranch North Planning Area, referred to as the Oak Ridge Village Subarea (Figure 3-3), would be comprised of approximately 39 acres bounded by I-10 and Calimesa Boulevard on the south, by Oak Glen Road on the northwest, by Colorado Street on the north, and by the planned Cienega Road extension on the east. Oak Ridge Village would include 367 residential units on 34 acres that would be designated "RM" (Multiple Residential) and approximately 20,000 square feet of commercial buildings on five acres that would be designated "CG" (General Commercial). An

estimated 14.1 acres of open space (11.9 acres of improved open space, 2.2 acres of natural open space) would be interspersed throughout this subarea, but this acreage is included within the residential and commercial land uses. Residences would include 229 multi-family attached units on 16.5 acres (13.9 du/ac) and 138 single-family attached units on 17.5 acres (7.9 du/ac). For these two types of units combined, a total of 30 would be affordable to very-low income households. These affordable housing units could be spread throughout the residential development in this subarea to intermingle with market rate housing.

**Wildwood Center Subarea**

The easterly portion of the Robinson Ranch North Planning Area, referred to as the Wildwood Center Subarea (Figure 3-4), would be comprised of approximately 65 acres bounded by I-10 and Calimesa Boulevard on the south, and by Cienega Road on the north. Wildwood Canyon Road bisects the Wildwood Center Subarea. Wildwood Center would include 702 residential units on 65 acres that would be designated "RM." Approximately 26 acres of open space (20 acres of improved open space, six acres of natural open space) would be interspersed throughout this subarea, but this acreage is included within the residential land use. Residences would include 391 multi-family attached units on 21 acres (18.6 du/ac) and 271 single-family attached units on 34 acres (8.5 du/ac). For these two types of units combined, a total of 57 would be affordable to very-low income households, as well as 40 single-family detached units on ten acres (5 du/ac). These affordable housing units could be spread throughout the residential development in this subarea to intermingle with market rate housing.

## *West Oak Center Planning Area*

The West Oak Center Planning Area is located south of I-10, west of Live Oak Canyon Road, north of the City of Redlands and City of Yucaipa boundary, and east of 16th Street and the City boundary (Figure 3-5). This planning area would consist of a 150-acre development comprised of 810 residential uses on approximately 75 acres that would be designated "RM," approximately 47 acres of general commercial uses (consisting of 603,010 square feet of commercial space) that would be designated "CG," and approximately 28 acres of business park uses (consisting of 369,992 square feet of business space) that would be designated "BP" (Business Park). An estimated 37.5 acres of open space (22.5 acres of improved open space, 15 acres of natural open space) would be interspersed throughout this planning area, but this acreage is included within the residential, commercial, and business park land uses.

Residences would include 308 multi-family attached units on 9.6 acres (32 du/ac) and 340 single-family attached units on 35 acres (10 du/ac). For these two types of units combined, a total of 66 would be affordable to very-low income households on 6.1 acres, as well as 162 single-family detached units on 31.4 acres (5.2 du/ac). These affordable housing units could be spread throughout the residential development in this planning area to intermingle with market rate housing. The average gross density within this planning area would be 10.8 du/ac (810 dwelling units divided by 75 acres of residential uses).

A statistical summary and tabulation of the West Oak Center Planning Area is provided in Table 3-3, including land use designation (in acres); square footage of commercial uses and number of dwelling units (subtotal and by type); building, open space, parking and road coverage (in acres); and lineal feet of new arterial streets. Grading estimates would be prepared pursuant to future studies for Final Development Plans through the City's development review process.

**Table 3-3 West Oak Center Planning Area Statistical Summary**

| | |
|---|---|
| Land Use (acres) | 150 |
| "RM" Multiple Residential | 75 |
| "CG" Commercial | 47 |
| "BP" Business Park | 28 |
| Commercial Units (sq. ft.) | 603,010 |
| Business Park Units (sq. ft.) | 369,992 |
| Dwelling Units | 810 |
| Dwelling Unit Types | |
| Multi-Family Attached (1) | 308 |
| Single-Family Attached (2) | 340 |
| Single-Family Detached | 162 |
| Coverage (acres) | 150 |
| Building | 76.5 |
| Parking | 15.8 |
| Road | 20.2 |
| Open Space | 37.5 |
| Arterial Streets (lineal feet) | 14,690 |

(1) Multi-family attached units will serve renter-occupants and include townhouses, apartments, duplexes, triplexes, and fourplexes.

(2) Single-family attached units will serve owner-occupants and include condominiums.

## *Wildwood Ranch Planning Area*

The Wildwood Ranch Planning Area is located south of I-10 and north of County Line Road (Figure 3-6). This planning area would consist of a 268-acre development comprised of 2,280 residential uses on approximately 211 acres that would be designated "RM," and approximately 57 acres of general commercial uses (consisting of 590,007 square feet of commercial space) that would be designated "CG." Approximately 90 acres of open space (64.1 acres of improved open space, 26 acres of natural open space) would be interspersed throughout this planning area, but this acreage is included within the residential and commercial land uses.

Residences would include 846 multi-family attached units on 26.4 acres (32 du/ac) and 1,085 single-family attached units on 107 acres (10 du/ac). For these two types of units combined, a total of 186 would be affordable to very-low income households on 17.2 acres, as well as 349 single-family detached units on 77.6 acres (4.5 du/ac). These affordable housing units could be spread throughout the residential development in this planning area to intermingle with market rate housing. The average gross density within this planning area would be 10.8 du/ac (2,280 dwelling units divided by 211 acres of residential uses).

A statistical summary and tabulation of the Wildwood Ranch Planning Area is identified in Table 3-4, including land use designation (in acres); square footage of commercial uses and number of dwelling units (subtotal and by type); building, open space, parking and road coverage (in acres); and lineal feet of new arterial streets. Grading estimates would be prepared pursuant to future studies for Final Development Plans through the City's development review process.

**Table 3-4 Wildwood Ranch Planning Area Statistical Summary**

| | |
|---|---|
| Land Use (acres) | 268 |
| "RM" Multiple Residential | 211 |
| "CG" Commercial | 57 |
| Commercial Units (sq. ft.) | 509,007 |
| Dwelling Units | 2,280 |
| Dwelling Unit Types | |
| Multi-Family Attached (1) | 846 |
| Single-Family Attached (2) | 1,085 |
| Single-Family Detached | 349 |
| Coverage (acres) | 268 |
| Building | 122.8 |
| Parking | 12.8 |
| Road | 42.3 |
| Open Space | 90.1 |
| Arterial Streets (lineal feet) | 38,600 |

(1) Multi-family attached units will serve renter-occupants and include townhouses, apartments, duplexes, triplexes, and fourplexes.

(2) Single-family attached units will serve owner-occupants and include condominiums.

## 3.4.2 Circulation Plan

The circulation system within and surrounding the project area (e.g., local streets, collector streets, secondary highways, major highways) would be designed and/or improved to enhance visual and physical connectivity between neighborhoods, open space, schools and parks. The Land Use Plans depicted in Figures 3-5, 3-6, 3-7 and 3-8 show potential alignments and locations of major roadways and ingress/egress points for each planning area. All-weather crossings may also be constructed over Yucaipa Creek (Robinson Ranch North Planning Area), Wilson Creek (West Oak Center Planning Area), and Wildwood Creek (Wildwood Ranch Planning Area). Specific road alignments, ingress/egress points (including emergency access), and creek crossings would be determined during the Final Development Plan process for each planning area, in accordance with the recommendations of traffic engineering studies. In these situations, environmental review for any specific future circulation improvements and identification of their impacts would be undertaken during the project-specific environmental review processes for each planning area. To direct those future review processes, this program-level EIR

contains specific mitigation measures, with appropriate performance standards included, that are to be to be implemented in the case of all future development within the project area.

New circulation facilities would be required to comply with the current roadway standards established in the Yucaipa General Plan Transportation Element (Table 3-5) to ensure safety and comfort to vehicular, pedestrian, and equestrian traffic.

**Table 3-5 City of Yucaipa Roadway Standards**

| Roadway Designation | Number of Lanes | Right-of-Way Width | Curb-to Curb Width |
|---|---|---|---|
| Cul-De-Sac Street | 2 | 60 feet | 36 feet |
| Collector Street | 2-3 | 66 feet | 44 feet |
| Local Street | 2 | 60 feet | 36 feet or 24 feet (with no parking on either side of street) |

All public roads constructed within the project area would be dedicated to the City and maintained by the Public Works Department. Any interior private streets would be maintained through funding from Homeowners Association fees or by the owner of the given project.

## *Multi-Modal Trails*

The Planned Development would include bicycle paths and pedestrian/equestrian trails to accommodate non-vehicular uses along specified roadways and creek segments. The Yucaipa General Plan has specifically established primary bicycle paths along Oak Glen Road, Colorado Street, and Calimesa Boulevard bordering the project area; a primary bike path along Live Oak Canyon Road bordering the West Oak Center Planning Area; a multi-use trail along Yucaipa Creek in the Wildwood Center Subarea (easterly portion of Robinson Ranch North Planning Area); and a multi-use trail along Wilson Creek in the West Oak Center Planning Area. The County of San Bernardino depicts potential relocation of the multi-use trail along Calimesa Boulevard instead of along Yucaipa Creek. These multi-modal recreational trails would be required to comply with the Yucaipa Multi-Use Recreational Trail Standard Guidelines.

## *Off-Site Circulation Improvements*

The City of Yucaipa has in place a development impact fee program to pay for transportation improvements required by new development. These fees provide for parks, roads, and public safety capital improvement costs. The City has established a Traffic Facilities Fee (TFF) Program as part of the development impact fee program. To meet Measure I requirements, the City has incorporated the regional transportation facilities identified in the San Bernardino Associated Governments (SANBAG) Nexus Study (2009) within their TFF Program. The TFF is used to fund identified regional infrastructure located within the City to accommodate localized and regional growth. The payment of fees may be considered in lieu of fair-share contributions for eligible facilities in the TFF Program. In anticipation of future population growth in the vicinity, the TFF Program identifies the widening of five road segments, signalization at three intersections, and signalization/lane configuration improvements at five intersections, as listed below according to the planning area for which the improvements would be attributed. Through the TFF Program, future developers in these planning areas would be required to

partially fund the identified improvements. Additional circulation improvements are required as mitigation measures for significant traffic impacts associated with the Planned Development; these are identified in Chapter 6 of the Robinson Ranch Traffic Impact Assessment (Appendix E) and Section 4.14.3 (Transportation/Traffic) of this PEIR, and would be funded by the developers of each planning area.

**TFF Program Improvements within the Robinson Ranch North Planning Area**

- Signalization at 16th Street/Yucaipa Boulevard intersection;
- Signalization at 14th Street/Avenue E intersection;
- Signalization at Oak Glen Road/Colorado Street intersection;
- Signalization/lane configuration improvements at I-10/Live Oak Canyon Road/Oak Glen Road westbound and eastbound ramps (completed);
- Signalization/lane configuration improvements at Wildwood Center Drive/Calimesa Boulevard;
- Signalization/lane configuration improvements at Bryant Street/Wildwood Canyon Road;
- Widening of Yucaipa Boulevard from four to six lanes (I-10 to 5th Street);
- Widening of Oak Glen Road from two to four lanes (Outer Highway South to Colorado Street(completed); and
- Widening of Calimesa Boulevard from two to four lanes (Oak Glen Road to County Line Road).

**TFF Program Improvements within the Wildwood Ranch Planning Area**

- Signalization/lane configuration improvements at Bryant Street/County Line Road;
- Widening of Wildwood Canyon Road from two to four lanes (Outer Highway South to Calimesa Boulevard); and
- Widening of County Line Road from four to six lanes (I-10 on-ramp to Calimesa Boulevard).

Note: the Wildwood Canyon Interchange is required to provide a second point of access to this planning area, and it also keeps the Oak Glen Road Interchange from operating at LOS F in future years, so I am not sure that this should be deleted from TFF Program Improvements.

## 3.4.3 Infrastructure Plan

To accommodate the Planned Development, the following infrastructure improvements to the water, wastewater, and drainage systems would be required.

### *Water System*

The City relies on three suppliers for water services: Yucaipa Valley Water District (YVWD), South Mesa Mutual Water Company (SMMWC), and Western Heights Mutual Water Company (WHMWC). YVWD supplies around 65 percent of the city's water, and SMMWC and WHMWC provide the remaining share. Figure 3-7 shows the boundaries of these water suppliers in relation to the Planned Development. The Robinson Ranch North Planning Area falls within the YVWD service area, the Wildwood Ranch Planning Area falls within the SMMWC service area, and the West Oak Center Planning Area falls within the WHMWC service area. However, YVWD would be the likely water service provider for the entire Planned Development, and would be required to annex the project area into its service district. Figure

3-8 shows the conceptual potable and non-potable water facilities plan from the FCSP, including the project area.

In the FCSP, YVWD identified four potable and non-potable water pressure zones to serve the Planned Development: Zones 9 through 12. Zone 9 would contain the lowest pad elevation and Zone 12 would contain the highest. The following presents the highest and lowest permissible pad elevations within the four potable and non-potable water pressure zones:

- Zone 9 (High Water Level [HWL] + 2,180 feet AMSL): Highest Pad = 2,034 feet AMSL; Lowest Pad = 1,891 feet AMSL
- Zone 10 (HWL = 2,320 feet): Highest Pad = 2,174 feet AMSL; Lowest Pad = 2,031 feet AMSL
- Zone 11 (HWL = 2,463 feet): Highest Pad = 2,320 feet AMSL; Lowest Pad = 2,174 feet AMSL
- Zone 12 (HWL = 2,600 feet): Highest Pad = 2,455 feet AMSL; Lowest Pad = 2,311 feet AMSL

The primary source of potable water for the Planned Development is expected to come from groundwater supplies, as discussed under "Water Supply Availability" below, via the process described in YVWD's *A Strategic Plan for a Sustainable Future – The Integration and Preservation of Resources* (2008), which is addressed in Section 4.8 (Hydrology and Water Quality) of this PEIR. Under certain conditions, potable water may be provided from the Yucaipa Valley Regional Water Filtration Facility which is located in Zone 13, outside of the project area. Zone 13 is at a higher elevation than the project area; therefore, any treated water from this facility would gravity flow to the lower Zones 9 through 12 within the project area. In addition, the San Bernardino Valley Municipal Water District is planning an expansion of its East Branch Extension pipelines to increase water delivery capacity in Yucaipa and adjacent areas by 10.3 million gallons per day (mgd) from the State Water Project. The East Branch Extension pipelines run east and north of the project area.

The Henry N. Wochholz Wastewater Treatment Facility, which is located west of the Wildwood Ranch Planning Area (refer to "Public Facilities" [PF] designation in Figure 3-8), would supply the Planned Development with recycled water. YVWD plans to upgrade the HWWTF to include two additional pumping plants, one each to feed Zones 9 and 10, the latter of which is currently under construction. A third pumping plant to serve Zone 11 would be necessary, and may be located at the potential Zone 10 reservoir site (refer to "R-9 Non-Potable" water tank on Figure 3-8). Therefore, the Zone 11 recycled water supply is dependent on the completion of the Zone 10 reservoir and pumping plant. Zone 12 would be served by YVWD's existing system.

Water conveyance pipelines to the Planned Development would be sized according to the following YVWD requirements:

- Maximum day demand multiplied by 1.33 plus the fire flow with a residual pressure of 20 pounds per square inch and a maximum velocity of ten feet per second.
- Maximum hour demand with a residual pressure of 40 pounds per square inch and a maximum velocity of five feet per second.

New transmission pipelines would be installed to transport water from off-site and on-site reservoirs to the project area backbone transmission system, and new distribution pipelines would be installed to

transport water from the backbone system to individual users. The YVWD requires a minimum pipe diameter of eight inches for distribution piping. Recycled water pipelines would generally parallel potable water pipelines, with appropriate separation between pipe alignments.

Environmental review for these possible specific future improvements and identification of their impacts would be undertaken during the project-specific environmental review processes for each planning area. To direct those future review processes, this program-level EIR contains specific mitigation measures, with appropriate performance standards included, that are to be to be implemented as part of all future development within the project area.

Storage reservoirs and pump stations are also required components of both the potable and non-potable water infrastructure. Sizing of these facilities would be based on peaking factors and YVWD requirements, such as fire flow standards for potable water storage. In addition, sizing of non-potable storage tanks may depend on the amount of recycled water pumped from the HWWTF during the day until it is used during peak demand hours (typically in the evenings). Table 3-6 identifies the fire flow standards of the YVWD to provide water storage capacity (for fire suppression) for the Planned Development. Siting of these facilities is dependent on several factors including locations of pressure zones and hydraulic gradients and pumping and piping requirements. Although the FCSP shows potential locations for these facilities, precise locations will be determined by YVWD during the Final Development Plan process for each planning area, which will involve the processing of Conditional Use Permits for each facility accompanied by the required environmental review. It is anticipated that future studies will consider a full range of alternative locations for the appropriate siting of water facilities to serve the Planned Development, including on-site and off-site locations, based on a number of hydraulic factors such as those listed above.

**Table 3-6 YVWD Fire Flow Standards**

| Land Uses | Flow (Gallons Per Minute) | Duration (Hours) | Number of Fire Hydrants |
|---|---|---|---|
| Detached Single Family (Residential) | 1,500 | 2 | 2 |
| Attached Multifamily (Residential)[1] | 3,000 | 2 | 3 |
| Light Commercial/Industrial (including schools) | 3,000 | 3 | 3 |
| Heavy Commercial/Industrial | 5,000 | 4 | 4 |

[1] Ten or more Equivalent Dwelling Units (EDU) per acre.
Source: YVWD website http://www.yvwd.dst.ca.us/engineer.htm (June 16, 2006).

The YVWD Recycled Water Master Plan (2000) includes three phases of improvements and future facilities at the following locations near the project area: California Department of Transportation (Caltrans) Freeway Beautification, Creekside Park, and Calimesa Park. According to the Yucaipa General Plan, the SMMWC is investigating the possibility of adding a new recycled water reservoir. For the Planned Development, recycled water would be used to irrigate residential and commercial landscaping, greenbelt areas and roadway medians, which would reduce dependence on potable water. In addition to the requirements established by YVWD, the Planned Development would incorporate the following water conservation measures:

- Utilize low-output water systems through recycled water, water conserving irrigation systems, and landscape design; and
- Ensure proper maintenance to avoid loss due to leakage.

## *Water Supply Availability*

Water supplied by YVWD comes from a mix of groundwater, recycled water, and the State Water Project. In dry years, YVWD draws additional water from imported groundwater and from Mill Creek. YVWD supplies 92 percent of its potable water from groundwater extracted from 34 wells. Water is also supplied through filtered surface water drawn from the Oak Glen Surface Water Filtration Facility, which can treat up to one million gallons per day (mgd) of surface water. In addition, the San Bernardino Valley Municipal Water District is planning an expansion of its East Branch Extension pipelines to increase water delivery capacity in Yucaipa and adjacent areas by 10.3 mgd from the State Water Project.

YVWD has determined that it has ample water supply sources and capability to meet future demands of the Planned Development and other growth within the YVWD service area over the next 20 years. YVWD would use either surface water or groundwater supplies to serve future customers (i.e., "conjunctive use"). Conjunctive use is the process by which YVWD relies more on available surface waters in wetter years and on groundwater in dryer years, when surface water is scarce, to insulate itself from periodic droughts. Although the groundwater basin is not in an overdraft state (DWR 2004), YVWD has recently constructed a nano-filtration treatment plant that will allow for an increase in the use of supplies from the State Water Project and a reduction in the reliance on well water. Theoretically, in times of surplus, any additional supplies from the State Water Project could be used for replenishment of the groundwater basin. Under those conditions, well water can still be used in emergency situations

A complete discussion of relevant water supply regulations as pertains to the Planned Development is provided in Section 4.8 (Hydrology and Water Quality), of this PEIR, including Senate Bills (SB) 221 and 610, YVWD's Urban Water Management Plan (2006), and YVWD's *A Strategic Plan for a Sustainable Future – The Integration and Preservation of Resources* (2008).

## *Wastewater System*

The conceptual wastewater plan for the FCSP, including the Planned Development, is shown in Figure 3-9. YVWD would be the likely sewer service provider for the Planned Development, and would be required to annex the project area into its service district. YVWD operates the Henry N. Wochholz Wastewater Treatment Facility (HWWTF), which treats 3.5 mgd of wastewater for the Cities of Yucaipa and Calimesa. Five lift stations pump wastewater to the HWWTF. Wastewater is conveyed through approximately 160 miles of sewer lines ranging in diameter from 8 to 24 inches. YVWD has recently completed an expansion of the HWWTF increasing the wastewater treatment capacity to 8 mgd, with additional capacity planned for an ultimate expansion to 11 mgd. Updated water treatment methods were also added, such as biological treatment, tertiary filters, and ultraviolet disinfection. YVWD is also considering the addition of a 3 mgd tertiary treatment facility in the upper San Timoteo Creek area.

A number of sewer trunk mains traverse the project area along Calimesa Boulevard, Colorado Street, Florida Street west of Live Oak Canyon Road, Cienega Drive across I-10 to the HWWTF, and a fifth line

extending east-west just north of County Line Road. An existing wastewater pump station is also located south of I-10 and west of Live Oak Canyon Road. The sanitary sewer system for the Planned Development would be designed and constructed consistent with YVWD standards and maintained by YVWD.

Environmental review for any specific future wastewater system improvements that have not been identified and assessment of their impacts would be undertaken during the project-specific environmental review processes for each planning area. To direct those future review processes, this program-level EIR contains specific mitigation measures, with appropriate performance standards included, that are to be to be implemented in the case of all future development within the project area.

## *Drainage System*

The City of Yucaipa prepared a Master Plan for Drainage (MDP) in 1993 (and updated the map in 2001), which identifies the flood risk areas associated with major drainages such as Yucaipa Creek, Wildwood Creek, and Wilson Creek within the project area. The locations of these drainages are shown in Figure 4.8-1 (Floodplains within Project Area). Under existing conditions, the project area is flood prone. The MDP describes the structural channel improvements and right-of-way requirements to mitigate these flood risk areas, without specifically depicting the channel alignments. In addition, a drainage study was prepared for the FCSP based on the recommended MDP improvements. The recommended drainage system improvements identified in the Yucaipa MDP and FCSP drainage study relative to the Planned Development are described below and in Table 3-7. It should be noted that the MDP recommendations upstream of the project area are not needed for the Planned Development, with the exception of regional storm water detention facilities on Wilson Creek and Wildwood Creek as described below.

**Table 3-7 Recommended Drainage Improvements within the Planned Development**

| Waterway | From | To | Bottom Width (ft) | Depth (ft) | Capacity[(2)] (cfs) | Row (ft) |
|---|---|---|---|---|---|---|
| Yucaipa Creek[(1)] | 9th Street | I-10 | 24 | 11.5 | 2,510 | 102 |
| Wildwood Creek | I-10 | Wildwood Ranch (western limits) | 30 | 14-15 | 84,793-85,585 | 120-125 |
| Wilson Creek | I-10 | Yucaipa Creek | 40 | 20 | 12,582-12,626 | 160 |

CFS = cubic feet per second; ROW = right of way

(1) Assumes a slope of one percent.

(2) Channel capacity is equal to normal flow depth times 1.5 plus freeboard. Freeboard is 2.5 feet for mean channel velocities less than 35 cfs and 3.5 feet for mean channel velocities greater than 35 cfs.

Source: Drainage Study for the Yucaipa Freeway Corridor Specific Plan (TCB 2007).

The recommended channel configurations were in part determined by the eroded conditions of the channel segments and the erosive potential exhibited by the soils. Final channel alignments for the Planned Development will be determined based on detailed investigations required during the engineering phases of the future development projects that implement the Robinson Ranch Preliminary Development Plans. Two options were considered in the MDP: (1) concrete lining of all channel sections, and (2) riprap side slopes and bottom sections combined with velocity-retarding structures at

500-foot intervals. The latter option also assumes the construction of regional storm water detention facilities on Wilson Creek and Wildwood Creek upstream of the project area.

Environmental review for any specific future storm drain improvements and identification of their impacts would be undertaken during the project-specific environmental review processes for each planning area. To direct those future review processes, this program-level EIR contains specific mitigation measures, with appropriate performance standards included, that are to be to be implemented in the case of all future development within the project area.

**Yucaipa Creek**

Two small reaches of Yucaipa Creek traverse the project area: one through the northern portion of Wildwood Center Subarea (Robinson Ranch North Planning Area) and the other in the southeast corner of West Oak Center Planning Area. Substantial channelization would be required for the reach that extends through the Wildwood Center Subarea due to the meandering course of the natural channel in this area. Similar to Wilson and Wildwood creeks described below, these reaches of Yucaipa Creek would be modified into a trapezoidal earthen channel section with riprap banks at 2.5:1 slope. Several drop structures would allow the channel to be constructed at a moderate slope of one percent and grade control check dams would be located at 500-foot intervals for velocity and erosion control. Required rights of way for these reaches of the channel would be approximately 102 feet.

**Wildwood Creek**

A portion of Wildwood Creek traverses the Wildwood Ranch Planning Area. Similar to Yucaipa Creek described above, this reach of Wildwood Creek would be modified into a trapezoidal earthen channel section with riprap banks at 2.5:1 slope. Several drop structures would allow the channel to be constructed at a moderate slope of one percent and grade control check dams would be located at 500-foot intervals for velocity and erosion control. Required rights of way for this reach of the channel would range between 120 and 125 feet. A 71-acre-foot storm water detention basin is also planned in the Wildwood Creek watershed upstream of the project area (east of Holmes Street) to control peak runoff rates within the lower reach of the creek.

**Wilson Creek**

The lower reach of Wilson Creek that traverses West Oak Center Planning Area is anticipated to be modified into a trapezoidal earthen channel section with riprap banks ranging between 1.5:1 to 2.5:1 slope. Three drop structures are planned which would allow the channel to be constructed at a moderate slope of one percent. Grade control check dams would be located at 500-foot intervals for velocity and erosion control. Required rights of way for this reach of the channel would be approximately 160 feet. Two storm water detention basins are also planned in the Wilson Creek watershed upstream of the project area to control peak runoff rates within the lower reach of the creek: a 103-acre-foot basin near the east side of Second Street and a 231-acre-foot basin within the Oak Glen Wash tributary also on the east side of Second Street.

## 3.4.4 Public Facilities and Services

A number of new school and park facilities would be required to serve the residents of the Planned Development. In some cases, the school and park needs of the Planned Development could be met via

the payment of fees to the City. Alternately, the school and park needs of the project could be met by the dedication of lands and/or facilities within the Planned Development site, a combination of fees and dedications, or only fees, or only dedications. Regardless, the specific locations and details of these improvements and/or fee arrangements would be determined by the relevant agencies and the project developers at the time of future development within the project area. Environmental review for these possible specific future improvements and identification of their impacts would be undertaken during the project-specific environmental review processes for each planning area. To direct those future review processes, this program-level EIR contains specific mitigation measures, with appropriate performance standards included, that are to be to be implemented in the case of all future development associated with the Planned Development, including any off-site improvements that could be required.

## 3.4.5 Proposed Development Standards

At the time the Robinson Ranch Preliminary Development Plan applications were deemed complete by the City of Yucaipa (2005) and at the time of the issuance of the NOP (November 2007), the General Plan Land Use District for the project area was "Planned Development." According to the Land Use Element of the Yucaipa General Plan, the purpose of the Planned Development District is to:

- Allow a combination of residential, commercial and/or manufacturing activities that maximize the utilization of natural as well as man-made resources;
- Identify areas suitable for large scale Planned Developments and to allow "cluster" type developments in order to provide more open space; and
- Allow joint planning efforts such as specific plans and area plans among adjacent land owners and jurisdictions.

As a result, the proposed land uses and development standards for the Robinson Ranch Planned Development were established in accordance with Section 84.0390(d)(5) of the Yucaipa Development Code, which states: "Development Plan standards shall apply in lieu of conflicting standards in this Code. All standards established by this Code which do not conflict with the Development Plan standards shall apply to the project." This means that the standards contained in a Development Plan, if such standards were to be approved, can potentially supersede the conflicting standards contained in the Code. However, the intent of these provisions is further clarified by Section 88.0520(a) of the Yucaipa Development Code, which states, "…all adopted City ordinances, standards, and policies apply to a Planned Development project, including those set forth in the Yucaipa General Plan. The Planning Commission may alter adopted standards where, in their opinion, the altered standards would more adequately serve the intent and purposes of the Planned Development provisions of the Code." In order to implement the Planned Development, the following Land Use Districts are proposed for the project area: Multiple Residential (RM), General Commercial (CG), Business Park (BP), and Open Space (OS). Development standards for each use are presented below.

### *Multiple Residential Land Use District*

The proposed RM Land Use District standards would provide affordable housing units in each of the three planning areas pursuant to legislative directives. Out of the 4,159 total dwelling units envisioned by the preliminary development plans, a total of 339 very low-income housing units would be included

within the three planning areas. The Planned Development is being processed pursuant to Government Code Sections 65589.5 and 65915.[1] Section 65915 mandates a density bonus equal to 35 percent of the maximum allowable density[2] for the project area at the time of application (Planned Development District). The density bonus is included in the gross residential unit counts. The average gross density of the residential components of the Planned Development would be 10.8 du/ac (4,159 dwelling units divided by 385 acres of residential uses) after incorporating the state mandated density bonus rights. This proposed density level lends itself to the application of typical "Multiple Residential" standards as set forth in the Yucaipa General Plan. According to the General Plan Land Use Element, the purpose of the RM Land Use District is to:

- Provide areas for attached, detached, and/or mixed residential development with a wide range of densities and housing types;
- Efficiently relate higher density residential development to community utilities and facilities, as well as to site characteristics;
- Locate parcels appropriate for development at higher residential densities in closer proximity to community services and facilities;
- Offer a wide range of residential living environments; and
- Allow diverse non-residential activities compatible with a multi-family neighborhood.

In accordance with this guidance, the Planned Development would provide for a wide range of housing densities and types and living environments in close proximity to planned commercial and business park uses, open space, and trails on site; the existing I-10 corridor and I-10/Oak Glen Road/Live Oak Canyon Road interchange; and the planned I-10/Wildwood Canyon Road interchange. Most residences would be located within multi-family buildings; however, both single-family attached units and detached single-family units would be clustered throughout the project area. The multi-family attached units would serve renter-occupants, and include townhouses, apartments, duplexes, triplexes, and fourplexes. The single-family attached units would serve owner-occupants and include condominiums. Both multi-family and single-family attached units would offer a variety of accommodations ranging from studio or convenience units to three-bedroom units. Single-family detached units would serve owner-occupants in a variety of sizes and designs. The specific locations and densities of each housing type will be defined in subsequent Final Development Plan(s) based on future topography/engineering/ feasibility/market studies to be conducted by future developers of each planning area. Provided that other requirements are met (including the mitigation of impacts associated with transferring density), densities may be increased or decreased within each planning area. The resulting density adjustments may be transferred between the RM Land Use Districts within each planning area such that the average gross residential density does not exceed 8 du/ac plus 35 percent density bonus as defined above.

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1 Pursuant to parameters set forth in California Government Code Section 65915 and pending amendment (SB 435). In the event pending legislation is not chaptered, then units targeted for very low income housing will be adjusted to 10 percent pursuant to current legislation.

2 As defined in California Government Code Section 65915(o)(2) "Maximum allowable residential density means the density allowed under the zoning ordinance, or if a range of density is permitted, means the maximum allowable density for the specific zoning range applicable to the project."

Using the Yucaipa General Plan occupancy factors of three persons per dwelling unit for single-family detached dwellings in planned developments and 2.2 persons per dwelling unit for multi-family dwelling units, the Planned Development would generate approximately 9,600 residents at full build-out, based on 551 single-family and 3,608 multi-family units Residential population density would not exceed 25 persons per gross acre.

The building intensity standards for the RM Land Use District (including attached and detached multi- and single-family residences) pursuant to the Yucaipa General Plan are summarized and illustrated below:

**Proposed RM Development Standards (Attached)**

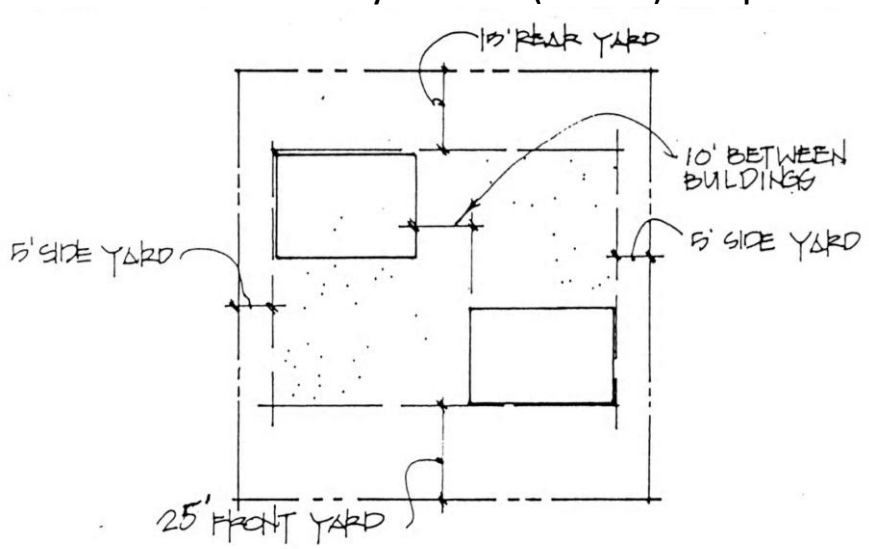
| | |
|---|---|
| Front Yard Setback (Single Story): | 22 feet - 25 feet [(1)] |
| Front Yard Setback (Multi-Story): | 22 feet - 25 feet [(1)] |
| Side Yard Setback (Single Story): | 5 feet [(2)] |
| Side Yard Setback (Multi-Story): | 10 feet [(2)] |
| Rear Yard Setback: | 15 feet [(2)] |
| Street Side Setback, Local Streets: | 15 feet |
| Street Side Setback, Collector Streets: | 25 feet |
| Minimum Distance Between Buildings: | 5 feet - 10 feet |
| Maximum Lot Coverage: | 60 percent |
| Maximum Building Height: | 50 feet |
| Maximum Number of Attached Units: | 100 |
| Maximum Gross Density: | 8 du/ac plus 35 percent density bonus |
| Minimum Lot Size: | 2,500 sq ft [(3)] |

(1) Per Development Code Section 84.0330(c)(1), a final or parcel map may establish front-yard setbacks of not less than 22 feet, provided the average setback of all parcels is at least 25 feet.

(2) Exception: common walls on attached condominium lots.

(3) Zero lot lines and multiple units on one parcel are envisioned.

**Multi-Family Residences (Attached) Concept**



**Proposed RM Development Standards (Detached)**

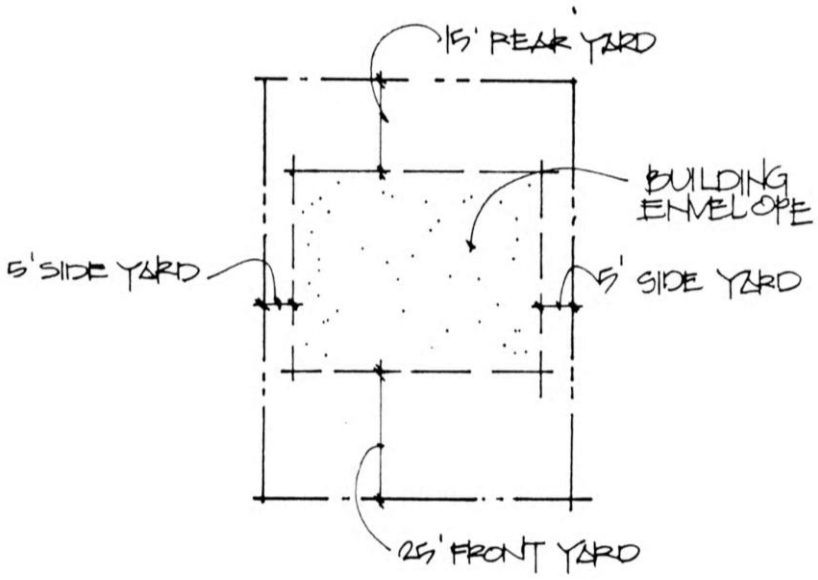
| | |
|---|---|
| Minimum Lot Area: | 3,700 sq ft [(1)] |
| Minimum Lot Width: | 25 feet [(2)] |
| Minimum Lot Depth: | 50 feet [(2)] |
| Front Yard Setback: | 22 feet - 25 feet [(3)] |
| Side Yard Setback: | 0 feet - 10 feet |
| Street Side Yard Setback: | 15 feet |
| Rear Yard Setback: | 15 feet |
| Maximum Building and Lot Coverage: | 60 percent |
| Maximum Building Height: | 35 feet |
| Maximum Gross Density: | 8 du/ac plus 35 percent density bonus |

(1) Maximum housing density and minimum lot/pad size are consistent with the General Plan standards of 8 du/gross acre and 5,000 sq ft/du with modifications per statutory authority. Minimum lot/pad size may vary in hilly areas to preserve and maximize natural terrain pursuant to further studies and the Final Development Plan(s). Minimum lot/pad size is approximated herein and may be less than 3,700 sq ft in some locations.

(2) Building setback line is utilized to determine minimum width in cul-de-sac lots. Minimum lot widths and depths to be determined and may vary in hilly areas to preserve and maximize natural terrain.

(3) Per Development Code Section 84.0325(c)(1), a final or parcel map may establish front yard setbacks of not less than 22 feet, provided the average setback of all parcels is at least 25 feet.

**Multi-Family Residence (Detached) Concept**



## *Commercial Land Use District*

The proposed CG Land Use District standards would provide appropriately located areas for stores, offices, service establishments and amusements offering a wide range of commodities and services scaled to meet neighborhood and community needs as identified in the Yucaipa General Plan Land Use Element. The land uses that are conditionally permitted in the CG District are:

(a) **Professional Services**. Establishments which provide advice, design, information, medical treatment, commercial education, consultation, travel, job placement, advertising, finance, insurance and real estate services, generally from an office with no on-site storage of goods. This category includes all types of business offices and service-type businesses where service is basically on an individual-to-individual or firm-to-firm basis as opposed to services which are performed on objects or personal property.

(b) **Retail Trade/Personal Services.** Establishments engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of the goods. This classification includes activities that primarily provide for the care of the person or their apparel, and which are typically needed frequently or on a recurring basis.

(1) Class I – Limited Retail Trade/Personal Services. Convenience goods outlets that sell items characterized by relatively short-term utility or consumption. Establishments that either provide for the day-to-day or frequent service needs of nearby consumers, or provide infrequent services for a segment or special sector of the community. The consumer generally purchases these items or acquires these services at the most convenient location rather than making extensive comparisons of the goods available at several stores. Typical uses: Beauty salons, barbers, self service laundry, groceries, restaurants, pharmacy, cosmetics, candy, frozen dessert shops, paper goods.

(2) Class II – General Retail Trade/Personal Services. Market goods outlets that sell or rent items characterized by long-term utility. Also establishments that provide for the frequent or infrequent service needs of consumers located throughout the community or region. The scope of service or method of operation of these uses need additional design standards to insure compatibility with surrounding uses. The consumer does some comparison shopping and is willing to travel from throughout the community or region to make special purchases. Typical uses: Department store, dry goods, auto accessories (tires and batteries), second hand merchandise, bicycles, garden shops, hobby shops, footwear, office supplies, electronics, appliances, music, books, toys, and photographic studios.

(c) **Open Lot Services:** Commercial establishments which are primarily involved in the delivery of their service from an open lot with relatively few support structures.

(1) Class I – Limited Open Lot Service. These uses are fully paved and do not attract a large number of people daily. Typical uses: Car sales, small equipment rental.

(2) Class II – General Open Lot Service. These uses may attract a large volume of clients, may not be fully paved and may have large or diverse equipment for sale or rent.

Typical uses: Construction equipment sales, swap meets, open air markets, manufactured home sales, recreational vehicle storage, impound yards. (Note: Project standards for recreational vehicle storage and impound yard uses are the county standards).

(d) **Lodging Services.** Establishments engaged in the provision of lodging services, normally on a daily or weekly basis with incidental food, alcoholic beverage, sales and service intended for the convenience of the guests at a hotel, motel, tourist court or recreational vehicle park. Recreational vehicle parks shall not exceed 12 spaces per acre.

(1) Class I – Limited Lodging Services. Establishments having a maximum of 20 rooms.
(2) Class II – General Lodging Services. Establishments having more than 20 rooms.

(e) **Recreational/Entertainment Services.** Establishments that provide leisure-time activities and services which involve many people in a public assembly use where people either participate individually or are entertained by an activity.

(1) Class I – Limited Recreation/Entertainment Service. Minor sport, recreation or social activities that are wholly enclosed within a structure. Typical uses: Arcades, pool hall, meeting halls for less than 50 people.

(2) Class II – General Recreation/Entertainment Services. Sport and recreational activities that attract large numbers of people in major indoor or outdoor recreational entertainment complexes. Typical uses: Amusement park, drive in theatre, motion picture theatre, miniature golf, sports stadium, convention or other meeting hall.

(f) **Repair Services.** Establishments engaged in the provision of repair services to individuals, households and firms.

(1) Class I – Limited repair Services. Operations occupying less than 2,000 sq. ft. of floor area which are wholly enclosed without any discernible noise, odor, glare, vibration affecting adjoining shops or properties. Typical uses: Watch repair, bicycle repair, audio and video equipment repair, and locksmiths.

(2) Class II – Intermediate Repair Services. Operations within an enclosed building with exterior storage limited to no more than 500 sq ft. Typical uses: Auto servicing with no overnight repairs, appliance repair, re-upholstery, furniture repair.

(3) Class III – General Repair Services. Operations which require overnight exterior storage. Typical uses: Motor vehicle repair and rebuilding; auto glass, paint, muffler and transmission shops, welding and metal repair, and heavy equipment repair.

(g) **Convenience/Support Services.** Establishments that provide convenience or support services to people in employment locations or to the traveling public in locations away from developed commercial centers. These limited services include food, beverage, gasoline, retail services and minor automobile service.

(h) **Manufacturing Operations.** Note: These uses are compatible with commercial districts pursuant to County standards and are included herein to allow flexibility of use when such uses are both needed and compatible with other uses within the project. Uses include the on-site production of goods by methods that are not agricultural or extractive in nature:

(1) Class I – Limited Manufacturing. Manufacturing operations which are totally enclosed within a structure and employ fewer than 20 employees on the largest shift. Limited manufacturing generally involves the assembling of specific products rather than the manufacturing of the various components of those products. Limited exterior storage is permitted but must be fully screened from public view.

Food and Kindred Products. The processing or production of a natural or man-made solid or liquid food substances used for human or animal internal consumption. Typical uses include food packaging, egg processing, butter or cheese processing.

Textile Mill Products. The preparation of fiber and subsequent manufacturing, drying, finishing or coating of fiber, thread, yarn, woven, knit, or non-woven fabrics or miscellaneous textiles. Typical uses include knitting mills and lace goods.

Apparel and Other Finished Products. The manufacture of clothing and accessories by cutting and sewing purchased woven or knit textile fabrics and related materials. Typical uses include garments and leather goods.

Lumber and Wood Products. The assembly and finishing of wood articles, except furniture and related fixtures and miscellaneous household or office products made wholly or partially of wood. Typical uses include cabinet shops.

Furniture and Fixtures. The assembly of furniture and related fixtures. Typical uses include assembly of household, office or other furniture.

Paper and Allied Products. The manufacture of paper goods generally from purchased paper materials. Typical uses include envelopes, bags, stationery, tablets and related products.

Rubber and Miscellaneous Plastic Products. The manufacture from natural, synthetic or reclaimed rubber, and from chemicals or rubber or plastic products. Typical uses include fabricated rubber products.

Stone, Clay, and Glass Products. The manufacture of products from stone, clay, sand and other nonmetallic minerals, excluding fuels. Typical uses include glass products made of purchased glass, pottery and related products.

Fabricated metal products. The fabrication or further processing and assembly of metal parts into equipment or machinery. Typical uses include coating, engraving and allied services.

Professional and Scientific Goods. The manufacture of instruments for measuring, testing, sensing, analyzing and controlling natural or man-made objects, physical conditions or states. Typical uses include engineering, laboratory, scientific, measuring

and controlling instruments, optical, surgical, medical and dental instruments, photographic equipment and supplies, watched, clocks and clock operated devices.

Miscellaneous Manufacturing. The manufacture or repair of products not included in any other category and mainly consisting of small household or office luxuries, recreational goods or supplies and large scale printing operations. Typical uses include jewelry, silverware and plated ware, and musical instruments.

(i) **Wholesale/Warehouse Operations**. Establishments which normally employ warehouses or display and office space for the assembly, storage, distribution and display of commodities for sale to community or regional retailers, manufacturers, agricultural, institutional or professional uses.

(1) Class I – Limited Wholesale/Warehouse Operations. Uses that are compatible with a commercial environment and are wholly enclosed or screened. Typical uses: Mini-warehouse storage, discount wholesale stores, recreational vehicle storage.

(j) **Contract Construction Services.** Establishments mainly engaged in construction activities and storage on lots other than construction sites.

(k) **Agricultural Support Services**. These uses are included because of the site's proximity to other agricultural sites. The inclusion is intended to allow flexibility of use in the project's interim stages before full build-out, and when the uses are both needed and compatible with other proposed uses.

(1) Farm machinery equipment and supplies, sale and repair.

(2) Farm produce sales and supply (feed, hay, grain and grain products, fertilizer).

(3) Farm products packaging and processing.

(4) Feed storage, farm products warehousing and storage (except stockyards).

(5) Animal husbandry services, veterinary services for large and small animals, horseshoeing, agricultural processing.

(6) Animal waste processing, stockyards, organic fertilizer, feed lots.

(7) The display and sales of farm machinery equipment and supplies.

(8) Agricultural chemicals, fuel and fuel oil, nonflammable bottled gas.

Agricultural support services are uses which directly support or which are accessory or incidental to established agricultural uses within the general vicinity. Such services do not adversely affect surrounding properties, groundwater or infrastructure.

(l) **Mixed Commercial/Residential Uses**. These uses may be included in instances where appropriate and desirable, such as multi-story commercial/residential mixed-use buildings that would allow residents to live and work in the same planning area. In these instances, non-residential uses will be restricted to the first floor in multi-story buildings.

(m) **Additional Uses Specified by Chapter 4 of the Yucaipa Development Code.**

The building intensity standards for the CG Land Use District pursuant to the Yucaipa General Plan are summarized and illustrated below:

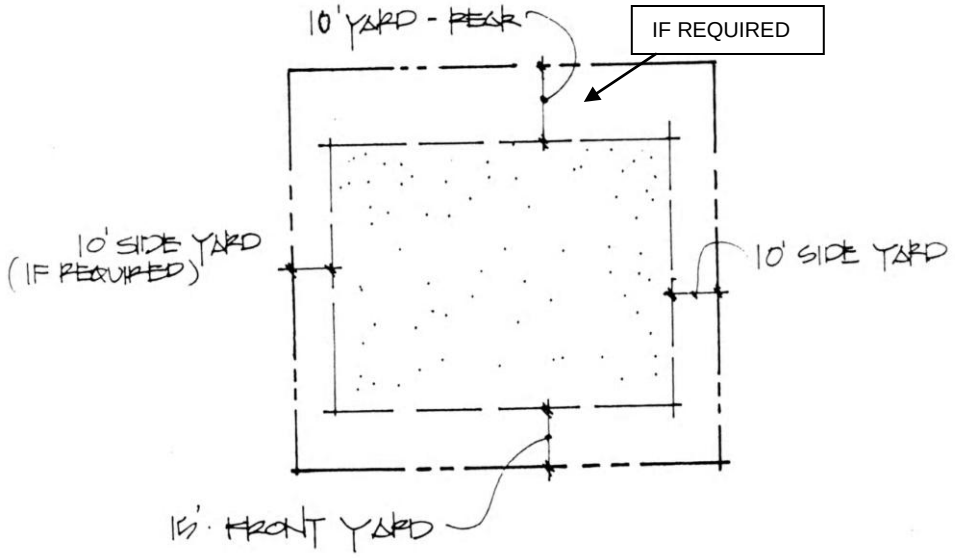
| **Proposed CG Development Standards** | |
|---|---|
| Maximum Building Height: | 45 feet [(1)] |
| Maximum Building Size: | 3 Stories |
| Maximum Building Coverage: | 60 percent |
| Maximum Lot Coverage: | 90 percent |
| Minimum Lot Width: | 50 sq ft |
| Minimum Lot Depth: | 50 sq ft |
| Maximum Lot Size: | 20 acres |
| Minimum District Size: | 5 gross acres |
| Minimum Parcel Size: | 1 acre |
| Front Yard Setback: | 15 feet |
| Side Yard Setback: | 10 feet [(2)] |
| Rear Yard Setback: | 10 feet [(3)] |
| Street Side Yard Setbacks: | 15 feet |
| Maximum Floor Area/Lot Area Ratio: | 2.5:1.0 |

(1) Exclusive of architectural features.

(2) Only one side yard is required to provide for emergency access.

(3) Only required where the adjacent property is not designated commercial. In that event, a side yard shall be required along that side of the property.

**Commercial Concept**



## *Business Park Land Use District*

The proposed BP Land Use District standards would (1) identify and establish areas that are suited to light industrial and heavy commercial activities; (2) provide opportunities for the concentration of light industrial uses; (3) enable efficient use of transportation, circulation, and energy facilities; and (4) protect adjacent land uses from harmful influences as well as to prevent the intrusion of incompatible uses into industrial areas. The intended uses for the BP Land Use District include manufacturing and wholesale warehouse operations, contract construction and agricultural support services, and incidental commercial and limited heavy commercial uses.

(a) **Professional Services**. Establishments which provide advice, designs, information, medical treatment, commercial education, consultation, travel, job placement, advertising, finance, insurance and real estate services, generally from an office with no on-site storage of goods. This category includes all types of business offices and service-type businesses where service is basically on an individual-to-individual or firm-to-firm basis as opposed to services which are performed on objects or personal property.

(b) **Retail Trade/Personal Services.** Establishments engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of the goods. This classification includes activities that primarily provide for the care of the person or their apparel, and which are typically needed frequently or on a recurring basis.

(1) Class I – Limited Retail Trade/Personal Services. Convenience goods outlets that sell items characterized by relatively short-term utility or consumption. Establishments that either provide for the day-to-day or frequent service needs of nearby consumers, or provide infrequent services for a segment or special sector of the community. The consumer generally purchases these items or acquires these services at the most convenient location rather than making extensive comparisons of the goods available at several stores. Typical uses: Beauty salons, barbers, self service laundry, groceries, restaurants, pharmacy, cosmetics, candy, frozen dessert shops, paper goods.

(2) Class II – General Retail Trade/Personal Services. Market goods outlets that sell or rent items characterized by long-term utility. Also establishments that provide for the frequent or infrequent service needs of consumers located throughout the community or region. The scope of service or method of operation of these uses need additional design standards to insure compatibility with surrounding uses. The consumer does some comparison shopping and is willing to travel from throughout the community or region to make special purchases. Typical uses: Department store, dry goods, auto accessories (tires and batteries), second hand merchandise, bicycles, garden shops, hobby shops, footwear, office supplies, electronics, appliances, music, books, toys, and photographic studios.

(c) **Open Lot Services:** Commercial establishments which are primarily involved in the delivery of their service from an open lot with relatively few support structures.

(1) Class I – Limited Open Lot Service. These uses are fully paved and do not attract a large number of people daily. Typical uses: Car sales, small equipment rental.

(2) Class II – General Open Lot Service. These uses may attract a large volume of clients, may not be fully paved and may have large or diverse equipment for sale or rent. Typical uses: Construction equipment sales, swap meets, open air markets, manufactured home sales, recreational vehicle storage, impound yards. (Note: Project standards for recreational vehicle storage and impound yard uses are the county standards).

(d) **Lodging Services.** Establishments engaged in the provision of lodging services, normally on a daily or weekly basis with incidental food, alcoholic beverage, sales and service intended for the convenience of the guests at a hotel, motel, tourist court or recreational vehicle park. Recreational vehicle parks shall not exceed 12 spaces per acre.

(1) Class I – Limited Lodging Services. Establishments having a maximum of 20 rooms.

(2) Class II – General Lodging Services. Establishments having more than 20 rooms.

(e) **Recreational/Entertainment Services.** Establishments that provide leisure-time activities and services which involve many people in a public assembly use where people either participate individually or are entertained by an activity.

(1) Class I – Limited Recreation/Entertainment Service. Minor sport, recreation or social activities that are wholly enclosed within a structure. Typical uses: Arcades, pool hall, meeting halls for less than 50 people.

(2) Class II – General Recreation/Entertainment Services. Sport and recreational activities that attract large numbers of people in major indoor or outdoor recreational entertainment complexes. Typical uses: Amusement park, drive in theatre, motion picture theatre, miniature golf, sports stadium, convention or other meeting hall.

(f) **Repair Services.** Establishments engaged in the provision of repair services to individuals, households and firms.

(1) Class I – Limited repair Services. Operations occupying less than 2,000 sq. ft. of floor area which are wholly enclosed without any discernible noise, odor, glare, vibration affecting adjoining shops or properties. Typical uses: Watch repair, bicycle repair, audio and video equipment repair, and locksmiths.

(2) Class II – Intermediate Repair Services. Operations within an enclosed building with exterior storage limited to no more than 500 sq ft. Typical uses: Auto servicing with no overnight repairs, appliance repair, re-upholstery, furniture repair.

(3) Class III – General Repair Services. Operations which require overnight exterior storage. Typical uses: Motor vehicle repair and rebuilding; auto glass, paint, muffler and transmission shops, welding and metal repair, and heavy equipment repair.

(g) **Convenience/Support Services.** Establishments that provide convenience or support services to people in employment locations or to the traveling public in locations away from developed commercial centers. These limited services include food, beverage, gasoline, retail services and minor automobile service.

(h) **Manufacturing Operations.** Note: These uses are compatible with commercial districts pursuant to County standards and are included herein to allow flexibility of use when such uses are both needed and compatible with other uses within the project. Uses include the on-site production of goods by methods that are not agricultural or extractive in nature:

(1) Class I – Limited Manufacturing. Manufacturing operations which are totally enclosed within a structure and employ fewer than 20 employees on the largest shift. Limited manufacturing generally involves the assembling of specific products rather than the manufacturing of the various components of those products. Limited exterior storage is permitted but must be fully screened from public view.

Food and Kindred Products. The processing or production of a natural or man-made solid or liquid food substances used for human or animal internal consumption. Typical uses include food packaging, egg processing, butter or cheese processing.

Textile Mill Products. The preparation of fiber and subsequent manufacturing, drying, finishing or coating of fiber, thread, yarn, woven, knit, or non-woven fabrics or miscellaneous textiles. Typical uses include knitting mills and lace goods.

Apparel and Other Finished Products. The manufacture of clothing and accessories by cutting and sewing purchased woven or knit textile fabrics and related materials. Typical uses include garments and leather goods.

Lumber and Wood Products. The assembly and finishing of wood articles, except furniture and related fixtures and miscellaneous household or office products made wholly or partially of wood. Typical uses include cabinet shops.

Furniture and Fixtures. The assembly of furniture and related fixtures. Typical uses include assembly of household, office or other furniture.

Paper and Allied Products. The manufacture of paper goods generally from purchased paper materials. Typical uses include envelopes, bags, stationery, tablets and related products.

Rubber and Miscellaneous Plastic Products. The manufacture from natural, synthetic or reclaimed rubber, and from chemicals or rubber or plastic products. Typical uses include fabricated rubber products.

Stone, Clay, and Glass Products. The manufacture of products from stone, clay, sand and other nonmetallic minerals, excluding fuels. Typical uses include glass products made of purchased glass, pottery and related products.

Fabricated metal products. The fabrication or further processing and assembly of metal parts into equipment or machinery. Typical uses include coating, engraving and allied services.

Professional and Scientific Goods. The manufacture of instruments for measuring, testing, sensing, analyzing and controlling natural or man-made objects, physical conditions or states. Typical uses include engineering, laboratory, scientific, measuring

and controlling instruments, optical, surgical, medical and dental instruments, photographic equipment and supplies, watched, clocks and clock operated devices.

Miscellaneous Manufacturing. The manufacture or repair of products not included in any other category and mainly consisting of small household or office luxuries, recreational goods or supplies and large scale printing operations. Typical uses include jewelry, silverware and plated ware, and musical instruments.

(i) **Wholesale/Warehouse Operations**. Establishments which normally employ warehouses or display and office space for the assembly, storage, distribution and display of commodities for sale to community or regional retailers, manufacturers, agricultural, institutional or professional uses.

(1) Class I – Limited Wholesale/Warehouse Operations. Uses that are compatible with a commercial environment and are wholly enclosed or screened. Typical uses: Mini-warehouse storage, discount wholesale stores, recreational vehicle storage.

(j) **Contract Construction Services.** Establishments mainly engaged in construction activities and storage on lots other than construction sites.

(k) **Agricultural Support Services**. These uses are included because of the Site's proximity to other agricultural sites. The inclusion is intended to allow flexibility of use in the project's interim stages before full build-out, and when the uses are both needed and compatible with other proposed uses.

(1) Farm machinery equipment and supplies, sale and repair.

(2) Farm produce sales and supply (feed, hay, grain and grain products, fertilizer).

(3) Farm products packaging and processing.

(4) Feed storage, farm products warehousing and storage (except stockyards).

(5) Animal husbandry services, veterinary services for large and small animals, horseshoeing, agricultural processing.

(6) Animal waste processing, stockyards, organic fertilizer, feed lots.

(7) The display and sales of farm machinery equipment and supplies.

(8) Agricultural chemicals, fuel and fuel oil, nonflammable bottled gas.

Agricultural support services are uses which directly support or which are accessory or incidental to established agricultural uses within the general vicinity. Such services do not adversely affect surrounding properties, groundwater or infrastructure.

(l) **Mixed Business Park/Residential Uses**. These uses may be included in instances where appropriate and desirable, such as multi-story business park/residential mixed-use buildings that would allow residents to live and work in the same planning area. In these instances, non-residential uses will be restricted to the first floor in multi-story buildings.

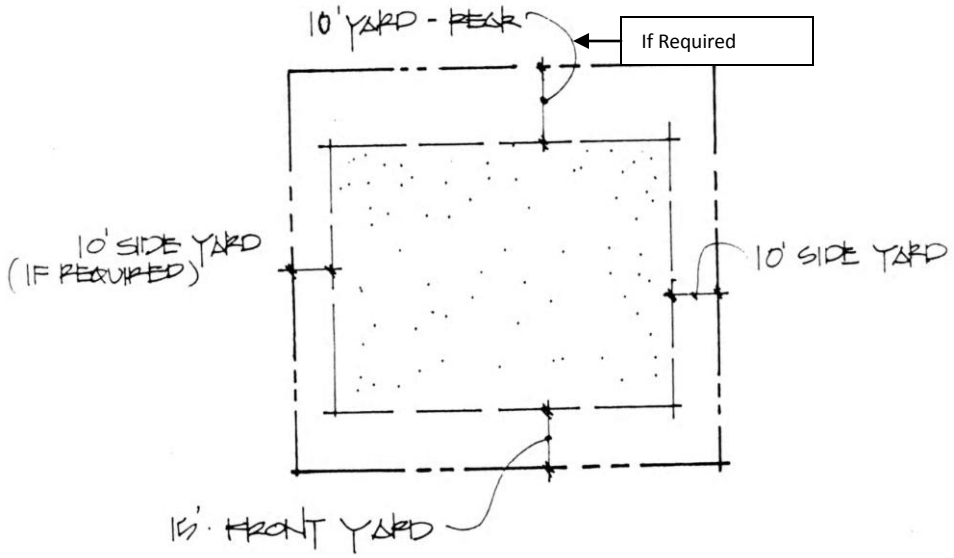
(m) **Additional Uses Specified by Chapter 4 of the Yucaipa Development Code.**

The building intensity standards for the BP Land Use District pursuant to the Yucaipa General Plan are summarized and illustrated below:

| **Proposed BP Development Standards** | |
|---|---|
| Maximum Structure Height: | 45 feet [(1)] |
| Minimum Lot Size: | 50 sq ft x 50 sq ft |
| Maximum Lot Coverage: | 90 percent |
| Maximum Building Coverage: | 70 percent |
| Minimum Lot Width: | 25 feet |
| Minimum Lot Depth: | 50 feet |
| Front Yard Setback: | 15 feet |
| Side Yard Setback: | 0 feet - 10 feet [(2)] |
| Rear Yard Setback: | 0 feet - 10 feet [(3)] |
| Street Side Yard Setbacks: | 15 feet |
| Maximum Floor Area/Lot Area Ratio: | 2.5:1.0 |

(1) Exclusive of architectural features
(2) Only one side yard is required to provide for emergency access
(3) Only required where the adjacent land use is not designated commercial or business park. In that event, a side yard shall be required along that side of the property.

**Business Park Concept**



## *Open Space District*

The Planned Development would include both "improved" and "natural" open space. The total amount of open space proposed for the Planned Development is 167.7 acres, including 118.5 acres of improved open space and 49.2 acres of natural open space that will be interspersed throughout the project area, but this acreage would be incorporated within the RM, CG, and BP Land Use Districts. Improved open space would include residential yards, commercial landscaping, parks, trails, and other recreational uses. Natural open space would generally include native vegetation communities and oak trees that would not be impacted by development and flood hazard areas along the improved creek channels. The specific locations of natural open space areas will be identified as OS Land Use Districts in subsequent Final Development Plan(s) for each planning area, and would include land that is generally dedicated or deeded to the public and which may be maintained by a public entity to provide buffering, preservation, protection, and safety.

## *Grading Concept (Hillside Development)*

The Yucaipa Hillside Development Standards (Sections 87.1105 to 87.1180 of the Yucaipa Development Code) establishes development requirements on hillside areas, and are intended to complement the Yucaipa Grading Manual. A "hillside" is a parcel of land or a definable portion with an average slope greater than ten percent. Hillside development review applies to areas with average slopes over ten percent. The criteria are meant to concentrate or intensify development on the most appropriate areas of a site and to protect environmentally sensitive terrain, but not prohibit development or reduce permitted density.

A formula in the Development Code is used to compute a site's average slope percentage and to establish natural open space requirements in areas where the overall slope is greater than ten percent. These calculations require extensive, engineered analysis of individual slopes, categorizing each slope by degree and percentage of the site, and assigning required natural open space accordingly. Per Section 87.2210 of the Yucaipa Development Code, slopes of zero to five percent are essentially flat and developable without any grading; slopes of six to 10 percent may involve minimal grading for site layout and local roads; slopes 11 percent and above are subject to the Hillside Development Standards, with slopes of 11 to 15 percent requiring parallel contouring on roads.

Slope analysis calculations for the project area were undertaken during the FCSP planning process. That analysis indicated that the average slope with the Planned Development area exceeds ten percent. Therefore, the City's Hillside Development Standards must be applied. Strict application of these standards would require a total of 225.3 acres of natural open space, or 42.5 percent of the project area. However, the Planned Development designates 167.7 acres of total open space (118.5 acres of improved open space and 49.2 acres of natural open space) through the use of clustering.

According to the Yucaipa Hillside/Ridgeline Preservation Ordinance, a "prominent ridge" is defined as a ridge or hill that can be seen from arterial streets or major public spaces or as defined by the General Plan or Development Code. Neither the Yucaipa General Plan nor the FCSP identify prominent ridges within the project area.

### *Landscaping Concept*

Landscape designs for Final Development Plan(s) within each planning area would incorporate the Yucaipa "Landscape Design and Installation Guidelines" dated May 1, 2000. Included are standards for landscaping around building perimeters and along street frontages, fences, front setback areas, ground cover, irrigation system requirements, landscape design, landscape plans - submittal checklist, lighting, maintenance guidelines, parking/service areas adjacent to streets, parkways, planting islands in parking areas, plant material placement for safety, residential landscaping, screening, trees, shrubs, utilities, and completed landscaping. Parkway tree plantings would follow Yucaipa Standards and Specifications dated August 31, 2004 and include approved trees from the City's list of "Street Trees for Yucaipa" dated September 13, 2004. Public and common-area landscaping would be maintained by Homeowner's Association(s) or though Landscape and Lighting District(s).

## 3.5 Project Implementation

Implementation of the Planned Development would occur by a number of different methods in conjunction with the City, and possibly, with the Yucaipa Redevelopment Agency. The Applicant has expressed an intention to retain ownership of most of the commercial and business park areas and portions of the residential areas. Upon recordation of final subdivision maps (which are not part of the present project), some areas may be sold to merchant builders for development and others may be dedicated to the City or other government agencies, where appropriate. Construction within the various planning areas of the Planned Development would likely occur over a period of 15 years pursuant to future engineering, infrastructure, mitigation, and feasibility studies that would be more precisely addressed in the Final Development Plan(s). Infrastructure improvements would be provided for each phase as they occur and/or in advance with earlier phases, in accordance with City requirements. The Final Development Plan(s) would include a phasing/infrastructure plan depicting backbone public facilities including water and sewer facilities and primary circulation routes, if applicable, and timing of construction.

## 3.6 Discretionary Actions

The City of Yucaipa, as CEQA Lead Agency, will consider adoption of the following separate land use applications for the Planned Development:

- Three Preliminary Development Plans (PDPs), one for each planning area;
- Corresponding General Plan Amendments (GPAs) for each planning area; and
- General Plan Land Use District changes (relative to the adopted Land Use designations in place at the time of circulation of the NOP) that reflect the new Land Use Plans for each planning area.

With the GPAs, new Land Use Plans would be adopted for each of the three planning areas. If the Planned Development is approved, these Land Use Plans would replace those shown on adopted Land Use designation maps for the project area.

Numerous federal, state and local regulations and permit requirements would be applicable to the implementation of the Planned Development. Developers of future projects within each planning area, or their contractors, would be required to comply with all applicable requirements. The permits and approvals likely to be required prior to development of the Planned Development are listed below in Table 3-8.

**Table 3-8 Potential Permits and Approvals Associated with Implementation of the Planned Development**

| Agency/Department | Permit/Approval | Action Associated With or Required For |
|---|---|---|
| **Federal Agencies** | | |
| U.S. Fish and Wildlife Service | Biological Assessment, Section 7 Consultation, Biological Opinion (Endangered Species Act [ESA] 16 U.S. Code [USC] 1531-1544) | If applicable, issue take authorization for activities affecting federally-listed endangered, threatened, or proposed species (applies only to projects where federal permits are required). |
| | Fish and Wildlife Coordination Act | Provide comments to prevent loss of, and damage to, wildlife resources where federal permit is required. |
| U.S. Army Corps of Engineers (USACE) | Individual/Nationwide Section 404 Permit (Clean Water Act [CWA], 33 USC 1341) | Issue permit for activities involving discharge of dredge/fill into waters of the U.S., including wetlands. |
| | Section 10, Rivers and Harbors Act Permit | Issue permit for activities affecting navigable waters, including the placement of structures. |
| Advisory Council on Historic Preservation | Section 106 Consultation pursuant to National Historic Preservation Act (NHPA); Native American Graves Protection and Repatriation Act (NAGPRA) | If applicable, comment on projects affecting cultural resources listed or eligible for listing on National Register of Historic Places (NRHP). Consult on the return of certain Native American cultural items (human remains, funerary objects, sacred objects, or objects of cultural patrimony) inadvertently discovered during grading to lineal descendants and culturally affiliated Indian tribes. |
| U.S. Department of Transportation, Federal Highway Administration | Encroachment Permits | Issue permit for transmission line crossing of interstate highways (applies only to projects where federal permits are required). |
| U.S. Department of the Treasury, Bureau of Alcohol, Tobacco and Firearms | Explosive User's Permit | Issue permit for purchase, storage and use of explosives for site preparation. |
| **State Agencies** | | |
| State Water Resources Control Board, Santa Ana Regional Water Quality Control Board (RWQCB) | General Construction Activity Stormwater Permit (RWQCB Order No. 2009-0009-DWQ) | Self-registration by Legally Responsible Person into statewide permit program for any construction activities over one acre (to control storm water discharges). |
| | Waste Discharge Requirements (Water Code 13000 *et seq.*) | Issue permit for discharge of waste affecting groundwater or surface water (nonpoint-source) quality. |
| | 401 Certification (CWA, 33 USC 1341 (if the project requires USACE 404 Permit) | Issue permit for discharge into waters of the U.S. and wetlands (see USACE Section 404 Permit). |

**Table 3-8 Continued**

| Agency/Department | Permit/Approval | Action Associated With or Required For |
|---|---|---|
| ***State Agencies Continued*** | | |
| California State Lands Commission | Right-of-Way Permit (Land Use Lease) | Grant of right-of-way across state lands. |
| California Department of Fish and Game | California ESA | If applicable, issue Section 2081 incidental take permit for activities affecting state-listed candidate, threatened, or endangered species; and a Section 2081.1 consistency determination for activities affecting species that are both federally and state listed. |
| | California Native Plant Protection Act | Review mitigation agreements and mitigation plans for plants listed as rare. |
| | Lake/Streambed Alteration Agreement (California Fish and Game Code Section 1601) | Issue permit for change in natural condition of river, stream or lake (includes road or land construction across a natural streambed). |
| Caltrans | Encroachment Permit | Issue permit to cross state highways. |
| California State Historic Preservation Office, Native American Heritage Commission | Section 106 Consultation pursuant to NHPA; California NAGPRA; Native American Historic Cultural Sites (PRC Section 5097 et. seq.) | If applicable, comment on projects affecting cultural resources listed or eligible for listing on the NRHP and California Register of Historic Resources. Consult on the return of certain Native American cultural items (human remains, funerary objects, sacred objects, or objects of cultural patrimony) inadvertently discovered during grading to lineal descendants and culturally affiliated Indian tribes. |
| South Coast Air Quality Management District (SCAQMD) | Authority to Construct | Issue permit to allow emissions from a stationary source. |
| **Local Agencies** | | |
| County of San Bernardino Department of Environmental Health | Hazardous Materials Business Plan (HMBP) | Approve HMBP for handling of hazardous materials exceeding federal threshold quantities. |
| | Hazardous Materials Inventory | Approve HMBP for handling of hazardous materials exceeding county threshold quantities. |
| | Permit to Operate | Issue permit to allow equipment emitting pollutants from a stationary source. |
| | Compliance with SCAQMD Rule 403 (control fugitive dust from construction sites) | Contractor implementation of Best Available Control Technologies and monitoring of construction activities (to control fugitive dust emissions). |
| County of San Bernardino Flood Control District | Encroachment Permit | Allow construction of MDP facilities. |
| Local Agency Formation Commission | Annexation into the YVWD service area from the SMMWC and WHMWC service areas | Approve annexation proceedings and certify a subsequent CEQA document. |
| YVWD | California Water Code and Government Code (Section 66473.7) | Ensure compliance with the water supply requirements of the YVWD Strategic Plan. Provide applicant and City a verification letter for water service. |

**Table 3-8 Continued**

| Agency/Department | Permit/Approval | Action Associated With or Required For |
|---|---|---|
| ***State Agencies Continued*** | | |
| City of Yucaipa | Oak Tree Conservation Ordinance (Development Code, Section 89.0501); Plant Protection and Management Ordinance | Issue permit for any work involving oak trees, including provisions for mitigation of oak impacts or a preconstruction inspection from the City of the remaining trees not impacted by project-related activities to ensure their continued health. Approve a tree removal plan, permit and pre-construction inspection prior to any land disturbance and/or removal of any trees or plants. |
| | Development Code (Chapter 2, Erosion and Sediment Control); Municipal Code (Section 13.04.190, Storm Drain System) | Approve (City Engineer) a Soil Erosion and Sediment Control Plan and Storm Water Quality Management Plan prior to issuance of a building or grading permit. |
| | Municipal Code (Sections 87.0905 and 85.020510) | Enforce the Yucaipa noise standards. |
| | Quimby Act Ordinance | Collect park and recreation infrastructure fees. |
| | Municipal Code (Section 8.24.030(B)) | Approve a Solid Waste Management Plan (including a recycling plan) prior to issuance of a building or grading permit. |

# 3.7 References

California Department of Water Resources (DWR). 2004. California's Groundwater – Bulletin 118. Upper Santa Ana Valley Groundwater Basin, Yucaipa Subbasin. February 27.

City of Yucaipa. 2004. General Plan.

San Bernardino Associated Governments (SANBAG). 2009. Development Mitigation Nexus Study, Appendix K of the SANBAG Congestion Management Program. November 4.

TCB INC. 2007. Drainage Study for Yucaipa Freeway Corridor Project, City of Yucaipa, and CA. May.

Yucaipa Valley Water District (YVWD). 2000. Recycled Water Master Plan.

Yucaipa Valley Water District (YVWD). 2006. 2005 Urban Water Management Plan. April.

Yucaipa Valley Water District (YVWD). 2008. A Strategic Plan for a Sustainable Future: The Integration and Preservation of Resources. August 20.

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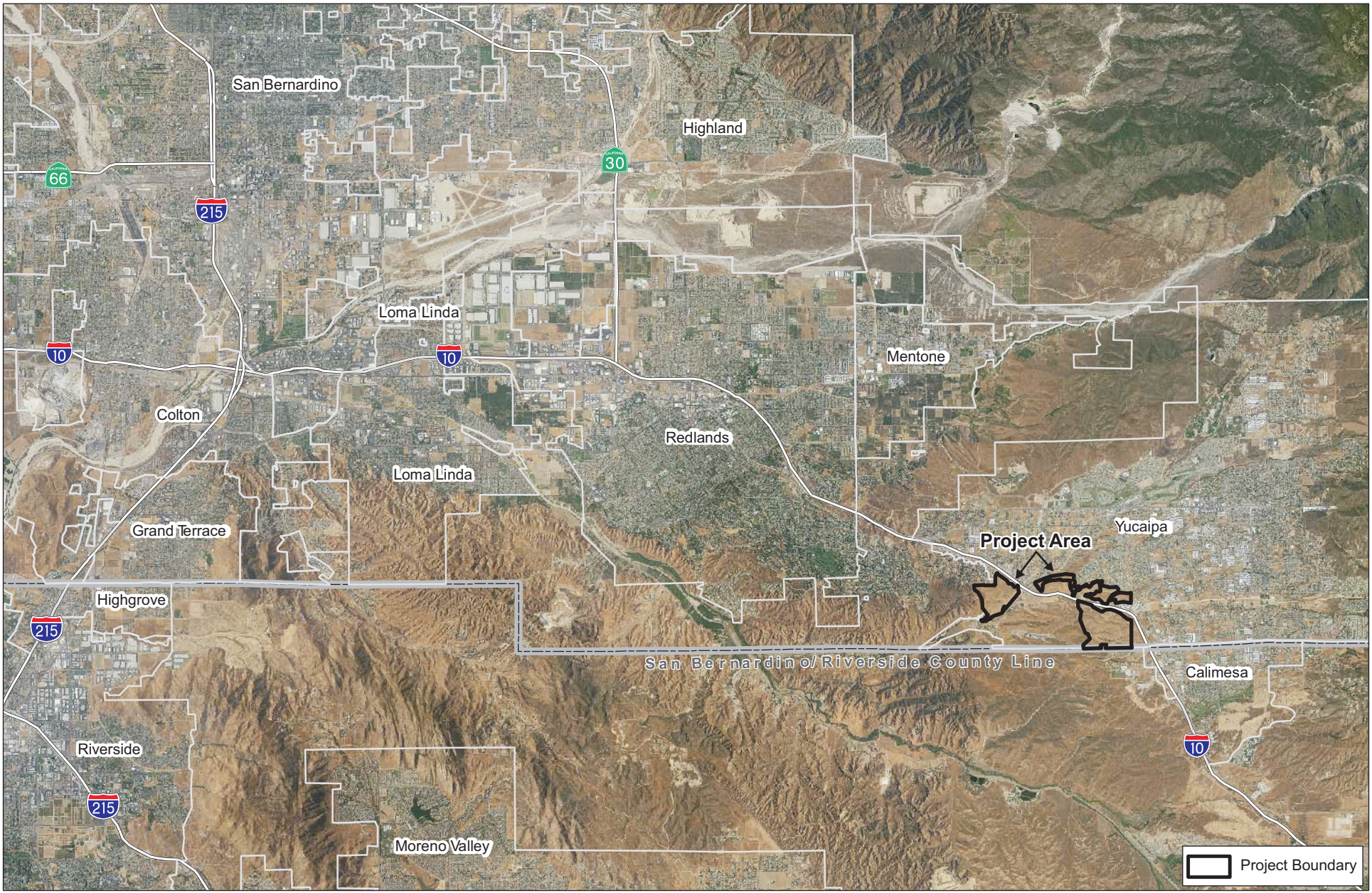


Source: ESRI 2010

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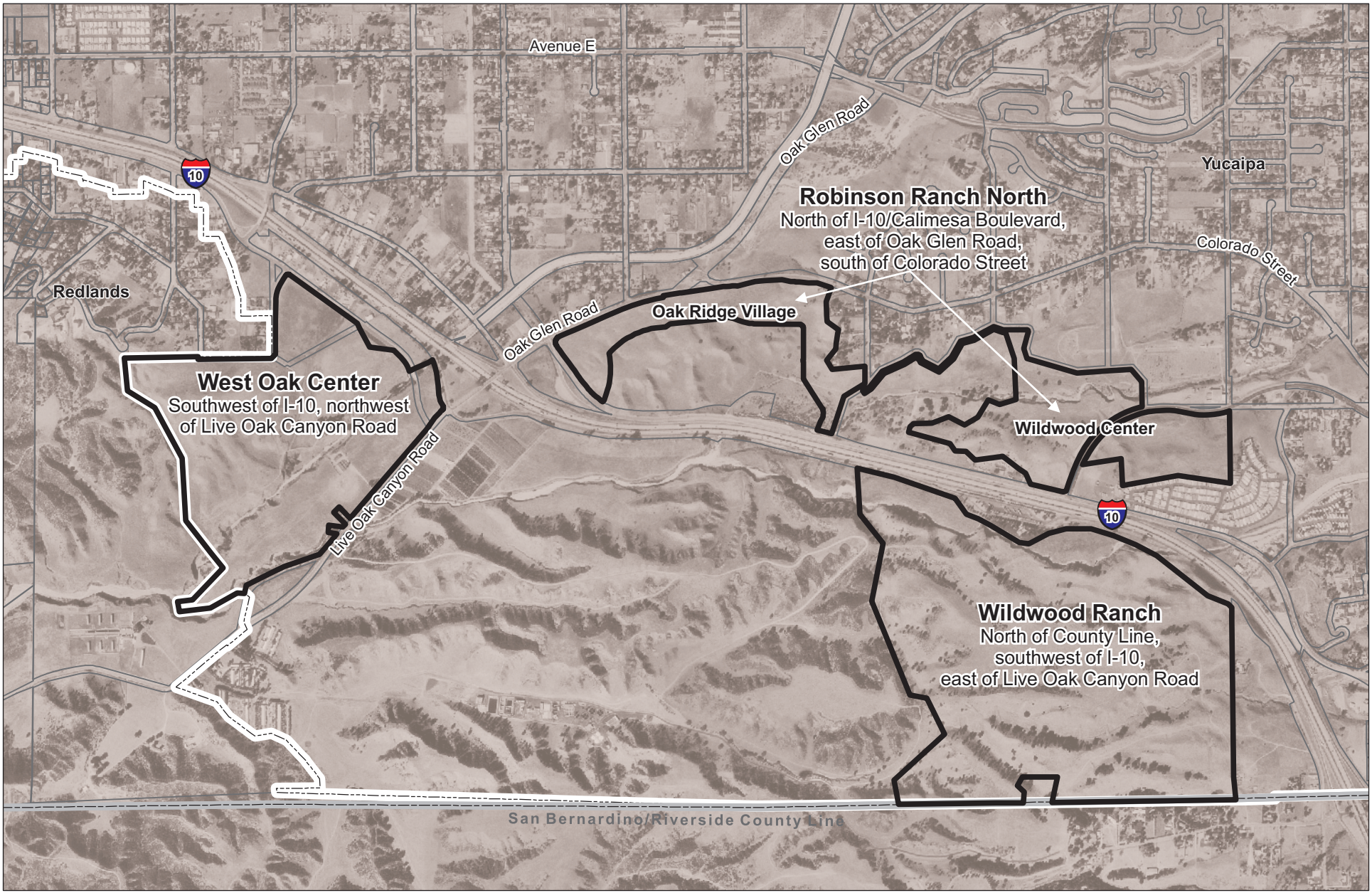
**REGIONAL LOCATION MAP**
**FIGURE 3-1**




Source: PBS&J 2010; USGS 2002

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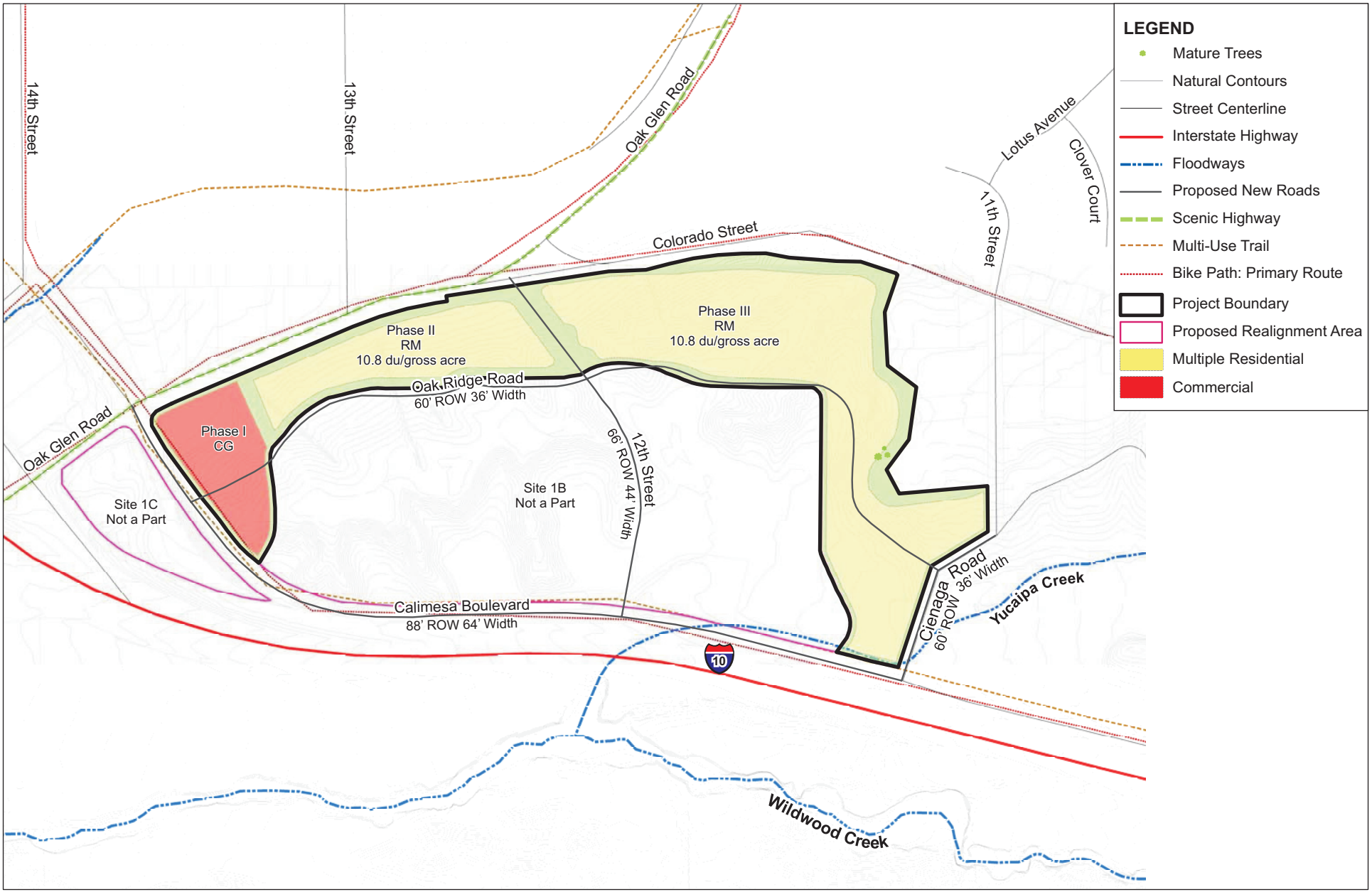
**VICINITY MAP AND PROPOSED PLANNING AREAS**
**FIGURE 3-2**




Source: ACEC 2009

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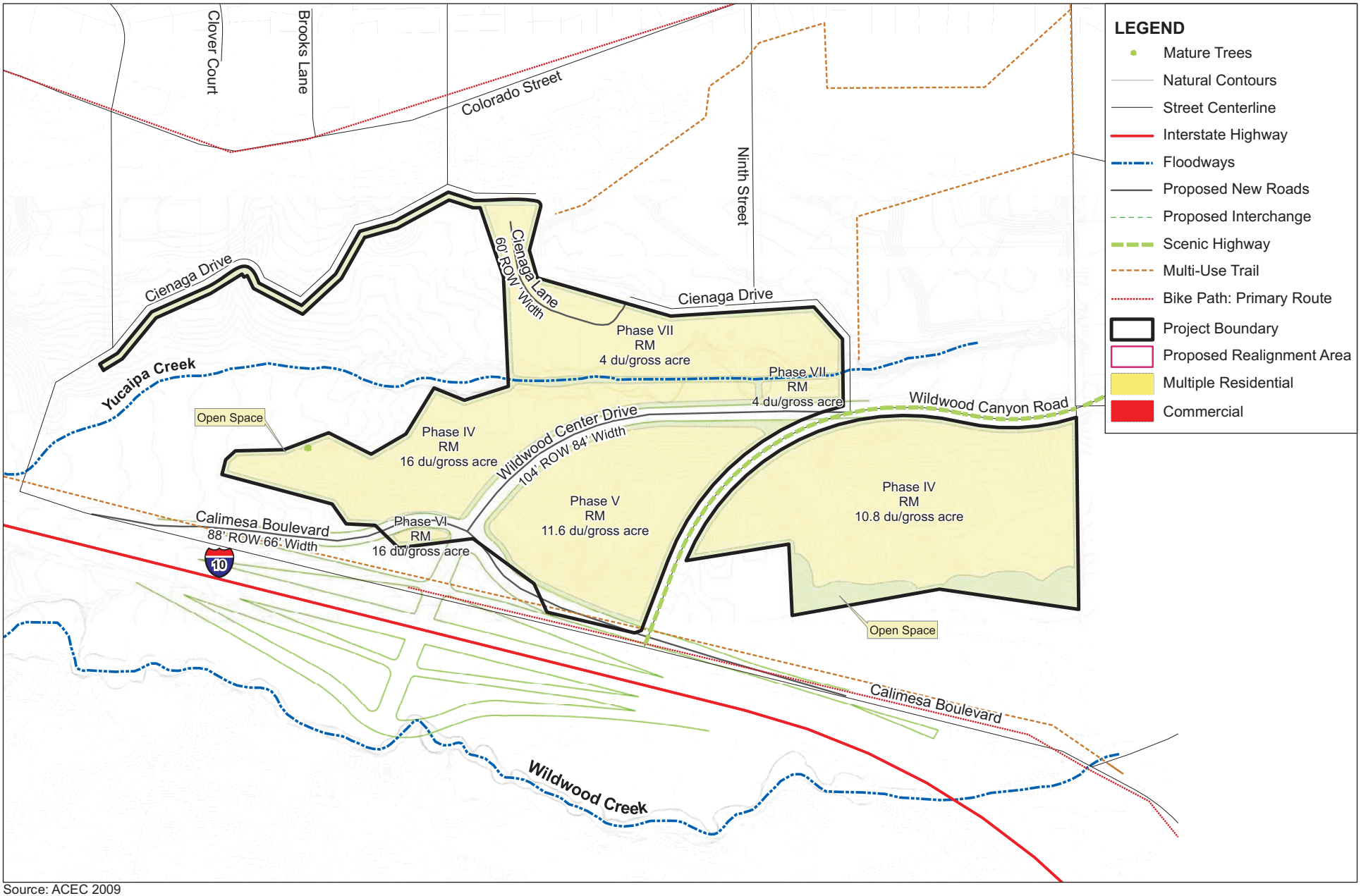
**ROBINSON RANCH NORTH PLANNING AREA (OAK RIDGE VILLAGE SUBAREA)**
**FIGURE 3-3**




Source: ACEC 2009

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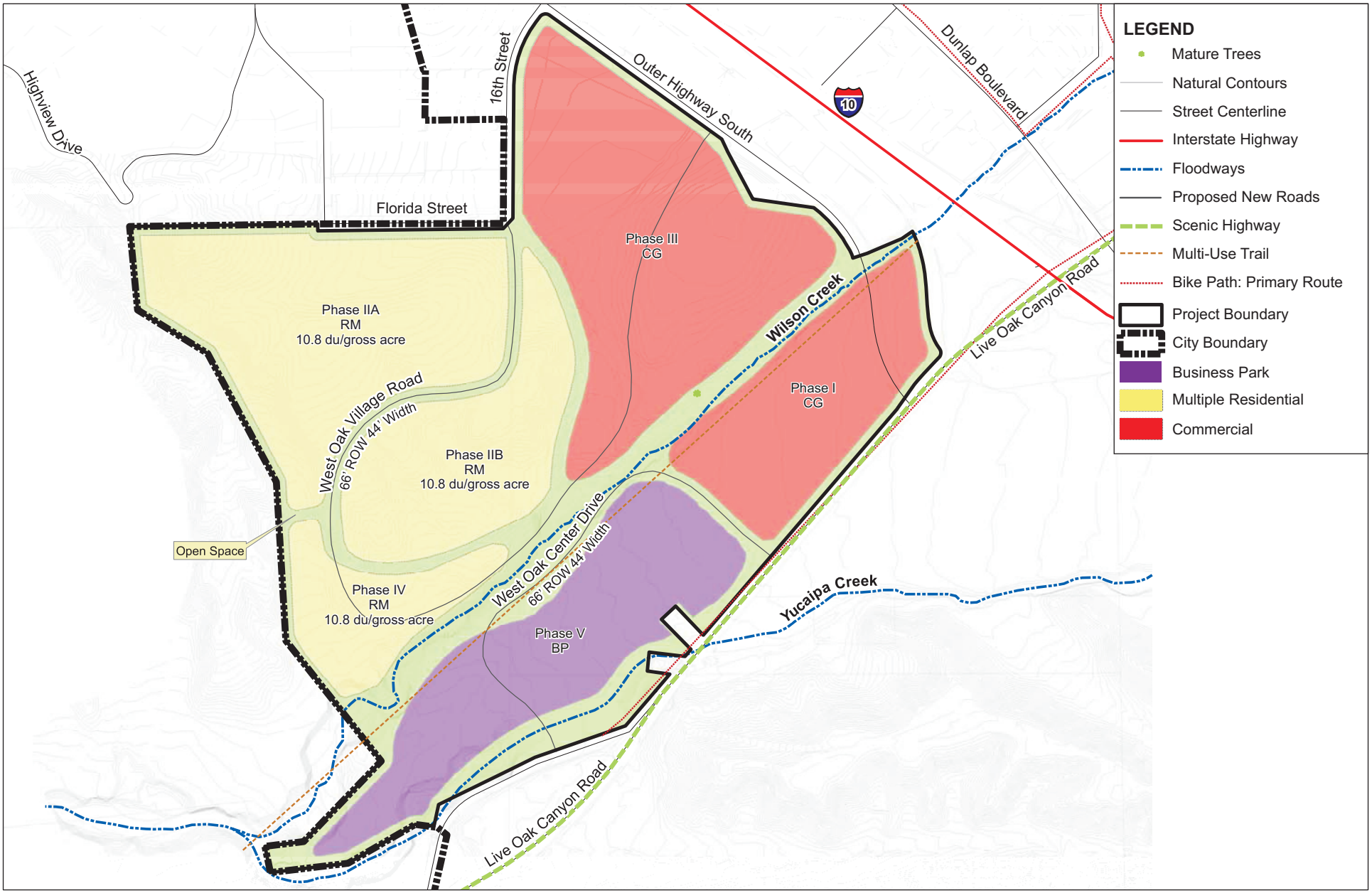
**ROBINSON RANCH NORTH PLANNING AREA (WILDWOOD CENTER SUBAREA)**
**FIGURE 3-4**

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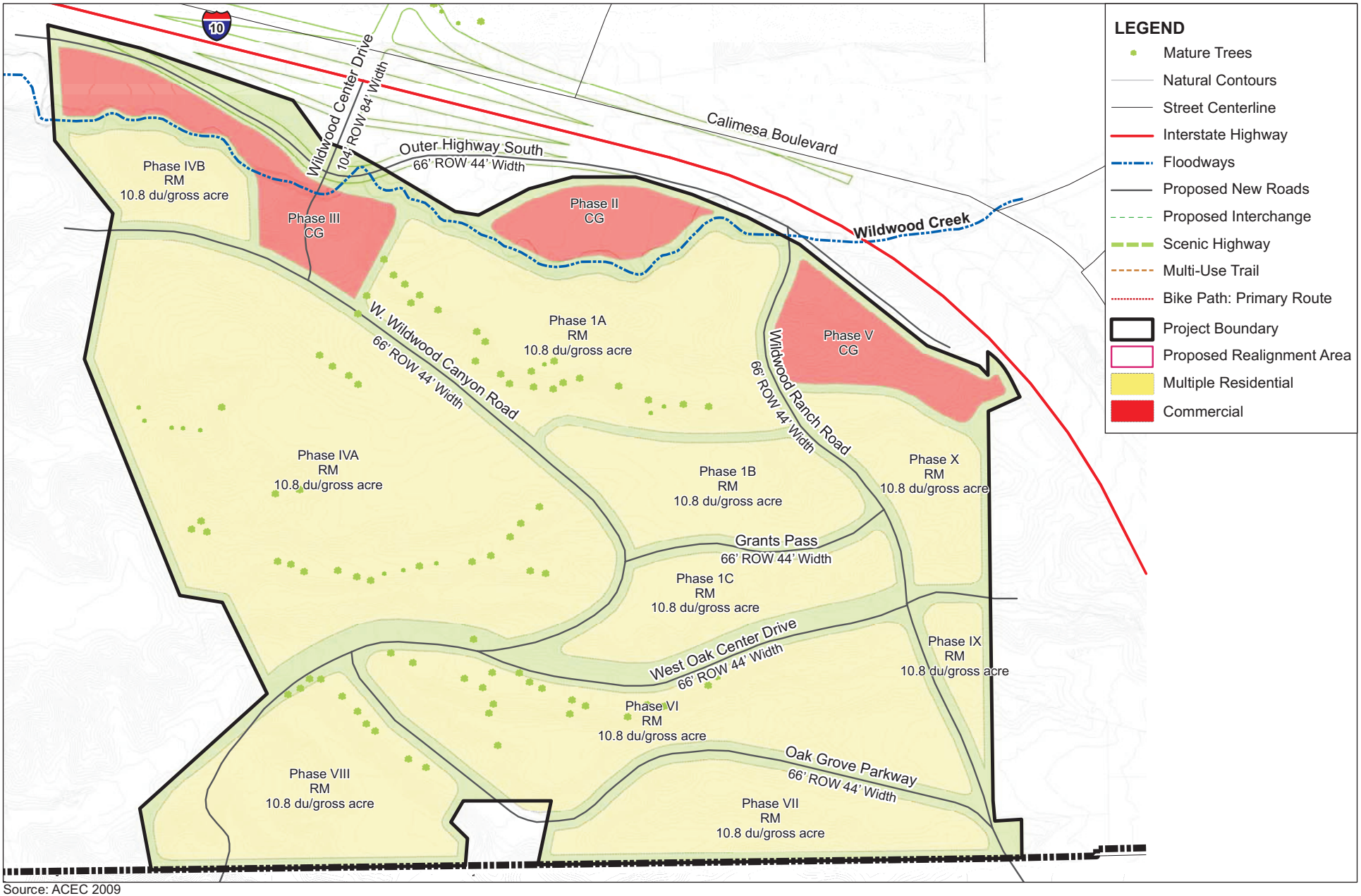
**WEST OAK CENTER PLANNING AREA**
**FIGURE 3-5**




Source: ACEC 2009

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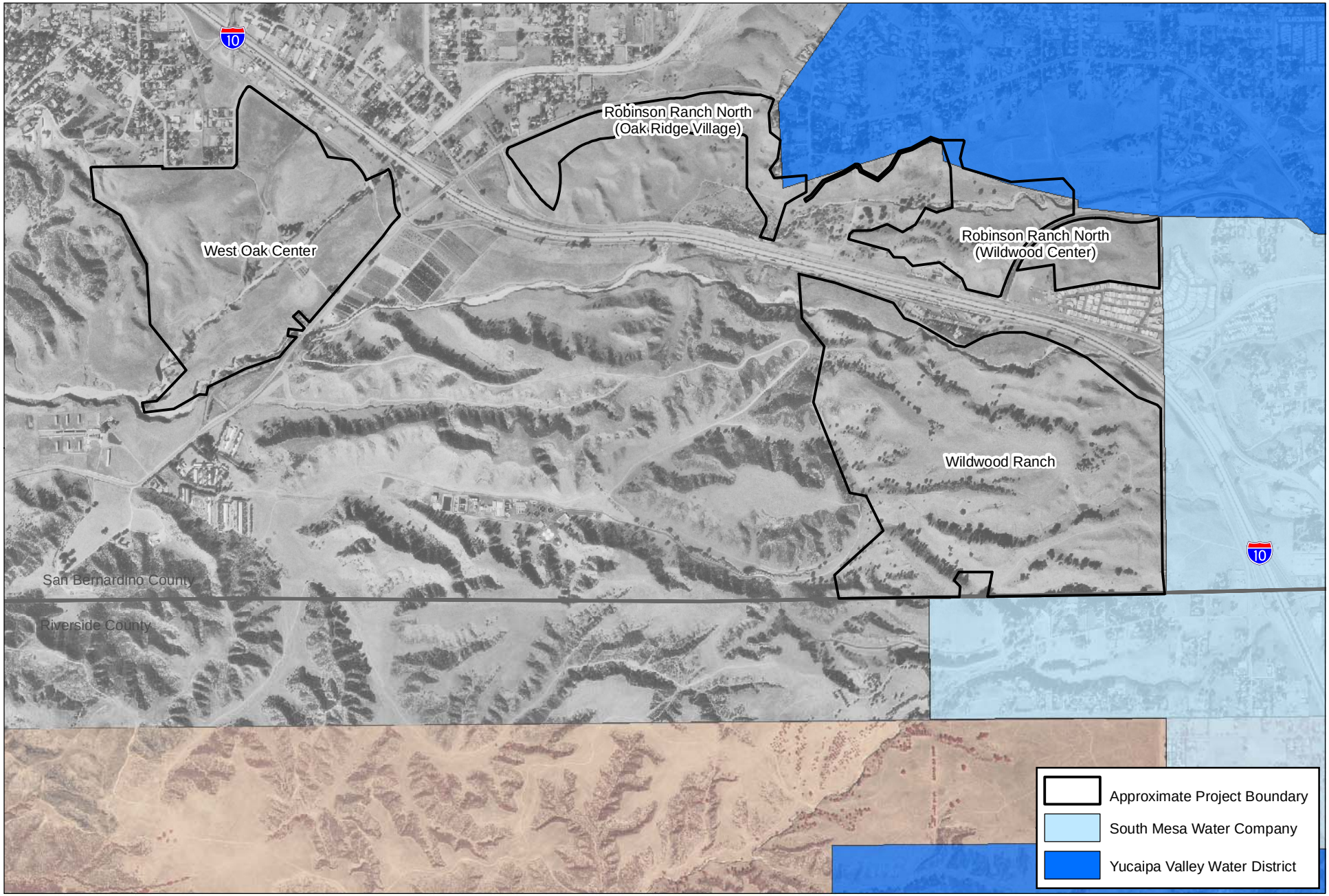
**WILDWOOD RANCH PLANNING AREA**
**FIGURE 3-6**




Source: NAIP, 2009; California Department of Conservation, 2008; CASIL, 2004

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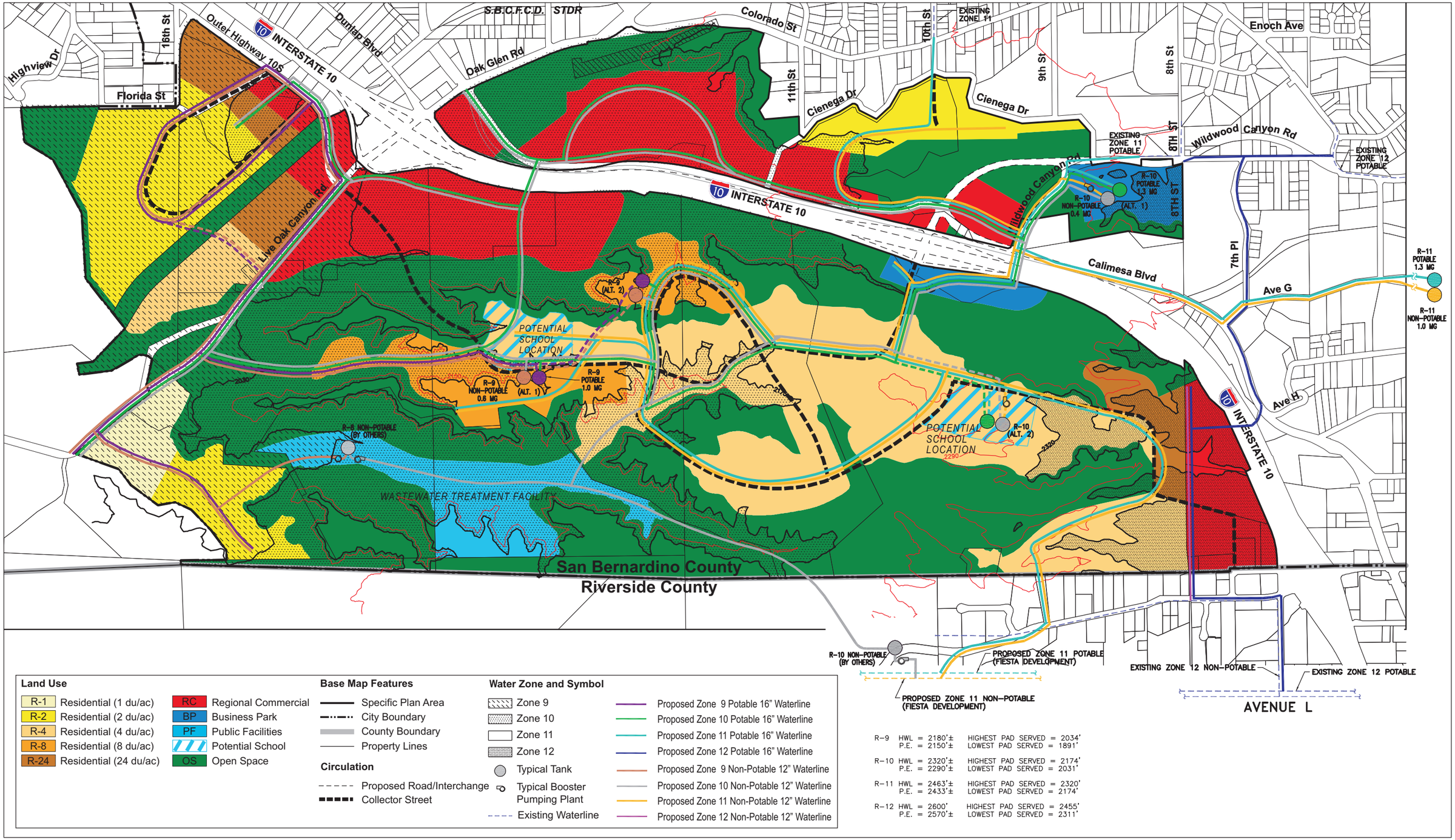
**EXISTING WATER SUPPLIER SERVICE AREAS**
**FIGURE 3-7**




Source: City of Yucaipa 2008; Hogle Ireland, Inc. 2008

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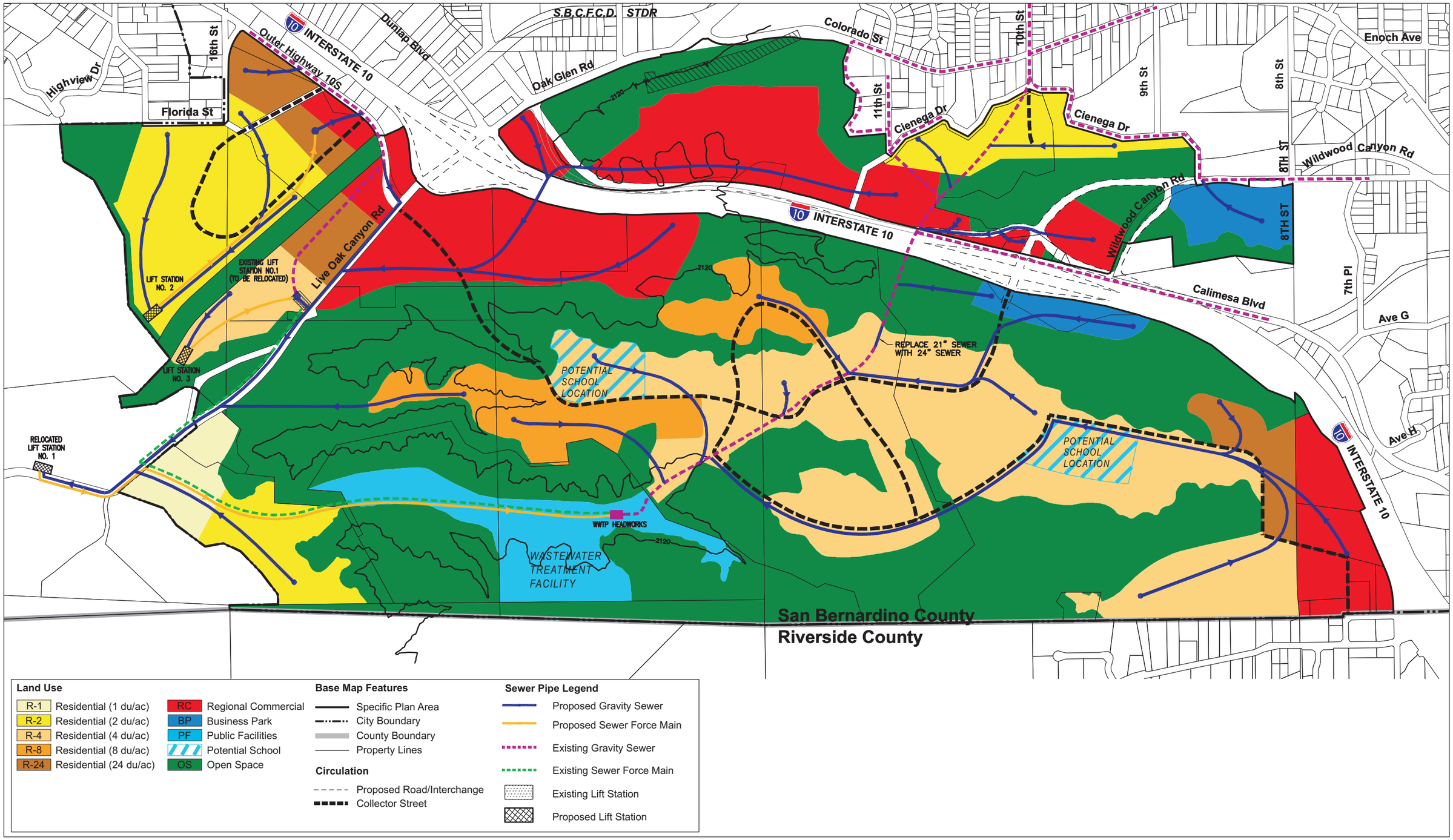
**POTABLE AND NON-POTABLE WATER SYSTEMS**
**FIGURE 3-8**




Source: City of Yucaipa 2008; Hogle Ireland, Inc. 2008

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**WASTEWATER SYSTEMS**
**FIGURE 3-9**

# Chapter 4 SCOPE AND FORMAT OF ENVIRONMENTAL IMPACT ANALYSIS

Sections 4.1 through 4.15 in Chapter 4 of this PEIR include information on existing site conditions and evaluate the potential significant environmental effects resulting from implementation of the Planned Development, as well as the feasible mitigation measures to reduce or avoid the significant impacts.

## Scope of the Environmental Impact Analysis

In accordance with Section 15063 of the CEQA Guidelines, an Initial Study has been prepared to identify the potential environmental effects associated with implementation of the Planned Development. The Initial Study is available in Appendix A of this PEIR. Based on the Initial Study, implementation of the Planned Development could result in potential significant impacts for the following environmental topics:

- Aesthetics
- Agricultural Resources
- Air Quality/Greenhouse Gas (GHG) Emissions
- Biological Resources
- Cultural/Paleontological Resources
- Geology/Soils
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems/Energy
- Mandatory Findings of Significance

Impacts to Mineral Resources were determined not to be significant in the Initial Study Checklist (see response to Question 10 in Appendix A), and this topic is addressed in Section 5.1 (Effects Found Not to be Significant) of this PEIR, pursuant to Section 15128 of the CEQA Guidelines.

# Format of the Environmental Impact Analysis

The following subsections comprise each of the 15 environmental topic sections in Chapter 4 of this PEIR.

## *Environmental Setting*

According to Section 15125 of the CEQA Guidelines, an EIR must include a description of the existing physical environmental conditions in the vicinity of a project to provide the "baseline conditions" against which project-related impacts are compared. Normally, the baseline conditions are the physical conditions that exist when the Notice of Preparation (NOP) is published. The NOP for the Planned Development was published on December 4, 2007. However, the CEQA Guidelines and applicable case law recognize that the date for establishing an environmental baseline cannot be rigid. Physical environmental conditions may vary over a range of time periods; thus, the use of environmental baselines that differ from the date of the NOP is reasonable and appropriate when conducting the environmental analysis. The following subsections rely on a variety of data to establish an applicable baseline.

## *Regulatory Framework*

This subsection provides a summary of regulations, plans, policies, and laws that are relevant to each environmental topic at the federal, state, and local levels.

## *Impacts and Mitigation*

This subsection describes the potential environmental impacts of the Planned Development. Based upon the standards of significance given in Appendix G of the CEQA Guidelines (also refer to the Initial Study Checklist in Appendix A of this PEIR) or as slightly modified in this PEIR for efficiency (i.e. combining similar separate issues into one), this subsection provides the rationale for the conclusions reached for each issue identified in the Initial Study Checklist as one of the following categories: Potentially Significant Impact, Less Than Significant With Mitigation Incorporated, Less Than Significant Impact, and No Impact. For example, the Initial Study Checklist identifies eight issues for the topic Hazards/Hazardous Materials. Of these eight issues, it was determined at the Initial Study stage that implementation of the Planned Development could result in "potentially significant impacts" for five issues and "no impacts" for three issues. For the five potentially significant issues that were evaluated in detail in Section 4.7 of this PEIR, Issues 1 through 3 were determined to have "less than significant impacts;" Issue 4 was determined to have "less than significant impacts with mitigation incorporated;" and the fifth issue was determined to have "no impacts" and was addressed in Section 5.1 (Effects Found Not to be Significant) of this PEIR. A Summary Box at the beginning of each issue subsection provides the reader a convenient capsule of the issue statement, the significance of impact conclusion (before and after mitigation), and the proposed mitigation measure(s).

### City of Yucaipa Standard Conditions of Approval

This subsection lists the City of Yucaipa's standard conditions of approval that may apply to the Planned Development, which are tracked and monitored by the City of Yucaipa as part of their documentation for discretionary actions, and are therefore included in the Mitigation Monitoring and Reporting

Program (MMRP) for this PEIR. Adoption of these conditions may result in specific features incorporated into the design of future projects and/or implementation of standard construction practices that are typically incorporated into project construction plans and specifications, all of which are intended to reduce the severity of impacts identified in the Impact Analysis subsection described below.

**Thresholds of Significance**

Thresholds of significance are criteria used to determine whether potential environmental effects are significant. The thresholds of significance used in this analysis were primarily based upon Appendix G of the CEQA Guidelines (also refer to the Initial Study Checklist in Appendix A of this PEIR). This subsection defines the type, amount, and/or extent of impact that would be considered a significant adverse change in the environment. The thresholds of significance for some environmental topics such as air quality, traffic, and noise are quantitative, while those for other topics such as aesthetics are qualitative. The thresholds of significance are intended to assist the reader in understanding how and why this PEIR reaches its conclusions that certain impacts are significant or less than significant.

**Impact Analysis**

The analysis of environmental impacts considers both the construction and operational aspects associated with implementation of the Planned Development. As required by Section 15126.2(a) of the CEQA Guidelines, direct, indirect, near-term, long-term, on-site, and/or off-site impacts are addressed, as appropriate, for the environmental issue being analyzed.

This PEIR uses the following terms to describe the level of significance of impacts identified during the course of the environmental analysis:

- ***Less than Significant***. This term refers to (1) impacts resulting from implementation of the Planned Development that are not likely to exceed the defined thresholds of significance, and (2) potentially significant impacts that are reduced to a level that does not exceed the defined thresholds of significance after implementation of mitigation measures.

- ***Significant.*** This term refers to impacts resulting from implementation of the Planned Development that exceed the defined thresholds of significance before or after application of mitigation measures. A "significant effect" is defined by Section 15382 of the CEQA Guidelines as "a substantial or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment [but] may be considered in determining whether the physical change is significant."

- ***Significant and Unavoidable.*** This term refers to significant impacts resulting from implementation of the Planned Development that cannot be eliminated or reduced to below the thresholds of significance even through implementation of feasible mitigation measures.

**Mitigation Measures**

Section 15126.4 of the CEQA Guidelines requires an EIR to "describe feasible measures which could minimize significant adverse impacts." The term "feasibility" is defined in CEQA Guidelines Section 15364 as capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, legal, social, and technological considerations. This subsection lists the "mitigation measures" that could reduce the severity of impacts identified in the Impact Analysis subsection.

## *Cumulative Impacts and Mitigation*

CEQA requires that EIRs discuss cumulative impacts, in addition to project impacts. According to Section 15355 of the CEQA Guidelines:

> "Cumulative impacts" refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.
>
> (a) The individual effects may be changed resulting from a single project or a number of separate projects.
>
> (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

The CEQA Guidelines requires that EIRs discuss the cumulative impacts of a project when the project's incremental effect is cumulatively considerable (Section 15130(a)). The term "cumulatively considerable" is defined in the CEQA Guidelines (Section 15065(a) (3)) as the incremental effects of an individual project that are significant when viewed in connection with the effects of other current or probable future projects. The discussion of cumulative impacts must reflect the severity of the impacts and the likelihood of their occurrence; however, this discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone (CEQA Guidelines Section 15130(b)). Further, the discussion of cumulative impacts is guided by the standards of practicality and reasonableness. The CEQA guidelines allow for a project's contribution to be rendered less than cumulatively considerable with implementation of mitigation measures designed to alleviate the cumulative impacts.

The geographic scope of the cumulative impact analyses varies depending upon the specific environmental topic being analyzed (CEQA Guidelines Section 15130(b) (3)). Table 4.0-1 summarizes the geographic area within which cumulative projects may contribute to a specific cumulative impact, when considered in conjunction with the impacts associated with implementation of the Planned Development.

## Table 4.0-1 Geographic Scope of Cumulative Impact Analyses

| Environmental Topic | Geographic Scope of Cumulative Impact Analyses |
|---|---|
| Aesthetics | Surrounding viewsheds from which portions of the project area are visible. |
| Agricultural Resources | San Bernardino and Riverside Counties. |
| Air Quality/GHG Emissions | **For construction and operational emissions:** South Coast Air Basin.<br>**For sensitive receptors:** homes, hospitals, schools, childcare facilities, retirement facilities, etc. adjacent to the Planned Development and near intersections that are analyzed for CO hot spots.<br>**For GHG emissions:** the state of California. |
| Biological Resources | San Bernardino and Riverside counties, including both incorporated and unincorporated areas. |
| Cultural/Paleontological Resources | **For archaeological resources, paleontological resources, and human remains:** San Bernardino and Riverside counties.<br>**For historical resources:** half-mile radius surrounding the project area based on a cultural resources records search for the FCSP EIR. |
| Geology/Soils | **For seismic hazards, soil stability, and expansive soils:** site-specific.<br>For soil erosion and topsoil loss: watersheds for Yucaipa, Wildwood, and Wilson creeks. |
| Hazards/Hazardous Materials | Site-specific and incident-specific. |
| Hydrology/Water Quality | **For drainage alteration, erosion/siltation, and water quality degradation:** watersheds for Yucaipa, Wildwood, and Wilson creeks.<br>**For groundwater supply and recharge:** San Timoteo Creek watershed.<br>**For flood hazards:** areas downstream of Yucaipa, Wildwood, and Wilson creeks. |
| Land Use | Cities of Yucaipa, Redlands, and Calimesa; unincorporated areas of Riverside County; South Coast Air Basin; and transportation network within the jurisdiction of Southern California Association of Governments. |
| Noise | Existing and planned land uses directly adjacent to the project area boundaries. Noise-sensitive receptors adjacent to roadways in the vicinity of the project area, along which the projected increase in traffic volumes associated with implementation of the Planned Development would exceed noise standards. |
| Population/Housing | Cities of Yucaipa, Redlands, and Calimesa; unincorporated areas of San Bernardino and Riverside counties; South Coast Air Basin; and transportation network within the jurisdiction of San Bernardino County Association of Governments. |
| Public Services | **For fire protection:** Yucaipa Fire Department service area.<br>**For police protection:** San Bernardino County Sheriff's Department service area within the city of Yucaipa.<br>**For schools:** Yucaipa-Calimesa Joint Unified School District. |
| Recreation | San Bernardino County |
| Transportation/Traffic | Regional transportation system under the jurisdiction of the San Bernardino County Congestion Management Agency. Specifically, those roadways and intersections within the traffic impact study area (Figure 4.0-1) at which the projected increase in traffic volumes associated with implementation of the Planned Development would exceed 50 peak-hour trips (100 peak-hour trips for freeway segments). |
| Utilities and Service Systems | **For water and wastewater:** Yucaipa Valley Water District service area.<br>**For storm water and solid waste facilities:** San Bernardino region. |

CEQA Guidelines Section 15130(b) indicates the following approaches for identifying cumulative projects:

- 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
- 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 area wide conditions contributing to the cumulative impact.

In determining the present and probable future projects to include in the cumulative impact analysis, the following guidance is provided by the *Communities for a Better Environment vs. Resources Agency* case. Probable projects include those which: (1) have an application on file at the time the NOP is released; (2) are included in an adopted capital improvement program, general plan, regional transportation plan, or similar plan; (3) are included in a summary of projections of projects (or development areas designated) in a general plan or similar plan; (4) are anticipated as later phases of approved projects; or (5) are included in money budgeted by public agencies.

This PEIR uses the "list" approach. The full range of past, present and probable future (proposed) projects that are considered as part of the baseline when evaluating cumulative impacts were provided by the cities of Yucaipa, Redlands and Calimesa, and the counties of San Bernardino and Riverside, as part of the Traffic Impact Analysis (TIA) conducted for this PEIR (Appendix E) as well as the Freeway Corridor Specific Plan (FCSP) EIR (P&D Consultants 2008) analysis. These cumulative projects are listed in Table 4.0-2 and illustrated in Figure 4.0-1. The cumulative impact analysis for each environmental topic addressed in Chapter 4 of this PEIR considers those projects from Table 4.0-2 that occur within the specific geographic areas described in Table 4.0-1.

In accordance with CEQA Guidelines Section 15130(b)(5), a determination is made regarding the significance of the baseline cumulative impact (prior to considering the cumulative contribution of the Planned Development) resulting from the combination of cumulative projects (Table 4.0-2) that occur within the specific geographic areas described in Table 4.0-1. A Summary Box at the beginning of this subsection provides the reader a convenient capsule of the issue statement, a description of the cumulative impact, the significance of the baseline cumulative impact, and whether or not the contribution to this impact from the Robinson Ranch Planned Development is cumulatively considerable (before mitigation).

## Table 4.0-2 Past, Present and Probable Future Cumulative Projects

| Location Number[1] | Land Use[2] | Quantity[3] |
|---|---|---|
| **City of Yucaipa** | | |
| 1 | Mini Storage | 100 TSF |
| | Commercial | 15 TSF |
| | Townhouse | 110 DU |
| 2 | SFDR | 51 DU |
| 3 | Townhouse | 218 DU |
| 5 | Car Wash | 10 TSF |
| 6 | Commercial | 20 TSF |
| 13 | SFDR | 600 DU |
| 14 | SFDR | 107 DU |
| 16 | Oak Hills Marketplace (Commercial) | 665 TSF |
| 22 | SFDR | 49 DU |
| 23 | Townhouse | 71 DU |
| 24 | Townhouse | 42 DU |
| | SFDR | 16 DU |
| 25 | Tire Shop | 6 SB |
| 26 | SFDR | 4 DU |
| 27 | Retirement Home | 118 DU |
| 28 | SFDR | 13 DU |
| 29 | SFDR | 17 DU |
| 30 | Townhouse | 33 DU |
| 31 | Office Building | 10 TSF |
| 32 | Office Building | 15 TSF |
| | Yucaipa High School | 3,300 Students |
| | Crafton Hills College | 1,500 Students |
| **City of Redlands** | | |
| 4 | Restaurant | 2.5 TSF |
| 7 | SFDR | 76 DU |
| 8 | SFDR | 2090 DU |
| 9 | SFDR | 74 DU |
| 10 | UCR Art Center | 55 TSF |
| 11 | SFDR | 80 DU |
| 15 | SFDR | 84 DU |
| 33 | Office Building | 6 TSF |
| 34 | SFDR | 10 DU |
| 37 | Airport Hangers | 66 TSF |
| 38 | SFDR | 13 DU |
| 39 | SFDR | 33 DU |
| 41 | Apartments | 40 DU |

**Table 4.0-2 Continued**

| Location Number[1] | Land Use[2] | Quantity[3] |
|---|---|---|
| *City of Redlands Continued* | | |
| 42 | SFDR | 12 DU |
| 43 | SFDR | 22 DU |
| 44 | SFDR | 15 DU |
| 45 | SFDR | 7 DU |
| 46 | SFDR | 15 DU |
| 47 | SFDR | 6 DU |
| 48 | SFDR | 7 DU |
| 49 | SFDR | 8 DU |
| **City of Calimesa** | | |
| 17 | Calimesa Mixed Use (Mesa Verde Estates Specific Plan Amendment Mixed Use) | 3,450 DU, 350 TSF commercial (1,493 acres total) |
| 18 | Fiesta Property | 1,522 DU, 140 TSF recreation center, 200 TSF commercial, 56 acres mixed use, 39 acres schools, 49 acres park |
| 19, 20 | Summerwind Ranch at Oak Valley Mixed Use and Town Center | 3,683 DU, 260 acres commercial and business park (2,590 acres total) |
| **County of Riverside** | | |
| 21 | Oak Valley Beaumont Specific Plan | 4,335 DU, 2 golf courses (54 holes), 46 acres commercial (1,750 acres total) |
| **County of San Bernardino** | | |
| 12 | Hampton Heights | 495 SFDR DU, 3 TSF commercial, 18-hole golf course (465 acres total) |
| 35 | Church | 7 TSF |
| 36 | SFDR | 27 DU |
| 40 | Mini Storage | 61 TSF |
| | Warehousing | 38 TSF |

(1) See Figure 4.0-1.
(2) SFDR = Single Family Detached Residential.
(3) DU = Dwelling Unit; TSF = Thousand Square feet; SB = Service Bays.

## *CEQA Checklist Items Adequately Addressed in Initial Study*

Based on the analysis conducted for the Initial Study, all issue areas with the exception of one issue (Mineral Resources) were determined to contain at least one impact area where impacts were determined to be Potentially Significant. As such, this EIR will assess impacts associated with all of the issue areas, with the exception of Mineral Resources. This issue area was determined to contain no Potentially Significant impacts based on the following key findings:

- Development of the project area would not result in the loss of a known mineral resources that would be of value to the region and the residents of the state;
- Development of the project area would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan; and
- The project area is not located within an area classified as a Mineral Resource Zone 2, 3, or 4 by the California Division of Mines and Geology.

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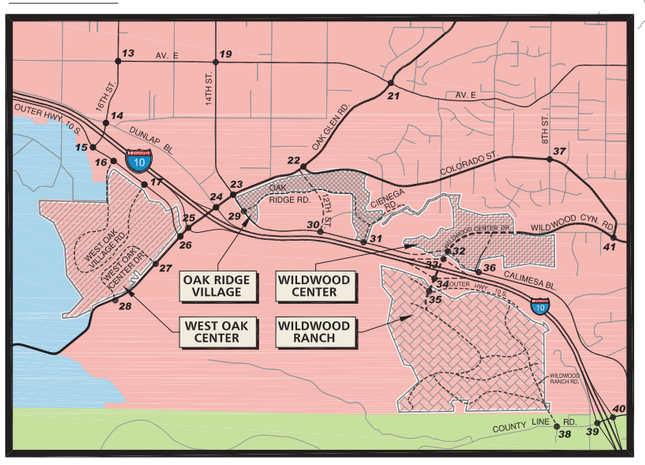
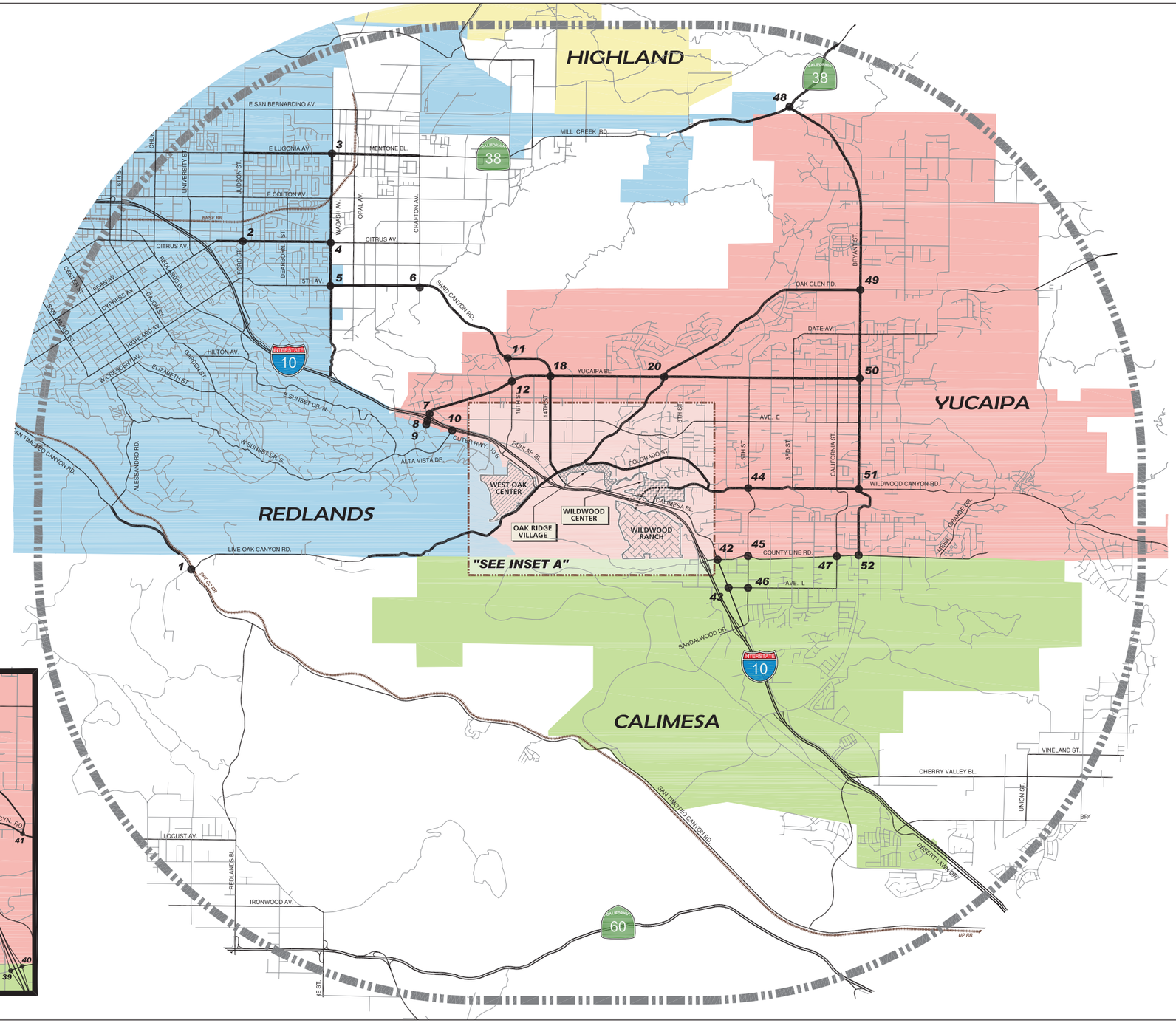
**LEGEND:**

5-MILE RADIUS

CUMULATIVE PROJECT LOCATIONS

**INSET A**




Source: Urban Crossroads 2010

PBSJ

Not to Scale

N

**CUMULATIVE PROJECTS IN THE VICINITY OF THE PLANNED DEVELOPMENT**
**FIGURE 4.0-1**

# 4.1 AESTHETICS

This section of the PEIR describes existing conditions within the project area and in surrounding areas with respect to scenic vistas, visual character, and lighting and glare; the potential physical environmental effects (direct, indirect, and/or cumulative) related to these issues resulting from implementation of the Planned Development; the City of Yucaipa Conditions of Approval related to aesthetics; and mitigation measures to reduce or avoid the identified impacts. Potential indirect impacts of night lighting on biological resources are discussed in Section 4.4, Biological Resources, of this PEIR.

## 4.1.1 Environmental Setting

The following discussion examines the existing landform, scenic highways, aesthetic character, and Key Vantage Points (KVP) for each planning area within the project area.

### 4.1.1.1 Robinson Ranch North Planning Area

#### *On-site Visual Character*

The Robinson Ranch North Planning Area consists of approximately 104 acres of undeveloped land with rolling hills, mesas and valley areas. The topography of this planning area includes gentle to moderately steep hills that contain several deep ravines, some with exposed bedrock. The Oak Ridge Village Subarea contains level areas in the northwest and southeast corners; gentle to moderate slopes (10 percent to 30 percent gradient) in the west portion; a level valley area straddled by steep slopes (40 percent to 50 percent gradient) in the northeast portion; and moderately steep slopes (30 percent to 40 percent gradient) in the east portion. The Wildwood Center Subarea contains gently rolling hills throughout, level areas in the northwest portion (along both sides of Yucaipa Creek), a flat mesa area east of Wildwood Canyon Road (along the eastern boundary), and steep slopes in the south portions (to the west and east of Wildwood Canyon Road). Yucaipa Creek, a deeply incised natural drainage course, traverses the north portion of the Wildwood Center Subarea, west of Wildwood Canyon Road, and along the southeast boundary of the Oak Ridge Village Subarea. Trees occur sporadically throughout the planning area, with the majority growing on slopes and along the edge of Yucaipa Creek.

#### *Off-site Visual Character*

A substantial amount of existing development occurs adjacent to the Robinson Ranch North Planning Area. The visual character of these off-site areas is described below.

- **North** (Wildwood Center Subarea): Single-family residences on large lots, agricultural support structures, and areas for the raising and keeping of animals. Generally speaking, these areas are higher in elevation to the subarea.
- **North** (Oak Ridge Village Subarea): Undeveloped land covered in grasses, single-family residences on large lots, mobile homes, and areas for the raising and keeping of animals.
- **East** (Wildwood Center Subarea): A mobile home park and undeveloped land covered in grasses.

- **East** (Oak Ridge Village Subarea): Single-family residences on large lots and undeveloped land covered in grasses.
- **South** (Wildwood Center Subarea): A mobile home park, commercial development, Calimesa Boulevard, and Interstate 10 (I-10).
- **South** (Oak Ridge Village Subarea): Undeveloped land covered in grasses and I-10.
- **West** (Wildwood Center Subarea): Undeveloped land covered in grasses.
- **West** (Oak Ridge Village Subarea): Undeveloped land, I-10/Oak Glen Road interchange, single-family residences, and commercial development.

## *Views of the Planning Area*

The view from a particular location is divided into three categories: foreground, mid-ground, and background. Foreground views encompass views less than one-quarter mile; mid-ground views encompass views from one-quarter to three-quarters of a mile; and background views encompass views from three-quarters of a mile or more. Figure 4.1-1 identifies the location of each Key Vantage Point (KVP) included in this analysis, and Figures 4.1-2 through 4.1-4 provide photographs taken from each KVP. A description of each KVP is provided below.

**KVP 1 (Figure 4.1-2)**

This view is from the intersection of Oak Glen Road and Colorado Street, looking south toward the Oak Ridge Village Subarea. Primary viewers include motorists and nearby residents. KVP 1 shows undeveloped, level terrain covered in grasses in the foreground. The undeveloped flat terrain gives way to gently rising hills covered with grasses in the mid-ground and background views.

**KVP 2 (Figure 4.1-2)**

This view is from Colorado Street east of Oak Glen Road, looking southwest at the Oak Ridge Village Subarea. Primary viewers include motorists and nearby residents. The foreground view shows an undeveloped, southwest-trending valley flanked by gently sloping hills covered with grasses, exposed dirt, and some trees. Steeper undeveloped slopes and a plateau are visible in the mid-ground and background views.

**KVP 3 (Figure 4.1-3)**

This view is from Wildwood Canyon Road, looking west towards the western section of the Wildwood Center Subarea. Primary viewers include motorists. In the foreground of this photo is the undeveloped toe of a gently sloping hillside which is covered with grasses and native vegetation. Level, undeveloped terrain covered in grasses, the cut banks of Yucaipa Creek, and scattered trees are visible in the mid-ground view. The background view shows a gently sloping hill lined with trees, agricultural land and support structures.

**KVP 4 (Figure 4.1-3)**

This view is from the north end of the Calimesa Boulevard Mobile Home Park, looking west towards the eastern section of Wildwood Center Subarea. Primary viewers include residents of the mobile home park. In the foreground of this photo is an undeveloped, gently sloping hill covered with grasses and

native vegetation. The background view shows flat agricultural land, residences (located north of the western portion of Wildwood Center Subarea), fencing, trees, and mountains.

**KVP 5 (Figure 4.1-4)**

This view is from Calimesa Boulevard, looking northeast towards the western section of Wildwood Center Subarea. Primary viewers include motorists. In the foreground of this photo is undeveloped, level terrain covered in grasses. An unpaved trail and rolling hills covered with grasses and scattered with oaks are visible in the mid-ground and background views.

### *Scenic Highways*

I-10 from State Route (SR) 38 in Redlands to SR-62 (Twentynine Palms Highway) in White Water is eligible for official designation as a state scenic highway. In addition, Oak Glen Road and Wildwood Canyon Road are designated by the Yucaipa General Plan as City scenic highways. Per the City's Development Code, new development in areas extending 200 feet on either side of these roadways is required to comply with the design standards and building requirements of the Scenic Resources Overlay District (refer to Section 4.1.2.2 below). As shown in Figure 4.1-1, Oak Glen Road extends along the northwest border of Oak Ridge Village Subarea, and Wildwood Canyon Road extends through the central portion of Wildwood Center Subarea.

### *Light and Glare*

The Robinson Ranch North Planning Area is essentially undeveloped, and thus contains no sources of light or glare. However, areas to the west, north, and east contain various types of development, primarily residential. These areas contain light and glare sources that are typical of urban and suburban development. I-10 lies immediately to the south of the planning area, and contains associated light sources in the form of vehicle lights and streetlights.

## 4.1.1.2 West Oak Center Planning Area

### *On-site Visual Character*

The West Oak Center Planning Area consists of 150 acres of primarily undeveloped flatlands and rolling hills with plateau and valley areas. There are two houses, one barn and accessory buildings located on site. Wilson Creek traverses this planning area from its northeast to southwest boundaries. Yucaipa Creek runs along the southern border of the planning area, prior to its confluence with Wilson Creek.

### *Off-site Visual Character*

Substantial open space and limited residential development occurs adjacent to the West Oak Center Planning Area. The visual character of these off-site areas is described below.

- **North:** Single-family residences, commercial development, and I-10.
- **East:** Undeveloped areas covered in grasses, single-family residences, and agricultural operations and support structures.

- **South:** Undeveloped level areas and rolling hills covered with grasses and scattered with trees.
- **West:** Undeveloped level areas and rolling hills covered with grasses and scattered with trees.

## *Views of the Planning Area*

Figure 4.1-1 identifies the location of each KVP included in this analysis, and Figures 4.1-4 and 4.1-5 provide photographs taken from each KVP. A description of each KVP is provided below.

**KVP 6 (Figure 4.1-4)**

This view is from Outer Highway South, just west of Live Oak Canyon Road, looking west towards the West Oak Center Planning Area. Primary viewers include motorists. Undeveloped level areas covered with grasses and the cut bank of a creek is visible in the foreground view. In the mid-ground view (left side of the photo), a residential structure is visible. The background view shows an undeveloped rolling hill covered in grasses and scattered trees.

**KVP 7 (Figure 4.1-5)**

This view is from Live Oak Canyon Road looking northwest towards the West Oak Center Planning Area. Primary viewers include motorists. Undeveloped level areas covered with grasses and the cut bank of Yucaipa Creek is visible in the foreground view. The mid-ground view shows undeveloped rolling hills and grasslands used for cattle grazing. Wilson Creek is also visible in the mid-ground view, as noted on the photo. In the background view, steeper hills covered in grasses and scattered with trees and some residential structures are visible.

**KVP 8 (Figure 4.1-5)**

This view is from Florida Street between 16$^{th}$ Street and 17$^{th}$ Street, looking southeast towards the West Oak Center Planning Area. Undeveloped level areas covered with grasses are visible in the foreground view. Gently sloping land covered with grasses is visible in the mid-ground view. In the background view, a taller plateau located across Live Oak Canyon Road is visible.

## *Scenic Highways*

I-10 from SR-38 in Redlands to SR-62 in White Water is eligible for official designation as a state scenic highway. In addition, Live Oak Canyon Road is a City-designated scenic highway. This roadway runs parallel to the southeast border of the West Oak Center Planning Area. New development in areas extending 200 feet on either side of this roadway is required to comply with the design standards and building requirements of the Scenic Resources Overlay District (refer to Section 4.1.2.2 below).

## *Light and Glare*

The West Oak Center Planning Area is essentially undeveloped, and thus contains no sources of light or glare. However, the planning area is immediately adjacent to I-10, Outer Highway South, and Live Oak Canyon Road, and these roadways contain associated lighting sources in the form of vehicle lights and streetlights. The area immediately west of the planning area contains residential properties, and this area serves as a source of light in the form of home lighting, streetlights, and occasional vehicular lighting.

### 4.1.1.3 Wildwood Ranch Planning Area

## *On-site Visual Character*

The 268-acre Wildwood Ranch Planning Area is characterized by undeveloped gently rolling hills with plateaus and valleys. Wildwood Creek flows across the northern portion of the planning area. Numerous oak groves occur throughout.

## *Off-site Visual Character*

Substantial open space occurs adjacent to the Wildwood Ranch Planning Area. The visual character of these off-site areas is described below.

- **North:** A freeway rest area on the south side of I-10, undeveloped land and a mobile home park on the north side of I-10.
- **East:** Undeveloped land and one single-family residence on the west side of I-10, residential and commercial developments on the east side of I-10.
- **South:** Undeveloped land covered with grasses and scattered single-family residences on large lots within the city of Calimesa.
- **West:** Undeveloped rolling hills and plateaus covered with grasses and scattered trees.

## *Views of the Planning Area*

Figure 4.1-1 identifies the location of each KVP included in this analysis, and Figures 4.1-6 and 4.1-7 provide photographs taken from each KVP. A description of each KVP is provided below.

**KVP 9 (Figure 4.1-6)**

This KVP is taken from the rest area located between I-10 and the Wildwood Ranch Planning Area boundary, looking south towards the planning area. Primary viewers include motorists. The foreground and mid-ground views show undeveloped level areas covered in disturbed vegetation and grasses, and the cut bank of Wildwood Creek. The background view shows undeveloped rolling hills covered with grasses and numerous oak trees.

**KVP 10 (Figure 4.1-6)**

This view is from County Line Lane, approximately one mile west of I-10, looking east towards the Wildwood Ranch Planning Area. This is not a highly accessible area because this roadway only leads to an existing wastewater treatment plant; therefore, the primary viewers include the treatment plant employees. A deeply incised natural channel and associated gullies dominate the foreground view. The mid-ground view shows rolling topography and numerous oak trees. The background view shows steeper hills with dense natural vegetation and trees.

**KVP 11 (Figure 4.1-7)**

This view is from 7$^{th}$ Place, west of I-10, looking west towards the Wildwood Ranch Planning Area. Primary viewers include a few residents along 7$^{th}$ Place. The foreground, mid-ground, and background

views show a deeply incised natural channel surrounded by undeveloped, gently rolling hills covered with grasslands. An occasional tree and scattered trash occurs in and along the channel.

### *Scenic Highways*

I-10 from SR-38 in Redlands to SR-62 in White Water is eligible for official designation as a state scenic highway. There are no city-designated scenic highways on or adjacent to the Wildwood Ranch Planning Area.

### *Light and Glare*

The Wildwood Ranch Planning Area is essentially undeveloped, and thus contains no sources of light or glare. However, the planning area is immediately adjacent to I-10 to the north and east, and low density residential development is present immediately to the south. These areas provide sources of lighting in the form of vehicular traffic, streetlights, and home lighting.

## 4.1.2 Regulatory Framework

### 4.1.2.1 State

### *California Scenic Highways Program*

This program was created by the California Scenic Highway Law in 1963 for the purpose of preserving and protecting scenic highway corridors from any changes that would diminish the aesthetic value of adjacent lands. State Scenic Highways are either officially designated by Caltrans as such, or are eligible for designation. State Scenic Highway nominations are evaluated using the following criteria: 1) the proposed scenic highway is principally within an unspoiled native habitat and showcases the unique aspects of the landscape, agriculture, or man-made water features; 2) existing visual intrusions do not significantly impact the scenic corridor; 3) strong local support for the proposed scenic highway designation is demonstrated; and 4) the length of the proposed scenic highway is not short or segmented.

### 4.1.2.2 Local

### *City of Yucaipa General Plan*

Although the Yucaipa General Plan does not specifically designate scenic vistas, scenic areas or viewpoints within the City, it identifies the following features as scenic resources: 1) hillsides interspersed throughout the city and the surrounding mountains; 2) major creeks that traverse the city and create major “bench areas;” 3) gently sloping, undeveloped lands; and 4) oak trees. The General Plan elements that provide relevant goals, objectives, and policies to preserve views of these scenic resources include land use; urban design; and transportation, multi-purpose trails and scenic highways.

The Land Use Element addresses the preservation of significant ridgelines/landforms and steep slopes, hillside development, viewshed and scenic quality preservation, use of contour grading to blend with natural landforms, and use of open space buffers. The Urban Design Element establishes goals to

preserve views of undeveloped hillsides and ridgelines. The Transportation, Multi-Purpose Trails and Scenic Highways Element designates Oak Glen Road, Wildwood Canyon Road, and Live Oak Canyon Road as scenic highways (General Plan Scenic Highway Map VII-6), as indicated in Sections 4.1.1.1 and 4.1.1.2 above.

### *City of Yucaipa Development Code Scenic Resources Overlay District*

A Scenic Resources Overlay District is intended to protect the City-designated scenic highway designations for Oak Glen Road, Wildwood Canyon Road, and Live Oak Canyon Road by requiring new developments within 200 feet on either side of these roadways to incorporate special design standards to enhance visual aesthetics. Such design standards may include appropriate landscape treatments along road rights of way involving randomly spaced shade trees and turf in parkways and medians, no "primary signs" (billboards), and limiting building heights to one story.

### *City of Yucaipa Development Code Hillside/Ridgeline Ordinance*

The City protects viewsheds through the Hillside/Ridgeline Ordinance (Division 7, Chapter 11, Sections 87.1105 through 87.1180 of the Development Code) which establishes development requirements on hillside areas and prominent ridgelines. A "hillside" is defined in the Ordinance as a parcel of land, or a definable portion, with an average slope greater than 10 percent. A "prominent ridgeline" is defined in the Ordinance as a ridge that can be seen from arterial streets or major public spaces. The Ordinance prohibits placement of structures within 150 feet from the centerline of prominent ridgelines and requires the preservation of 50 percent of existing views of prominent ridgelines.

### *City of Yucaipa Development Code Oak Tree Conservation*

The Oak Tree Conservation Ordinance (Division 9, Chapter 5, Sections 89.0501 through 89.0520 of the Development Code) promotes the aesthetic value provided by oak trees. The Ordinance limits indiscriminate removal of oak trees, and limits encroachment into areas within five feet from an oak tree drip-line. The Ordinance requires the conservation of all healthy oak trees unless the reasonable and conforming use of a property justifies the removal, cutting, or pruning of oak trees and/or encroachment into the protected zone of an oak tree.

## 4.1.3 Project Impacts and Mitigation

### *City of Yucaipa Standard Conditions of Approval*

Table 4.1-1 presents the City of Yucaipa's standard conditions of project approval related to the reduction of aesthetics impacts. These standard conditions are tracked and monitored by the City of Yucaipa as part of their documentation for discretionary actions, and are included in the Mitigation Monitoring and Reporting Program (MMRP) of this PEIR.

## Table 4.1-1 City of Yucaipa Conditions of Approval Related to Aesthetics

| Condition Number | Conditions of Approval |
|---|---|
| **Conditions of Approval for Subdivisions** | |
| Subdivision 9 | Areas to be dedicated for the purpose of meeting the natural open space requirements of this project shall possess no development rights since said development rights have been transferred to other portions of the project. Said open space shall remain in its natural condition, with maintenance occurring in an approved manner. No grading or structures of any type shall be permitted in the open space easements, including walls or fencing. |
| Subdivision 14 | All future development of this site shall be in accordance with the provisions of Division 7, Chapter 11, of the Development Code regarding Hillside/Ridgeline development standards and requirements. |
| Subdivision 15 | All future development of this site shall be in accordance with the provisions of Division 9, Chapter 5, of the Development Code regarding Oak Tree Conservation development standards and requirements. |
| Subdivision 69 | Trees, irrigation system, and landscaping required to be installed on public right-of-way within this project area shall be maintained by other than the city, with the exception of Landscape & Lighting Maintenance District (LLMD) areas, and shall be as specified in city standards for tree planting. Maintenance procedures acceptable to the Engineering Division shall be instituted. |
| Subdivision 85 | Applicant shall provide for street lighting as per adopted city standards and per Improvement Level requirements. |
| Subdivision 86 | New development shall be required to annex into a LLMD or create a Homeowners Association (HOA) if it is determined necessary for the provision of maintenance services to public or common areas (per LLMD standards or specifications) that may be a part of the development, and the applicant hereby agrees to waive the right to protest the formation of said LLMD. Developer must submit to the city two (2) blue-lines, full size, one (1) "as built" mylar landscape/irrigation plan, one (1) reduced 11 x 17 set, and one (1) 11 x 17 laminated set for the controller cabinet. Three copies of a Landscape Documentation Package, consistent with Division 10, Chapter 4, of the Development Code shall be submitted for review and approval. An Engineer's report shall be submitted and approved for the LLMD. |
| Subdivision 87 | Prior to approval of a Final Map for recordation, annexation proceedings shall have been completed and the subdivision annexed into the LLMD for the provision of maintenance services to public and/or common areas within the project. The LLMD shall include a Dormant HOA to be activated should the LLMD for the project be disestablished. As a condition of this subdivision approval, the applicant consents to the annexation of the project into the LLMD, and agrees to waive and shall waive the right to protest said annexation, and assessment thereof for the provision of such maintenance services. |
| Subdivision 103 | The Composite Development Plan shall include the following notes:<br>a. Prior to occupancy, a minimum number of one (1) inch caliper/15 gallon, multi-branched trees and an appropriate groundcover shall be planted in the parkway within street right-of-way as follows:<br>Small trees: 25 feet on center (O.C.)<br>Large trees: 30 feet O.C.<br>These trees are to be of a type and are to be placed in such a manner as indicated in note above.<br>b. Street trees in the parkway between sidewalk and curb shall be provided with a linear root barrier.<br>c. Specify three approved street tree types (actual variety is to be approved by the Planning Division) and detail the planting specifications as outlined in the City's Standards and Specifications for Tree Planting. |

**Table 4.1-1 Continued**

| Condition Number | Conditions of Approval |
|---|---|
| *Conditions of Approval for Subdivisions (continued)* | |
| Subdivision 103 *(continued)* | d. Prior to issuance of occupancy permits, slope planting shall be required for the surface of all cut slopes more than five (5) feet in height and fill slopes more than three (3) feet in height. Said slopes shall be protected against damage by erosion by planting with grass or ground cover plants. Slopes exceeding eight (8) feet vertical height shall also be planted with shrubs, spaced at not to exceed ten (10) feet on centers; and trees, spaced at not to exceed thirty (30) feet on centers. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the site.<br>Trees 50% 15 gal.; 50% 5 gal.<br>Shrubs 50% 5 gal.; 50% 1 gal;<br>Groundcover 100% coverage.<br>e. Prior to issuance of occupancy permits, slopes and parkways required to be planted shall be provided with an approved automatic system of irrigation, designed to cover all portions of the slope and parkway. A functional test of the system may be required. All irrigation systems, where required, shall be designed on an individual lot basis unless commonly maintained in an approved manner.<br>f. No grading or structures of any type shall be permitted in the open space easements, including walls or fencing. Fuel modification improvements, natural vegetation and/or re-vegetation in compliance with resource agency permits and regulations, drainage facilities, and trail improvements are permitted in the natural open space areas.<br>g. A six (6) foot decorative masonry wall shall be provided at the top of slope (if applicable) along the side and rear of lots adjacent to public roads. All decorative walls shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, split block face, columns, or other such features to provide visual and physical relief along the wall face. Decorative block walls may incorporate see-through features to take advantage of views, such as wrought iron or tubular steel sections between decorative block pillars, but must include a minimum two (2) foot masonry base. Walls along street frontage shall be provided with a seal coat of graffiti resistant paint and/or dense landscaping in front of the wall. No fence, wall, or retaining wall shall exceed six (6) feet in height (four (4) feet in front yard setback areas) unless a Variance is approved by the city. |
| **Conditions of Approval for Conditional Use Permits** | |
| CUP 8 | The applicant/owner shall maintain in good condition at all times all permanent plantings as identified on the approved landscape plan. |
| CUP 11 | All signs proposed by this project may only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or by an alternating lighting system that changes no more than once per hour. The glare from the luminous source shall not exceed one-half (0.5) foot candle. |
| CUP 15 | All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that visual and public health nuisances are minimized. |
| CUP 19 | The project site shall remain in full compliance with all City Sign Regulations at all times. |
| CUP 63 | Three (3) copies of a landscape and irrigation plan prepared by a Registered Landscape Architect for the planting (drought tolerant landscaping shall be utilized to minimize water consumption) and permanent irrigation system for the development, including setback areas and parkways, shall be submitted to the Building & Safety Division for review and approval. Said plans must be consistent with the City's Landscape Design and Installation Guidelines, and include the following details:<br>a. Voltage boxes, mailboxes, trash enclosures, maintenance structures, backflow devices, automatic controls, air conditioning/heating units, etc., to be shown on the plan and screened with landscaping and/or decorative fencing/trim.<br>b. A permanent automatically controlled irrigation system. |

**Table 4.1-1 Continued**

| Condition Number | Conditions of Approval |
|---|---|
| *Conditions of Approval for Conditional Use Permits (continued)* | |
| CUP 63 *(continued)* | c. Landscaping shall consist of drought tolerant vegetation appropriate to the local climate. Trees, shrubs and ground covers in the following quantities shall be required as follows:<br>1. Tree planting (15 gallon size):<br>a. 1 for each 600 sq. ft. of total landscaped area (one required, minimum)<br>b. 80% of total trees required to be 15 gallon<br>c. 1 for every 12 parking stalls<br>2. 24 to 96 inch box trees:<br>a. 20% of total trees required (one required, minimum)<br>3. Tree Spacing/location:<br>a. small trees: 20 feet O.C. max.<br>b. large trees: 30 feet O.C. max.<br>c. street trees: 15 gal. min./30 feet O.C. max.<br>d. min. 6 feet from curbs, paving and sidewalks; trees in parkway between sidewalk and curb shall be provided with a linear root barrier<br>4. 5 gallon shrubs:<br>a. 60% of total shrubs required to be 5 gallon<br>b. 10 for each 300 sq. ft. of landscaped area<br>5. 1 gallon shrubs:<br>a. 40% of total shrubs required<br>6. Ground Cover:<br>a. Drought tolerant adapted when mature, or native<br>b. Maximum spacing: 12 inches O.C., or as suitable for planting material<br>c. Hydroseeding (establish recommended mixture); specify weight or volume per unit area |
| CUP 85 | All open space easements for the preservation of natural undisturbed open space shall be dedicated to the city or other approved maintenance authority. |
| CUP 86 | A greenbelt or fuel modification zone plan shall be required and bonded for this project. Fuel modification plan requirements shall be site specific to this project. The applicant shall submit a fuel modification plan to the Fire Department for review and comments or approval. Maintenance provisions of the fuel modification zone shall be approved by the Fire Department. Maintenance of the fuel modification zone, with the property of individual property owners, shall be the responsibility of a HOA or other approved maintenance authority that is acceptable to the Fire Department. |

Source: City of Yucaipa 2007 [is this the most detailed source possible?]

### 4.1.3.1 Issue 1 – Scenic Vistas and Visual Character

**AESTHETICS ISSUE 1 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development have a substantial adverse effect on a scenic vista or substantially degrade the existing visual character or quality of the site and its surroundings?**

| *Impact* | *Significance before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Development of this planning area would substantially alter on- and off-site visual character. | Significant. | No additional feasible mitigation measures available beyond the city's applicable Development Code requirements and standard conditions of approval related to aesthetics. | Significant and unavoidable. |
| ***West Oak Center:*** Development of this planning area would substantially alter on- and off-site visual character. | Significant. | No additional feasible mitigation measures available beyond the city's applicable Development Code requirements and standard conditions of approval related to aesthetics. | Significant and unavoidable. |
| ***Wildwood Ranch:*** Development of this planning area would substantially alter on- and off-site visual character. | Significant. | No additional feasible mitigation measures available beyond the city's applicable Development Code requirements and standard conditions of approval related to aesthetics. | Significant and unavoidable. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would result in a significant impact if it would have a substantial adverse effect on a scenic vista or substantially degrade the existing visual character or quality of the site and its surroundings.

## Impact Analysis

### *Scenic Vistas*

There are no designated scenic vistas, scenic areas, or view points in the vicinity of the project area, as indicated in Section 4.1.2.2 above; therefore, the Planned Development would not have a substantial adverse impact on a designated scenic vista.

### *Visual Character*

Implementation of the Planned Development would substantially change the area's existing topography and visual character and impact the following scenic resources identified in the General Plan: 1) hillsides; 2) major creeks; 3) gently sloping, undeveloped lands; and 4) oak trees. The most visible change that would occur in all three planning areas is the substantial landform alteration associated with mass grading and creek channelization. Grading would result in a substantial permanent change to the project area's existing topography, including large-scale vegetation removal and loss of visually prominent oak trees. The graded slopes and pads would be pervasive and prominent to city residents

and motorists from the adjacent portion of I-10 and other roadways for several years until the landscaping matures and provides visual screening. Despite the use of sensitive landform and contour grading techniques (e.g., terracing of building pads) that could be employed to reduce this impact (in accordance with the Yucaipa Hillside/Ridgeline Preservation regulations, Grading and Excavation codes, etc.), the Planned Development would not comply with the Hillside/Ridgeline Ordinance. Therefore, the on-site visual character impacts associated with substantial landform alteration and loss of scenic resources resulting from mass grading for the Planned Development would be significant.

In addition to the substantial landform alteration described above, the following sections describe the potential for the Planned Development to impact the existing visual character within and adjacent to each planning area by examining the changes that would occur as viewed from the KVPs identified in Section 4.1.1 above.

**Robinson Ranch North Planning Area On-site Visual Character**

***KVP 1 (Figure 4.1-2)***

Upon implementation of the Oak Ridge Village Subarea, a new roadway (12th Street) with street landscaping would be visible in the foreground view and residential development would be visible in the mid-ground and background views. The existing visual character on site would be substantially altered by the introduction of residential and commercial development and new roads. The commercial uses at the corner of Oak Glen Road and Calimesa Boulevard would not be within view of KVP 1.

***KVP 2 (Figure 4.1-2)***

Upon implementation of the Oak Ridge Village Subarea, open space and landscaping would be visible in the immediate foreground view and residential development would be visible in the mid-ground and background views. The existing visual character on site would be substantially altered by the introduction of residential and commercial development and new roads. The commercial uses at the corner of Oak Glen Road and Calimesa Boulevard would not be within view of KVP 2.

***KVP 3 (Figure 4.1-3)***

Upon implementation of the Wildwood Center Subarea, a new roadway (Wildwood Center Drive) with street landscaping would be visible in the foreground view and residential development with some interspersed open space would be visible in the mid-ground and background views. The existing visual character on site would be substantially altered by the introduction of residential development and new roads.

***KVP 4 (Figure 4.1-3)***

Upon implementation of the Wildwood Center Subarea, residential development would be visible in the foreground and background views. The existing visual character on site would be substantially altered by the introduction of residential development and new roads.

***KVP 5 (Figure 4.1-4)***

Upon implementation of the Wildwood Center Subarea, a new freeway interchange (I-10/Wildwood Center Drive) would be visible in the foreground view and residential development with some interspersed open space would be visible in the mid-ground and background views. The existing visual

character on-site would be substantially altered by the introduction of residential development and new roads and interchange improvements.

***Summary***

As discussed above for KVPs 1 through 5, implementation of the Robinson Ranch North Planning Area would permanently change the views of this portion of the project area from undeveloped land to developed residential and commercial uses and new roads. In addition, portions of this Planning Area would block views of the surrounding mountains and hills in the distance. Therefore, the on-site visual character impacts associated with build-out of this Planning Area would be significant.

**Robinson Ranch North Planning Area Off-site Visual Character**

The average gross density of residential development planned throughout the majority of the Oak Ridge Village Subarea (10.8 du/ac) would be much higher than the low-density single-family residences to the northwest and east, and would therefore substantially conflict with the existing visual character in these adjacent areas. Adjacent to Oak Ridge Village, on the north side of Colorado Street and east of Oak Glen Road, is a parcel designated in the Yucaipa General Plan as RL-2.5-AP (Rural Living, 2.5-acre minimum lot size, Agricultural Preserve Overlay District). This is one of the sites being considered in the Housing Element Update DEIR (City of Yucaipa 2010) for possible redesignation and rezoning as RM-24 (Multiple Residential, 24 units per acre maximum). Under this scenario, the residential density within Oak Ridge Village Subarea would be less than the maximum residential density assumed for the RL-2.5-AP parcel, and would therefore not conflict with the "potential" visual character in this adjacent area.

The average gross density of residential development in the east portion of Wildwood Center Subarea (10.8 du/ac) would be less than the high-density mobile home park to the south and east, and would therefore not conflict with the existing visual character in these adjacent areas. In addition, the average gross density of residential development in the north portion of this subarea (4 du/ac) would not substantially conflict with either the single-family residential uses designated by the General Plan (RS-20M; 20,000 sq. ft. minimum lot size) to the north, or the residential density (2 du/ac) designated by the FCSP (Figure 3-4) to the west. Therefore, the off-site visual character impacts associated with build-out of this planning area would be significant.

**West Oak Center Planning Area On-site Visual Character**

***KVP 6 (Figure 4.1-4)***

Upon implementation of the West Oak Center Planning Area, commercial development would be visible in the foreground and mid-ground views, and residential development would be visible on the ridges in the background view. The existing visual character on site would be substantially altered by the introduction of commercial, residential and business park development and new roads. The business park uses in the southeast portion of the planning area would not be within view of KVP 6.

***KVP 7 (Figure 4.1-5)***

Upon implementation of the West Oak Center Planning Area, open space surrounding Yucaipa Creek and a new roadway (West Oak Center Drive) with street landscaping would be visible in the foreground view, business park development would be visible in the mid-ground view, and residential development would be visible on the ridges in the background view. The existing visual character on site would be

substantially altered by the introduction of business park, residential and commercial development and new roads. The commercial uses in the north portion of the planning area would not be within view of KVP 7.

***KVP 8 (Figure 4.1-5)***

Upon implementation of the West Oak Center Planning Area, residential development would be visible in the foreground view. The ridges in the background view of Figure 4.1-5 are located off site. The existing visual character on site would be substantially altered by the introduction of residential, commercial and business park development and new roads. The commercial and business park uses in the north and south portions of the planning area would not be within view of KVP 8.

***Summary***

As discussed above for KVPs 6 through 8, implementation of the West Oak Center Planning Area would permanently change the views of this portion of the project area from undeveloped land to developed residential, commercial and business park uses and new roads. In addition, portions of this planning area would block views of the surrounding mountains and hillsides in the distance. Therefore, the on-site visual character impacts associated with build-out of this planning area would be significant.

**West Oak Center Planning Area Off-site Visual Character**

The residential, commercial and business park uses within West Oak Center Planning Area would substantially conflict with the existing visual character of agricultural lands to the northeast and undeveloped lands to the southeast, south, and west. The area to the west is designated as Resource Preservation by the City of Redlands General Plan. The average gross density of residential development (10.8 du/ac) in the northwest portion of the planning area would be much higher than the low-density single-family residences to the northwest, and would therefore substantially conflict with the existing visual character in this adjacent area. However, the planned commercial uses in the northeast portion of the planning area would have a similar visual character as the adjacent commercial area that exists along the south side of I-10 north of Outer Highway South. This area is designated as Service Commercial by the Yucaipa General Plan.

On the east side of Live Oak Canyon Road, south of I-10, the planned business park uses in the south portion of the planning area would conflict with the visual character of areas to the south which are designated as Open Space under the Yucaipa General Plan. Additional visual character impacts would occur in this area due to conflicts with the Resource Preservation designation in the Redlands General Plan. Therefore, the off-site visual character impacts associated with build-out of this planning area would be significant.

**Wildwood Ranch Planning Area On-site Visual Character**

***KVP 9 (Figure 4.1-6)***

Upon implementation of the Wildwood Ranch Planning Area, commercial development, open space surrounding Wildwood Creek, a new segment of Outer Highway South with street landscaping, and a new freeway interchange (I-10/Wildwood Center Drive) would be visible in the foreground views. In addition, residential development would be visible in the mid-ground and background views. The

existing visual character on site would be substantially altered by the introduction of commercial and residential development and new roads and interchange improvements.

***KVP 10 (Figure 4.1-6)***

Upon implementation of the Wildwood Ranch Planning Area, residential development and new roadways (South Wildwood Canyon Road and Oak Grove Parkway) with street landscaping would be visible in the foreground and mid-ground views. The existing visual character on site would be substantially altered by the introduction of residential development and new roads.

***KVP 11 (Figure 4.1-7)***

Upon implementation of the Wildwood Ranch Planning Area, residential development and new roadways (Wildwood Ranch Road, Grants Pass, and Wildwood Valley Road) with street landscaping would be visible in the foreground, mid-ground and background views. The existing visual character on site would be substantially altered by the introduction of residential development and new roads.

***Summary***

As discussed above for KVPs 9 through 11, implementation of the Wildwood Ranch Planning Area would permanently change the views of this portion of the project area from undeveloped land to developed residential and commercial uses and new roads. In addition, portions of this planning area would block views of the surrounding mountains and hills in the distance. Therefore, the on-site visual character impacts associated with build-out of this planning area would be significant.

**Wildwood Ranch Planning Area Off-site Visual Character**

The average gross density of residential development planned throughout the Wildwood Ranch Planning Area (10.8 du/ac) would conflict with the existing visual character of the primarily undeveloped lands to the south, east and west. I-10 extends along the north boundary of the planning area; therefore, the planned commercial uses in the north portion of the planning area would not substantially conflict with the visual character of this area.

Lands to the south are designated as Residential Low (2-4 du/ac) and Open Space by the City of Calimesa General Plan. The average gross density of residential development throughout this planning area (10.8 du/ac) would be substantially greater than the low-density by the Calimesa General Plan to the south (2-4 du/ac), and would therefore conflict with the “potential” visual character in these adjacent areas

## Mitigation Measures

Implementation of the Planned Development would permanently change views of the project area from undeveloped to developed, and thus substantially alter the on-site visual character. The Planned Development would also substantially conflict with the off-site visual character in certain adjacent areas, as described above. Further, the Planned Development would not be consistent with the Yucaipa Hillside/Ridgeline Preservation regulations, Grading and Excavation codes, and Oak Tree Preservation requirements. However, even with the application of these requirements and the city’s standard conditions of approval relative to aesthetics impacts (Table 4.1-1), the fundamental character of the

project area would be permanently altered. Therefore, implementation of the Planned Development would result in significant and unavoidable impacts to the on-site and off-site visual character because there are no other feasible measures to mitigate these impacts.

### 4.1.3.2 Issue 2 – Scenic Highways

**AESTHETICS ISSUE 2 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a scenic highway?**

| *Impact* | *Significance before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Development would change existing views from two city-designated scenic highways; however, future projects would be required to comply with special design standards of the Scenic Resources Overlay District. | Less than significant. | No mitigation required. | Less than significant. |
| ***West Oak Center:*** Development would change existing views from a city-designated scenic highway; however, future projects would be required to comply with special design standards of the Scenic Resources Overlay District. | Less than significant. | No mitigation required. | Less than significant. |
| ***Wildwood Ranch:*** No state or city-designated scenic highways occur in the vicinity of this planning area. | No impact. | No mitigation required. | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a scenic highway.

## Impact Analysis

There are no designated state scenic highways within or near the project area. The portion of I-10 that extends through the project area is eligible for designation by Caltrans as a state scenic highway, but it has not yet been granted that status; therefore, there would be no impacts to existing state scenic highways resulting from implementation of the Planned Development. However, there are three city-designated scenic highways in the vicinity of the project area: Oak Glen Road, Wildwood Canyon Road, and Live Oak Canyon Road. These are discussed below.

### *Robinson Ranch North Planning Area*

The Oak Ridge Village Subarea would include commercial and residential uses adjacent to Oak Glen Road and the Wildwood Center Subarea would include residential uses adjacent to Wildwood Canyon Road. The existing views along these city-designated scenic highways would change from undeveloped land to commercial and residential uses. However, as part of the Final Development Plan process, the

City of Yucaipa will require that future projects within 200 feet of these roadways comply with the design standards and building requirements of the Scenic Resources Overlay District (refer to Section 4.1.2.2 above). Therefore, through compliance with the Scenic Resources Overlay District, impacts to city-designated scenic highways due to development within Robinson Ranch North Planning Area would be less than significant.

### *West Oak Center Planning Area*

Upon implementation of West Oak Center Planning Area, commercial and business park uses would be developed adjacent to Live Oak Canyon Road. The existing views along this city-designated scenic highway would change from undeveloped land to commercial and business park uses. However, as part of the Final Development Plan process, the City of Yucaipa will require that future projects within 200 feet of this roadway comply with the design standards and building requirements of the Scenic Resources Overlay District (refer to Section 4.1.2.2 above). Therefore, through compliance with the Scenic Resources Overlay District, impacts to city-designated scenic highways due to development within West Oak Center Planning Area would be less than significant.

### *Wildwood Ranch Planning Area*

There are no city-designated scenic highways on or adjacent to the Wildwood Ranch Planning Area. Therefore, development of this Planning Area would not result in any impacts to city-designated scenic highways.

## Mitigation Measures

Because impacts to city-designated scenic highways would be less than significant due to compliance with special design standards of the Scenic Resources Overlay District, no mitigation is required.

### 4.1.3.3 Issue 3 – Light and Glare

**AESTHETICS ISSUE 3 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Implementation of this planning area would result in the substantial addition of nighttime lighting (buildings, parking lots, roadways) and buildings that could result in daytime glare, which would adversely affect nighttime and daytime views. | Significant. | Incorporate recommend-dations from lighting plan (Aes-3A); incorporate building design features to reduce glare (Aes-3B). | Less than significant. |
| ***West Oak Center:*** Implementation of this planning area would result in the substantial addition of nighttime lighting (buildings, parking lots, roadways) and buildings that could result in daytime glare, which would adversely affect nighttime and daytime views. | Significant. | Incorporate recommen-dations from lighting plan (Aes-3A); incorporate building design features to reduce glare (Aes-3B). | Less than significant. |
| ***Wildwood Ranch:*** Implementation of this planning area would result in the substantial addition of nighttime lighting (buildings, parking lots, roadways) and buildings that could result in daytime glare, which would adversely affect nighttime and daytime views. | Significant. | Incorporate recommend-dations from lighting plan (Aes-3A); incorporate building design features to reduce glare (Aes-3B). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

## Impact Analysis

The following analyses are relevant to all three planning areas. Nighttime light that spills outside its intended area can be a nuisance to adjacent residents attempting to sleep and can interfere with astronomical observations. Nighttime lighting in excess of what is necessary for its purpose is called light pollution. For this analysis, glare is defined as the reflection of sunlight from building windows and exterior surfaces that produces a visual distraction to motorists and pedestrians. Implementation of the Planned Development would result in new lighting and structures that have the potential to substantially increase sources of light and glare in undeveloped areas. New sources of light would include exterior building illumination, residential lighting, parking lot lights, landscaped area lighting, and new roadway lighting. New sources of glare would result from reflective glass and other building materials primarily associated with the commercial and business park land uses. Because there are virtually no existing sources of light and glare within the project area, the Planned Development would create new sources of substantial light and glare which would adversely affect day or nighttime views in the area, resulting in significant impacts.

## Mitigation Measures

Implementation of the following mitigation measures, which apply to all three planning areas, would reduce light and glare impacts associated with the Planned Development to a level of less than significant:

***Aes-3A*** During the design of future projects that would implement the Robinson Ranch Planned Development, a lighting plan shall be included in the project development plans submitted to the City of Yucaipa for their review. The plan shall include, but not be limited to, the following design features to reduce light intrusion and spillover into the night sky and adjacent residential areas, which shall be incorporated into final development plans and specifications:

i. Outdoor lighting shall be shielded from existing residential areas, sensitive biological habitat, and other light-sensitive receptors.

ii. Lighting shall be directed to the specific location intended for illumination (e.g., roads or walkways).

iii. Non-essential lighting and stray light spillover shall be minimized through shielding.

iv. Low intensity lamps shall be used except when high intensity illumination is required.

***Aes-3B*** Future projects that would implement the Robinson Ranch Planned Development shall be designed to minimize mirrored and highly reflective building surfaces. The project development plans submitted to the City of Yucaipa for review shall include, but not be limited to, the use of specific architectural features to reduce adverse visual impairment to motorists driving along nearby roads. The city-approved building design features shall be incorporated into the final development plans and specifications.

# 4.1.4 Cumulative Impacts and Mitigation

**AESTHETICS CUMULATIVE ISSUE SUMMARY**

**Would implementation of the Robinson Ranch Planned Development have a cumulatively considerable contribution to a cumulative aesthetic impact considering past, present, and probable future projects?**

| *Cumulative Impact* | *Significance* | *Robinson Ranch Contribution* |
|---|---|---|
| ***Visual Character:*** Localized degradation of the visual character in on-site undeveloped areas and surrounding urbanized areas. | Significant. | Cumulatively considerable and unavoidable. |
| ***Scenic Highways:*** Regional impacts to scenic resources along city-designated scenic highways. | Significant. | Not cumulatively considerable due to compliance with special design standards of the Scenic Resources Overlay District. |
| ***Light Pollution:*** Regional light pollution affecting nighttime astronomical observations. | Significant. | Not cumulatively considerable with implementation of mitigation measure Aes-3A. |

As indicated in Table 4.0-1 of this PEIR, impacts relative to scenic vistas and daytime glare are generally specific to the individual project sites; therefore, these issues are not subject to a cumulative impact analysis, and are not addressed in this section.

## 4.1.4.1 Visual Character

As indicated in Table 4.0-1 of this PEIR, the geographic context for the analysis of cumulative impacts relative to visual character encompasses the areas surrounding the project area. In general, adjacent areas to the north and east are currently developed with residential and commercial uses, while adjacent areas to the west and south are undeveloped, each of which have their own unique visual character. For purposes of this analysis, it is assumed that cumulative projects located in the adjacent urbanized areas would not conflict with or degrade the existing visual quality because development currently exists in these areas. However, cumulative projects located in the adjacent undeveloped areas would degrade the existing visual character by introducing development into these areas which serve as scenic resources. Therefore, the baseline cumulative impact to visual character within the on-site and off-site viewsheds associated with local development activities is significant.

As discussed in Section 4.1.3.1 above, implementation of the Planned Development would result in a significant and unavoidable impact to the on-site and off-site visual character. Combined with cumulative development in the adjacent undeveloped areas, the Planned Development would result in a cumulatively considerable contribution to visual character impacts within the local viewsheds. There are no additional feasible measures to mitigate this significant cumulative impact beyond compliance with the Yucaipa Hillside/Ridgeline Preservation regulations, Grading and Excavation codes, Oak Tree Preservation requirements, and standard conditions of approval relative to aesthetics impacts (Table 4.1-1) because the fundamental character of the project area would be permanently altered. Therefore, the Planned Development's cumulatively considerable contribution to the on-site and off-site visual character impacts would be significant and unavoidable.

### 4.1.4.2 Scenic Highways

As indicated in Table 4.0-1 of this PEIR, the geographic context for the analysis of cumulative impacts to scenic highways encompasses areas along the entire lengths of the city-designated scenic highways in the region: Oak Glen Road, Wildwood Canyon Road, and Live Oak Canyon Road. Some of the cumulative projects listed in Table 4.0-2 of this PEIR would be located along these roadways and could introduce development that is not consistent with the scenic views that qualify these segments as city-designated scenic highways. Therefore, the baseline cumulative impact to city-designated scenic highways in the region associated with local development activities is significant.

As discussed in Section 4.1.3.2 above, impacts to city-designated scenic highways from implementation of the Planned Development would be less than significant due to compliance with special design standards of the Scenic Resources Overlay District; therefore, the Planned Development would not result in a cumulatively considerable contribution to impacts to city-designated scenic highways in the region.

### 4.1.4.3 Light Pollution

As indicated in Table 4.0-1 of this PEIR, the geographic context for the analysis of cumulative impacts relative to night lighting encompasses the "light dome" effects that disrupt "dark-sky" observations. Night lighting associated with urban development has been documented to contribute to regional light pollution which impacts astronomical observations and is disruptive to the public. Cumulative projects result in additional sources of light. Therefore, the baseline cumulative impact to regional light pollution associated with urban development activities is significant.

As discussed in Section 4.1.3.3 above, impacts to regional light pollution from the Planned Development would be less than significant with implementation of a lighting plan for future projects in accordance with mitigation measure Aes-3A; therefore, the Planned Development would not result in a cumulatively considerable contribution to regional light pollution impacts.

## 4.1.5 CEQA Checklist Items Adequately Addressed in Initial Study

All checklist items in the Initial Study were addressed in the analyses above.

## 4.1.6 References

California Department of Transportation. 2007. California Scenic Highway Mapping System. December 7, 2007. Last accessed on May 21, 2010. Available at http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm

City of Yucaipa. 2010. Draft EIR for the Yucaipa Housing Element Implementation Program (SCH No. 2009041096). April.

P&D Consultants. 2008. Final Revised EIR for the Yucaipa Freeway Corridor Specific Plan (SCH No. 2006041096). October.

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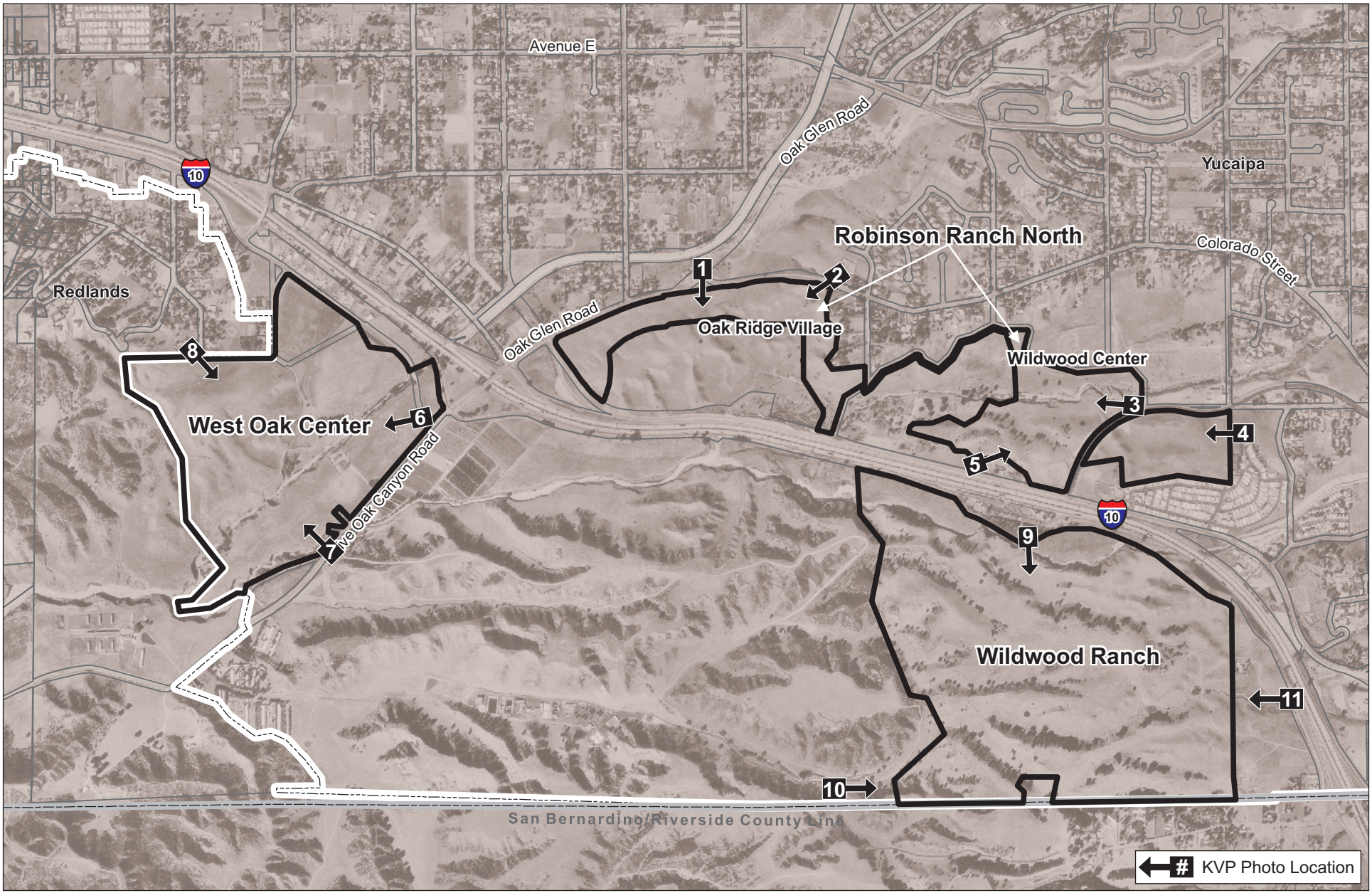



Source: PBS&J 2010; USGS 2002

0 750 1,500 Feet

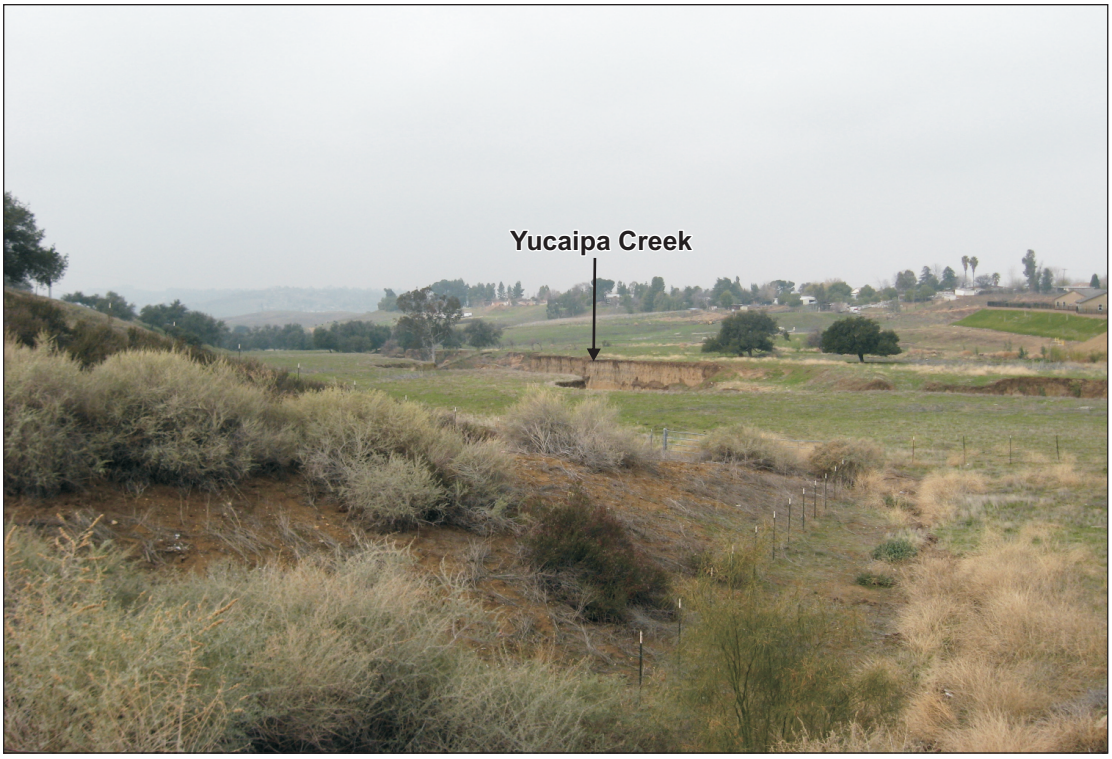
N

**KEY VANTAGE POINT (KVP) PHOTO LOCATIONS**
**FIGURE 4.1-1**

KVP 1: View of project area from intersection of Oak Glen Road and Colorado Street, looking south toward the Oak Ridge Village Subarea.

KVP 2: View of project area from Colorado Street east of Oak Glen Road, looking southwest at the Oak Ridge Village Subarea.

**REPRESENTATIVE PHOTOGRAPH: KVPS 1 AND 2**
**FIGURE 4.1-2**




KVP 3: View of project area from Wildwood Canyon Road, looking west towards the western section of the Wildwood Center Subarea.

KVP 4: View of project area from the north end of the Calimesa Boulevard Mobile Home Park, looking west towards the eastern section of Wildwood Center Subarea.

**REPRESENTATIVE PHOTOGRAPH: KVPS 3 AND 4**
**FIGURE 4.1-3**

KVP 5: View of project area from Calimesa Boulevard adjacent to I-10, looking northeast towards the western section of Wildwood Center Subarea.

KVP 6: View of project area from Outer Highway South, just west of Live Oak Canyon Road, looking west towards the West Oak Center Planning Area.

**REPRESENTATIVE PHOTOGRAPH: KVPS 5 AND 6**
**FIGURE 4.1-4**

KVP 7: View of project area from Live Oak Canyon Road looking northwest towards the West Oak Center Planning Area.

KVP 8: View of project area from Florida Street, looking southeast towards the West Oak Center Planning Area.

**REPRESENTATIVE PHOTOGRAPH: KVPS 7 AND 8**
**FIGURE 4.1-5**

KVP 9: View of project area from the rest area located between I-10 and the Wildwood Ranch Planning Area, looking south towards the Planning Area.

KVP 10: View of project area from County Line Lane, approximately one mile west of I-10, looking east towards Wildwood Ranch Planning Area.

**REPRESENTATIVE PHOTOGRAPH: KVPS 9 AND 10**
**FIGURE 4.1-6**

KVP 11: View of project area from 7th Place, west of I-10, looking west toward the Wildwood Ranch Planning Area.

**REPRESENTATIVE PHOTOGRAPH: KVP 11**
**FIGURE 4.1-7**

# 4.2 AGRICULTURAL AND FORESTRY RESOURCES

This section of the PEIR describes existing conditions within the project area and in adjacent areas with respect to agricultural resources; the potential physical environmental effects (direct, indirect, and/or cumulative) on these resources resulting from implementation of the Planned Development; and mitigation measures to reduce or avoid the identified impacts. This evaluation includes an assessment of potential impacts of the Planned Development on Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. In addition, this section includes a brief discussion of potential impacts to forestry resources, as this topic has been included in Appendix G of the CEQA Guidelines (Initial Study Checklist) as part of the 2010 Amendments to the Guidelines adopted by the Secretary for Natural Resources on December 30, 2009.

## 4.2.1 Environmental Setting

The following sections examine agricultural resources and forest lands within the three proposed planning areas of the Planned Development: Robinson Ranch North, West Oak Center, and Wildwood Ranch.

### 4.2.1.1 Agricultural Lands

The California Department of Conservation (CDC) developed and manages the Farmland Mapping and Monitoring Program (FMMP). The FMMP categorizes agricultural land throughout California according to soil type, soil quality, and irrigation status. There are eight FMMP categories which are listed in the following order of importance in terms of agricultural production: 1) Prime Farmland; 2) Farmland of Statewide Importance; 3) Unique Farmland; 4) Farmland of Local Importance; 5) Grazing Land; 6) Urban and Built-up Land; 7) Other Land; and 8) Water. Table 4.2-1 provides the definitions for each of these FMMP categories. The FMMP monitors the conversion of these designated areas to or from agricultural use. Specifically, the CDC produces maps and statistical data under the FMMP that are used to analyze impacts to California's agricultural resources. FMMP maps are updated every two years through aerial photographs, a computer mapping system, public review, and field reconnaissance.

As illustrated in Figure 4.2-1, the entire 104-acre Robinson Ranch North Planning Area is classified as Grazing Land. The 150-acre West Oak Center Planning Area contains approximately 75 acres classified as Grazing Land and 75 acres classified as Farmland of Local Importance (Figure 4.2-1). The entire 268-acre Wildwood Ranch Planning Area is classified as Grazing Land by the FMMP.

### 4.2.1.2 Forestry Lands

There are no areas within the Planned Development boundaries that are designated as forest lands. The nearest forest lands are in the San Bernardino National Forest, located approximately six miles northeast of the project area and outside of the City of Yucaipa's jurisdiction. These lands are managed by the U.S. Forest Service, an agency of the U.S. Department of Agriculture (USDA).

## Table 4.2-1 Description of FMMP Categories

| FMMP Category | Description |
|---|---|
| Prime Farmland (P) | Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date. |
| Farmland of Statewide Importance (S) | Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date. |
| Unique Farmland (U) | Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include nonirrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date. |
| Farmland of Local Importance (L) | Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. Generally farmlands not covered by the categories of Prime, Statewide, or Unique.<br><br>The San Bernardino County definition is "Farmlands which 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 dryland grains of wheat, barley, oats, and dryland pasture." |
| Grazing Land (G) | Grazing Land is land on which the existing vegetation, whether grown naturally or through management, is suitable for grazing or browsing of livestock. The minimum mapping unit for Grazing Land is 40 acres. |
| Urban and Built-up Land (D) | Land occupied by structures with a building density of at least one unit per 1.5 acres, or approximately six structures per 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes. |
| Other Land (X) | Land not included in any other mapping category. 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. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land. |
| Water (W) | Perennial water bodies with an extent of at least 40 acres. |

Source: CDC 2007

## 4.2.2 Regulatory Setting

### 4.2.2.1 Federal

#### *Farmland Protection Policy Act of 1981*

The USDA administers the Farmland Protection Policy Act of 1981, which is intended to minimize the extent to which federal programs contribute to the unnecessary conversion of farmland to nonagricultural uses. The Act requires federal programs to be compatible with state, local, and private efforts to protect farmland.

### 4.2.2.2 State

#### *The Right to Farm Act (California Civil Code Section 3482.5)*

The Right to Farm Act is designed to protect commercial agricultural operations from nuisance complaints that may arise when an agricultural operation is conducting business in a "manner consistent with proper and accepted customs." The Act specifies that established operations that have been in business for three or more years that were not nuisances at the time they began shall not be considered a nuisance as a result of a new land use. The Act protects an agricultural operation if certain factors are met.

#### *California Farmland Conservancy Program*

Implemented by the CDC, the California Farmland Conservancy Program (CFCP) is a voluntary program that seeks to encourage the long-term, private stewardship of agricultural lands through the use of agricultural conservation easements. The CFCP, formerly known as the Agricultural Land Stewardship Program, was created in 1996 and provides grant funding for projects that use and support agricultural conservation easements for the protection of agricultural lands.

#### *Open Space Subvention Act*

The Open Space Subvention Act (OSSA) was enacted on January 1, 1972 to provide for the partial replacement of local property tax revenue foregone as a result of participation in the Williamson Act and other enforceable open space restriction programs. Participating local governments receive annual payments on the basis of the quantity (number of acres), quality (soil type and agricultural productivity), and, for Farmland Security Zone contracts, location (proximity to a city) of land enrolled under eligible enforceable open space restrictions. A Farmland Security Zone is an area created within an agricultural preserve by a board of supervisors upon request by a landowner or group of landowners.

#### *Farm and Ranch Lands Protection Program*

The Farm and Ranch Lands Protection Program (FRRP) is a voluntary program that helps farmers and ranchers keep their land in agriculture. The program is managed by the USDA's Natural Resources Conservation Service (NRCS) and provides matching funds to state, tribal, or local governments and non-governmental organizations with existing farmland and ranch land protection programs to purchase

conservation easements. The FRRP was reauthorized in the Farm Security and Rural Investment Act of 2002.

### *California Land Evaluation Site Assessment Model*

The NRCS developed the California Land Evaluation Site Assessment (LESA) Model to assist state and local officials with decisions about land use. Combined with forest measures and rangeland parameters, the LESA Model provides a technical framework to numerically rank land parcels through local resource evaluation. In determining whether impacts to agricultural resources would be significant, the CEQA Guidelines reference the California LESA Model prepared by the CDC as an optional methodology that may be used to assess the relative value of agriculture and farmland. The CDC's model evaluates soil resource quality, project size, water resource availability, surrounding agricultural lands, and surrounding protected resource lands. The CDC encourages local agencies to develop local agricultural models to account for the variability of local agricultural resources and conditions.

### *Farmland Mapping and Monitoring Program*

Refer to Section 4.2.1.1 (Agricultural Lands) above for a description of the FMMP. The FMMP also produces a biannual report on the amount of land converted from agricultural to non-agricultural use. The FMMP is only an informational service and does not constitute state regulation of local land use decisions.

### *California Land Conservation Act (Williamson Act)*

The California Land Conservation Act, also known as the Williamson Act, encourages preservation of agricultural lands. The Act enables local governments to enter into contracts with private landowners that voluntarily agree to apply agricultural preserve status to specific parcels of their land, thereby restricting use of those parcels to agriculture or related open space. The contracts have a rolling term of 10 years and require 100 contiguous acres of agricultural land under one or more ownerships. In return for preserving their land from development, contracted landowners receive property tax adjustments consisting of tax assessments that are much lower than full market (speculative) values because their contracted lands are used for farming and open space. There are no Williamson Act lands located within or adjacent to the project area (CDC 2004).

## 4.2.3 Project Impacts and Mitigation

### *City of Yucaipa Standard Conditions of Approval*

There are no City of Yucaipa standard conditions of project approval related to the reduction of impacts to agricultural resources.

### 4.2.3.1 Issue 1 – Indirect Conversion of Agricultural Resources

**AGRICULTURAL AND FORESTRY RESOURCES ISSUE 1 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development involve changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** The indirect conversion of an adjacent Agricultural Preserve Overlay District to non-agricultural uses due to development of this planning area is speculative. | Less than significant. | No mitigation required. | Less than significant. |
| ***West Oak Center***: The indirect conversion of adjacent active farmlands to non-agricultural uses due to development of this planning area is speculative. | Less than significant. | No mitigation required. | Less than significant. |
| ***Wildwood Ranch:*** Development of this planning area would not result in the indirect conversion (to non-agricultural uses) of farmlands considered significant under CEQA. | Less than significant. | No mitigation required. | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the Planned Development would have a significant impact if it would involve changes in the existing environment, which due to their location or nature, could result in conversion of farmland to non-agricultural use.

## Impact Analysis

## *Robinson Ranch North Planning Area*

There are no lands adjacent to the Wildwood Center portion of this planning area that are actively being grazed or farmed, are in agricultural production, or are designated by FMMP as farmlands. Adjacent to the Oak Ridge Village portion of this planning area, on the north side of Colorado Street and east of Oak Glen Road, is a parcel designated in the Yucaipa General Plan as RL-2.5-AP (Rural Living, 2.5-acre minimum lot size, Agricultural Preserve Overlay District) and by the FMMP as Grazing Lands (CDC 2009d). The Agricultural Preserve Overlay District designation is an artifact of when the parcel was included in a Williamson Act Contract a number of years ago. This parcel is undeveloped and has not been farmed in the recent past. Existing development occurs to the west, north and east of the parcel. Planned land uses for Oak Ridge Village along the south side of the parcel include Multiple Residential. Although implementation of Oak Ridge Village could exert some development pressure on this parcel because it would be completely surrounded by development, this is one of the sites being considered in the Housing Element Update DEIR (City of Yucaipa 2010) for possible redesignation and rezoning of 19 acres as RM-24 (Multiple Residential, 24 units per acre maximum). The Housing Element Update DEIR concludes the following for this parcel (identified as “Site 1” in the DEIR):

> "While this represents a reduction in the amount of land available in the city where agricultural activities can occur; Site 1 does not possess the physical qualities sufficient for sustained, agricultural production. Furthermore, although the Agricultural Preserve Overlay District designation 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 Agricultural Preserve Overlay District designation would not result in any significant impact to agricultural resources in the city."

The extent to which development of Oak Ridge Village could hasten the indirect conversion of this Agricultural Preserve Overlay District designation to non-agricultural uses would be considered speculative; nevertheless, such conversion is more likely to occur with implementation of the Housing Element Update which identifies up to 19 acres of high-density multi-family residences that could potentially be developed on this property. Therefore, any impact on agricultural resources resulting from implementation of the Robinson Ranch North Planning Area would be less than significant.

## *West Oak Center Planning Area*

Lands currently used for grazing are located adjacent to the west, south, and east of this planning area. Lands that are actively being farmed, and designated by FMMP as Prime Farmland and as Unique Farmland, are located just east of the planning area on the east side of Live Oak Canyon Road. For the Planned Development to be implemented, off-site infrastructure improvements would be required to support development of the following land use designations within this planning area: General Commercial, Business Park, and Multiple Residential. These infrastructure improvements could increase development pressure on rural areas adjacent to West Oak Center by reducing the costs to extend utilities into these currently undeveloped properties. However, the Freeway Corridor Specific Plan (FCSP) designates Regional Commercial zoning for the active farmlands east of Live Oak Canyon Road, and this area has also been the subject of a separate preliminary development plan and final EIR for a regional commercial shopping center known as the Oak Hills Marketplace project (City of Yucaipa 2007). The Oak Hills Marketplace Final EIR states the following conclusion regarding the permanent loss of these farmlands:

> "The proposed project would directly convert farmland on site to non-agricultural uses. According to the [CDC's Agricultural Land Evaluation and Site Assessment] model, the proposed project would have a potentially significant impact on statewide agricultural resources. It should be noted that the General Plan designates the site for Planned Development and that agriculture is only an interim land use for the project site.
>
> There are no measures that can mitigate the permanent loss of agricultural land. Therefore, the impact in this regard is considered significant and unavoidable, and a Statement of Overriding Considerations for this impact will have to be adopted prior to approving the project."

The extent to which development of West Oak Center could hasten the indirect conversion of adjacent grazing lands and farmlands to non-agricultural uses would be considered speculative; nevertheless, such conversion of the active farmlands east of Live Oak Canyon Road is more likely to occur with

implementation of the FCSP, Oak Hills Marketplace, or some similar future development project both of which identify regional commercial uses for this area. Therefore, any impact on agricultural resources resulting from implementation of the West Oak Center Planning Area would be less than significant.

### *Wildwood Ranch Planning Area*

Lands adjacent to the west and south of this planning area are currently used for grazing, and an area adjacent to the south is designated by FMMP as Farmland of Local Importance. Implementation of the Wildwood Ranch Planning Area would not result in the indirect conversion (to non-agricultural uses) of FMMP-designated farmlands considered significant under CEQA. In addition, the extent to which development of Wildwood Ranch could hasten the indirect conversion of adjacent FMMP-designated Grazing Land or Farmland of Local Importance would be considered speculative and less than significant under CEQA. Therefore, any impact on agricultural resources resulting from implementation of the Wildwood Ranch Planning Area would be less than significant.

### Mitigation Measures

Because the potential indirect conversion of active grazing lands and farmlands and FMMP-designated farmlands to non-agricultural uses would be considered speculative, any impact on agricultural resources resulting from the Planned Development would be less than significant, and no mitigation is required.

## 4.2.4 Cumulative Impacts and Mitigation

**AGRICULTURAL AND FORESTRY RESOURCES CUMULATIVE ISSUE SUMMARY**

**Would implementation of the Robinson Ranch Planned Development have a cumulatively considerable contribution to a significant cumulative agricultural resources impact considering past, present, and probable future projects?**

| *Cumulative Impact* | *Significance* | *Robinson Ranch Contribution* |
|---|---|---|
| ***Indirect Conversion of Farmland:*** Regional loss of Important Farmland. | Significant. | Not cumulatively considerable. |

The geographic context for the analysis of cumulative impacts associated with indirect conversion of active grazing lands and farmlands and FMMP-designated farmlands encompasses San Bernardino County. According to the San Bernardino County Land Use Summary prepared by the CDC (2009c), the county has had a net loss of 106,191 acres of agricultural land between 1984 and 2008. This includes 29,095 acres of designated Prime Farmland; 6,023 acres of designated Farmlands of Statewide Importance; 9,131 acres of other designated Important Farmland; and 61,942 acres of designated Grazing Lands. The encroachment of urban areas on agricultural lands is a long and continued trend in southern California and the conversion of agricultural land to non-agricultural uses is a significant cumulative impact.

From a regional perspective, the conversion of agricultural land to urban uses is an important policy decision that is ultimately left to each jurisdiction. In order to address the cumulative loss of agricultural land within Yucaipa, the Yucaipa General Plan includes a stated objective, Goal LU-9, which strives to

"locate new development so that the economic strength derived from agricultural, mineral and other natural resources is preserved." Among Goal LU-9's policies, it is stated, "prime agricultural lands must be protected from the adverse effects of urban encroachment, particularly increased erosion and sedimentation, trespass, and non-agricultural land development." The Planned Development proposes to designate high intensity land uses, such as Multiple Residential, Business Park and General Commercial, adjacent to lands that are actively being grazed or farmed, or are designated as Prime Farmland or Unique Farmland by the FMMP. The extent to which on-site development could hasten the indirect conversion of adjacent grazing lands and farmlands to non-agricultural uses would be considered speculative. In addition, such conversion is more likely to occur with implementation of other cumulative actions such as the Housing Element Update, the FCSP or the Oak Hills Marketplace project. Though it is difficult to quantify the amount of agricultural land that is under development pressure within San Bernardino County, it is evident that such pressure exists and would continue with or without implementation of the Planned Development. Therefore, implementation of the Planned Development would not result in a cumulatively considerable contribution to a significant cumulative impact associated with the indirect conversion of agricultural lands to non-agricultural uses within the county.

## 4.2.5 CEQA Checklist Items Adequately Addressed in Initial Study

***Would implementation of the Planned Development convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the FMMP, to non-agricultural use?***

As illustrated in Figure 4.2-1 and described in Section 4.2.1.1 above, the lands within the project area are categorized by FMMP as either Grazing Land or Farmland of Local Importance, which are not considered sensitive farmland designations under CEQA; therefore, the Planned Development would not result in direct impacts on FMMP-designated farmlands considered significant under CEQA, and direct impacts to FMMP-designated Grazing Land or Farmland of Local Importance would be less than significant. No further evaluation is necessary.

***Would implementation of the Planned Development conflict with existing zoning for agricultural use, or a Williamson Act contract?***

None of the lands within the project area are designated on the Yucaipa General Plan or zoned for agricultural uses, nor are they bound by a Williamson Act contract. Therefore, the Planned Development would not result in direct impacts on agriculturally zoned or Williamson Act contract properties. No further evaluation is necessary.

## 4.2.6 References

California Department of Conservation (CDC). 2009a. Farmland Mapping and Monitoring Program, Soil Candidate Listing For Prime Farmland and Farmland of Statewide Importance, San Bernardino County. August 31.

California Department of Conservation (CDC). 2009b. Riverside County Important Farmland 2008, Sheet 1 of 3. September.

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P&D Consultants. 2008. Final Revised EIR for the Yucaipa Freeway Corridor Specific Plan (SCH No. 2006041096). October.

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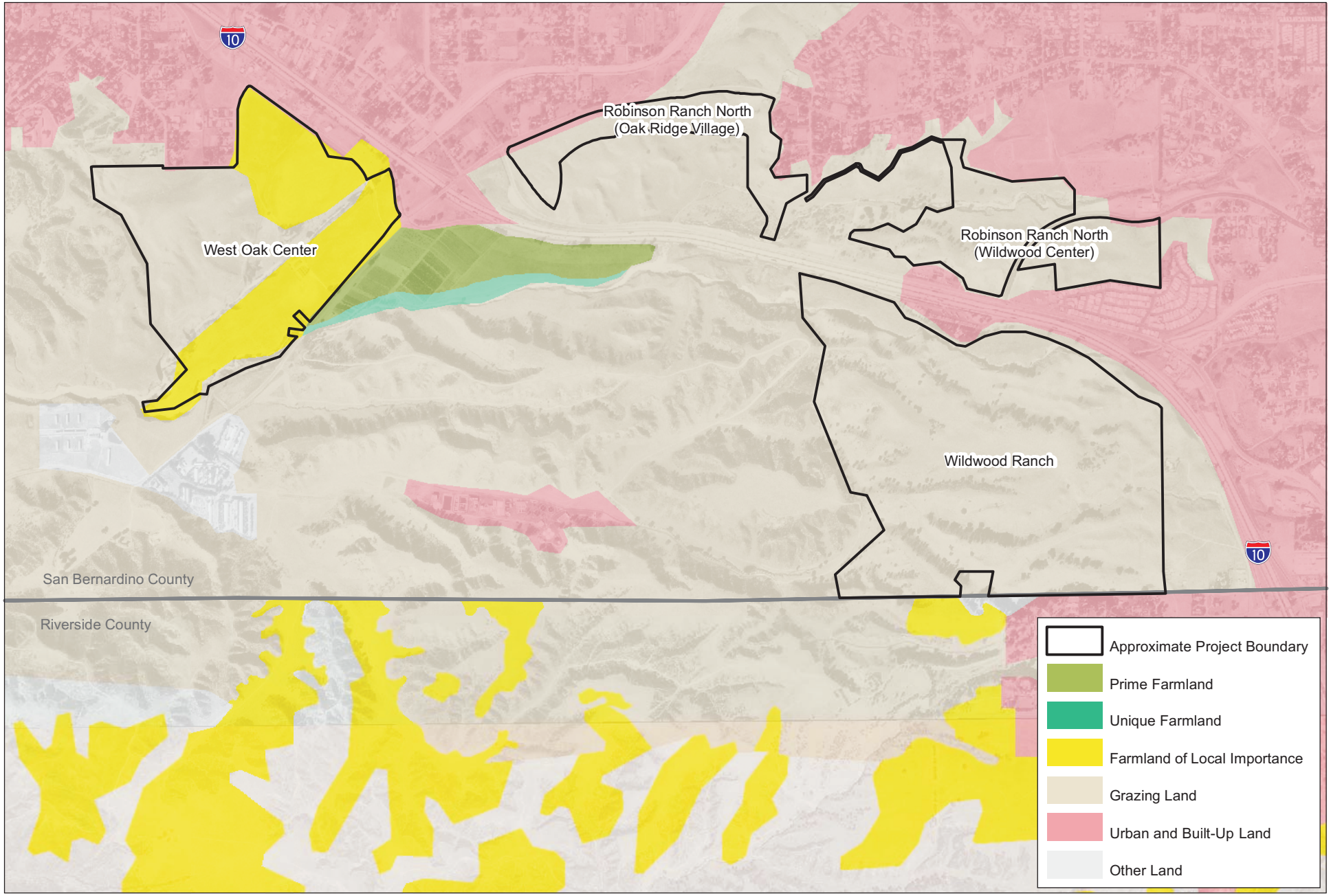


Source: NAIP, 2009; California Department of Conservation, 2008

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**AGRICULTURAL RESOURCES WITHIN THE PROJECT AREA**
**FIGURE 4.2-1**

# 4.3 AIR QUALITY AND GLOBAL CLIMATE CHANGE

This section of the PEIR describes and evaluates the potential impacts to air quality resulting from implementation of the Planned Development; the City of Yucaipa Conditions of Approval related to air quality; and mitigation measures to reduce or avoid the identified impacts. This section of the PEIR is based on the *Air Quality and Greenhouse Gas Technical Report for the Robinson Ranch Planned Development* (AQTR) prepared by PBS&J in June 2010. The report, included as Appendix B of this PEIR, addresses air pollutant emissions as a result of projected construction and operation of projects implemented under the Planned Development.

## 4.3.1 Existing Conditions

### 4.3.1.1 Climate and Meteorology

The Planned Development project area is located in the South Coast Air Basin (Basin). This Basin includes all of Orange County as well as the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The Basin is located in a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean in the southwest quadrant, with high mountains forming the remainder of the perimeter. The general region lies in the semi-permanent high-pressure zone of the eastern Pacific. As a result, the climate is mild, tempered by cool sea breezes. This usually mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, or Santa Ana winds.

Wind patterns across the south coastal region are characterized by westerly and southwesterly onshore winds during the day and easterly or northeasterly breezes at night. Between the periods of dominant airflow, periods of air stagnation may occur both in the morning and evening hours. Whether such a period of stagnation occurs is one of the critical determinants of air quality conditions on any given day.

### 4.3.1.2 Criteria Air Pollutants

Federal and state laws regulate the air pollutants emitted into the ambient air by stationary and mobile sources. These regulated air pollutants are known as “criteria air pollutants” and are categorized as primary and secondary pollutants. Primary air pollutants are those that are emitted directly from sources. Carbon monoxide (CO), reactive organic gases (ROG), nitrogen oxides ($NO_x$), sulfur dioxide ($SO_2$), and fugitive dust ($PM_{10}$ and $PM_{2.5}$) are primary air pollutants. Of these, CO, $SO_2$, $PM_{10}$, and $PM_{2.5}$ are criteria pollutants. ROGs and $NO_x$ are criteria pollutant precursors that go on to form ozone ($O_3$), a secondary criteria pollutant, through chemical and photochemical reaction in the atmosphere.

Presented below is a description of each of these primary and secondary criteria air pollutants and their known health effects.

***Carbon Monoxide (CO)*** is an odorless, colorless, and toxic gas. At lower levels of exposure, CO causes mild effects that are often mistaken for the flu. These symptoms include headaches, dizziness, disorientation, nausea, and fatigue. The major sources of CO in the Basin are on-road vehicles, aircraft, and off-road vehicles and equipment.

***Reactive Organic Gases (ROGs)*** are defined as any compound of carbon, excluding carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate, which participates in atmospheric photochemical reactions. It should be noted that there are no state or national ambient air quality standards for ROGs because they are not classified as criteria pollutants. They are regulated, however, because a reduction in ROG emissions reduces certain chemical reactions that contribute to the formulation of ozone. The major sources of ROGs in the Basin are on-road motor vehicles and solvent evaporation.

***Nitrogen Oxides ($NO_x$)*** serves as integral participants in the process of photochemical smog (ozone) production. The two major forms of $NO_x$ are nitric oxide (NO) and nitrogen dioxide ($NO_2$). $NO_x$ is also an ozone precursor. When $NO_x$ and ROGs are released in the atmosphere, they can chemically react with one another in the presence of sunlight to form ozone. Nitrogen dioxide ($NO_2$) is a byproduct of fuel combustion.

***Ozone ($O_3$)*** is one of a number of substances called photochemical oxidants that are formed when reactive organic compounds (ROC) and $NO_x$ (both byproducts of the internal combustion engine) react with sunlight. Ozone is present in relatively high concentrations in the Basin, and the damaging effects of photochemical smog are generally related to ozone concentrations. Ozone may pose a health threat to those who already suffer from respiratory diseases as well as healthy people. Additionally, ozone has been tied to crop damage, typically in the form of stunted growth and pre-mature death. Ozone can also act as a corrosive, resulting in property damage such as the embitterment of rubber products.

***Sulfur Dioxide ($SO_2$)*** is a colorless, pungent gas. Although $SO_2$ concentrations have been reduced to levels well below state and national standards, further reductions are desirable because $SO_2$ is a precursor to sulfates. Sulfates are a particulate formed through the photochemical oxidation of $SO_2$. Long-term exposure to high levels of $SO_2$ can cause irritation of existing cardiovascular disease, respiratory illness, and changes in the defenses in the lungs.

***Particulate Matter (PM)*** consists of finely divided solids or liquids such as soot, dust, aerosols, fumes, and mists. Two forms of fine particulate are now recognized. Course particles, or $PM_{10}$, include that portion of the particulate matter with an aerodynamic diameter of 10 microns (i.e., ten one-millionths of a meter or 0.0004 inch) or less. Fine particles, or $PM_{2.5}$, have an aerodynamic diameter of 2.5 microns, that is 2.5 one-millionths of a meter or 0.0001 inch or less. Particulate discharge into the atmosphere results primarily from industrial, agricultural, construction, and transportation activities; however, wind action on the arid landscape also contributes substantially to the local particulate loading. Both $PM_{10}$ and $PM_{2.5}$ may adversely affect the human respiratory system, especially in those people who are naturally sensitive or susceptible to breathing problems.

### 4.3.1.3 Existing Air Quality

Existing levels of ambient air quality and historical trends and projections in the Planned Development project area are best documented by measurements made by the SCAQMD. The project area is located within Source Receptor Area (SRA) 35, East San Bernardino Valley. No data was available for CO, $NO_2$, or $PM_{2.5}$ in SRA 35; therefore, data from monitoring station SRA 34 located in Central San Bernardino Valley was used. Data from monitoring stations in SRAs 34 and 35 are summarized in Table 4.3-1.

Ozone pollution decreased between 2006 and 2007 and generally increased in 2008, with 72 days experiencing a violation of the federal hourly standard. The data show recurring violations of both the state and federal ozone standards, and no clear trend is apparent. The data also indicate that the area exceeds the $PM_{10}$ state standards and $PM_{2.5}$ federal standards. The CO and $NO_2$ standards have not been violated in the last three years at the indicated station.

**Table 4.3-1 Ambient Air Quality Monitoring Summary**

| Pollutant/Standard | Number of Days Threshold Were Exceeded and Maximum Levels During Such Violations | | | | | |
|---|---|---|---|---|---|---|
| | 2006 | | 2007 | | 2008 | |
| **Ozone** | | | | | | |
| State 1-hour ≥ 0.09 ppm | 60 | days | 54 | days | 72 | days |
| Federal 1-hour > 0.12 ppm | 11 | days | 7 | days | 12 | days |
| Federal 8-hour > 0.08 ppm | 36 | days | 25 | days | 50 | days |
| Max. 1-hour Conc. (ppm) | 0.16 | ppm | 0.149 | ppm | 0.154 | ppm |
| Max. 8-hour Conc. (ppm) | 0.135 | ppm | 0.124 | ppm | 0.12 | ppm |
| **Carbon Monoxide** | | | | | | |
| State 8-hour > 9.0 ppm | 0 | days | 0 | days | 0 | days |
| Federal 8-hour ≥ 9.5 ppm | 0 | days | 0 | days | 0 | days |
| Max 1-hour Conc. (ppm) | 3 | ppm | 4 | ppm | 2 | ppm |
| Max. 8-hour Conc. (ppm) | 2.3 | ppm | 2.3 | ppm | 1.8 | ppm |
| **Nitrogen Dioxide** | | | | | | |
| State 1-hour ≥ 0.25 ppm | 0 | days | 0 | days | 0 | days |
| Max. 1-hour Conc. (ppm) | 0.09 | ppm | 0.08 | ppm | 0.09 | ppm |
| Max. Annual Conc. (ppm) | 0.05 | ppm | 0.0245 | ppm | 0.0217 | ppm |
| **Inhalable Particulates ($PM_{10}$)** | | | | | | |
| State 24-hour > 50 $\mu g/m^3$ | 12 | days | 19 | days | 4 | days |
| Federal 24-hour > 150 $\mu g/m^3$ | 0 | days | 0 | days | 0 | days |
| Max. 24-hour Conc. ($\mu g/m^3$) | 103 | $\mu g/m^3$ | 97 | $\mu g/m^3$ | 58 | $\mu g/m^3$ |
| Max. Annual Conc. ($\mu g/m^3$) | 0 | $\mu g/m^3$ | 0 | $\mu g/m^3$ | 29 | $\mu g/m^3$ |
| **Inhalable Particulates ($PM_{2.5}$)** | | | | | | |
| Federal 24-hour > 35 $\mu g/m^3$ | 8 | days | 11 | days | 3 | days |
| Max. 24-hour Conc. ($\mu g/m^3$) | 55 | $\mu g/m^3$ | 72.1 | $\mu g/m^3$ | 43.5 | $\mu g/m^3$ |
| Max. Annual. ($\mu g/m^3$) | 17.8 | $\mu g/m^3$ | 18.3 | $\mu g/m^3$ | 13.5 | $\mu g/m^3$ |

ppm = parts per million; $\mu g/m^3$ = micrograms per cubic meter
SRA 35 - Ozone & Inhalable Particulates ($PM_{10}$)
SRA 34 - Carbon Monoxide, Nitrogen Dioxide & Inhalable Particulates ($PM_{2.5}$)
Source: SCAQMD 2010a

## 4.3.1.5 Global Climate Change Overview

Parts of the earth's atmosphere act as an insulating blanket of just the right thickness, trapping sufficient solar energy to keep the global average temperature in a suitable range. The "blanket" is a

collection of atmospheric gases called greenhouse gases (GHGs) based on the idea that the gases 'trap' heat similar to the glass walls of a greenhouse. These gases, mainly water vapor, carbon dioxide ($CO_2$), methane ($CH_4$), nitrous oxide ($N_2O$), ozone ($O_3$), and chlorofluorocarbons (CFCs), act as global insulators, reflecting visible light and infrared radiation back to the earth.

The participation of water vapor and ozone as GHGs is poorly understood. It is unclear the extent to which water vapor acts as a GHG. The uncertainty is due to the fact that water vapor can also produce cloud cover, which reflects sunlight away from the earth and can counteract its effect, if any, as a GHG. Also, water vapor tends to increase as the earth warms, so it is not well understood whether an increase in water vapor is contributing to climate change or rather a reaction to climate change. Ozone tends to break down in the presence of solar radiation but the mechanism is not well understood. For these reasons methodologies approved by the Intergovernmental Panel on Climate Change (IPCC), the U.S. Environmental Protection Agency (EPA), and the California Air Resources Board (CARB) focus on carbon dioxide, methane, nitrous oxide, chlorofluorocarbons, and hydrofluorcarbons as GHGs. A brief description of each of these GHGs is provided below.

## *Greenhouse Gas Emissions*

The following provides a brief description of the GHGs considered in the following analysis.

***Carbon Dioxide ($CO_2$)*** enters the atmosphere through the burning of fossil fuels (e.g., oil, natural gas, and coal), solid waste, and trees and wood products, and as a result of other chemical reactions, such as those required to manufacture cement. Globally, the largest source of $CO_2$ emissions is the combustion of fossil fuels such as coal, oil and gas in power plants, automobiles, industrial facilities, and other sources. A number of specialized industrial production processes and product uses such as mineral production, metal production, and the use of petroleum-based products can also lead to $CO_2$ emissions. $CO_2$ is also removed from the atmosphere (or "sequestered") when it is absorbed by plants as part of the biological carbon cycle. Natural sources of $CO_2$ that occur within the carbon cycle where billions of tons of atmospheric $CO_2$ are removed from the atmosphere by oceans and growing plants, also known as "sinks," and are emitted back into the atmosphere annually through natural processes, also known as "sources." When in balance, the total $CO_2$ emissions and removals from the entire carbon cycle are roughly equal. Since the Industrial Revolution in the 1700s, human activities, including burning of oil, coal and gas and deforestation, have contributed to an increase in $CO_2$ concentrations in the atmosphere. In 2005, global atmospheric concentrations of $CO_2$ were 35 percent higher than they were before the Industrial Revolution (EPA 2010b).

***Methane ($CH_4$)*** is emitted from a variety of both human-related and natural sources. Human-related activities include fossil fuel production, animal husbandry, rice cultivation, biomass burning, and waste management. $CH_4$ is emitted during the production and transport of coal, natural gas, and oil. $CH_4$ emissions also result from livestock and other agricultural practices and by the decay of organic waste in municipal solid waste landfills. It is estimated that 60 percent of global $CH_4$ emissions are related to human-related activities. Natural sources of $CH_4$ include wetlands, gas hydrates, permafrost, termites, oceans, freshwater bodies, non-wetland soils, and other sources, such as wildfires. $CH_4$ emission levels from a particular source can vary significantly from one country or region to another, depending on many factors such as climate, industrial and agricultural production characteristics, energy types and usage, and waste management practices. For example, temperature and moisture have a significant effect on the anaerobic digestion process, which is one of the key biological processes that cause $CH_4$

emissions in both human-related and natural sources. Also, the implementation of technologies to capture and utilize $CH_4$ from sources such as landfills, coal mines, and manure management systems affects the emission levels from these sources (EPA 2010b).

***Nitrous oxide ($N_2O$),*** more commonly known as "laughing gas," is produced naturally by microbial processes in soil and water. In addition to agricultural sources, some industrial processes, such as fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions, also contribute to its atmospheric load. It is used in rocket engines, racecars, and as an aerosol spray propellant. Global concentration of nitrous oxide in 1998 was 314 parts per billion (ppb) (EPA 2010b).

***Chlorofluorocarbons (CFCs)*** have no natural source, but were synthesized for uses as refrigerants, aerosol propellants, and cleaning solvents. Since their creation in 1928, the concentrations of CFCs in the atmosphere have been rising. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and has successfully reduced or stopped the increase in the levels of the major CFCs. However, due to the long atmospheric lifetimes, CFCs will remain in the atmosphere for over 100 years. CFCs, Tetrafluoromethane ($CF_4$), sulfur hexafluoride ($SF_6$), and hydrofluorcarbons (HFCs) have been banned and are no longer commercially available. Therefore, they are not considered any further in this analysis.

***Hydrofluorcarbons (HFCs)*** are another set of synthesized compounds. HFCs are also considered GHGs, though they are less stable in the atmosphere and therefore have a shorter lifetime and less of an impact than CFCs.

Global atmospheric concentrations of the above-mentioned GHGs have increased markedly as a result of human activities and now far exceed pre-industrial era values. The accumulation of GHGs in the atmosphere regulates the earth's temperature. The evidence is now considerable that anthropogenic GHG emissions, from electricity production, motor vehicle use, etc., contribute to the elevated concentration of these gases in the atmosphere. The elevated concentration, in turn, may be causing the earth's temperature to rise or causing fluctuations in global climate patterns. A warmer earth or changes in global climate patterns may lead to changes in rainfall patterns, much smaller polar ice caps, a rise in sea level, and a wide range of impacts on plants, wildlife, and humans. GHG emissions from California are comprised of approximately 81 percent $CO_2$ from fossil fuel combustion; four percent $CO_2$ from process emissions; six percent from $CH_4$; and seven percent from $N_2O$. The remaining two percent of GHG emission in California are comprised of other GHGs.

## *GHG Inventories*

Through a collaborative effort of staffs at the SCAQMD, Mojave Desert Air Quality Management District (MDAQMD), the County of San Bernardino and their consultants, GHG inventories have been developed for the county for the years 1990, 2007 and 2020. The methodology used for developing this GHG inventory is primarily consistent with the SCAQMD 2007 Air Quality Management Plan (AQMP) inventory method, which used 2002 data as the base year. Since the county is located in two air basins (the South Coast and the Mojave Desert Air Basins), the data collected and developed by the MDAQMD was combined with the SCAQMD data. County of San Bernardino staff also provided additional data to augment the AQMP inventory, such as electricity consumption and dairy activity.

Individual GHGs have varying potential to contribute to global warming and atmospheric lifetimes. Table 4.3-2 identifies the global warming potentials (GWP) and atmospheric lifetimes of basic GHGs. The $CO_2$ equivalent ($CO_2e$) is a consistent methodology for comparing GHG emissions since it normalizes various GHG emissions to a consistent measure. The reference gas for GWP is $CO_2$; therefore, $CO_2$ has a GWP of one. By comparison, the GWP of $CH_4$ is 21. This means that $CH_4$ has a greater global warming effect than $CO_2$ on a molecule per molecule basis. One million metric tons of $CO_2$ equivalent (MMT $CO_2e$) is the mass emissions of an individual GHG multiplied by its GWP.

**Table 4.3-2 Global Warming Potentials and Atmospheric Lifetimes of Basic GHGs**

| GHG | Formula | 100-year global warming potential[1] | Atmospheric lifetime (yrs) |
|---|---|---|---|
| Carbon dioxide | $CO_2$ | 1 | Variable |
| Methane | $CH_4$ | 21 | 12 (± 3) |
| Nitrous oxide | $N_2O$ | 310 | 120 |
| Sulfur hexafluoride | $SF_6$ | 23,900 | 3,200 |

[1] The warming effects over a 100-year time frame relative to other GHG.
Source: USEPA 2009

Table 4.3-3 summarizes the inventory in million metric tons (MMT) for the various milestone years by major source category. This information is for the county as a whole. The inventory in Table 4.3-3 includes all sources regardless of whether the County of San Bernardino has authority to control the emissions.

**Table 4.3-3 $CO_2e$ Inventory for Entire San Bernardino County in MMT**

| Category | | 1990 | 2002 | 2007 | 2020 |
|---|---|---|---|---|---|
| Mobile On-Road | All | 8 | 10 | 11 | 15 |
| Mobile Off-Road | Locomotives | 1 | 1 | 1 | 1 |
| | Aircraft | 0 | 0 | 0 | 1 |
| | Other | 0 | 1 | 1 | 1 |
| Stationary | Utilities | 3 | 3 | 4 | 5 |
| | Landfills | 1 | 1 | 1 | 1 |
| | Other | 13 | 12 | 14 | 17 |
| **Total** | | 26 | 28 | 32 | 41 |

$CO_2e$ = $CO_2$ equivalent
MMT = million metric tonnes
Source: SCAQMD 2009

## *Regional Adverse Effects of Climate Change*

The increasing atmospheric concentration of GHGs resulting from human activities is changing the climate in ways that pose serious risks to health, economy, and environment. Potential consequences of climate change could include impacts on water resources, public health, air quality, electricity supplies, storm water management, fire suppression resources, and vegetation.

**Human Health**

One of the biggest risks to the health of climate change is air pollution. Increased heat may increase ozone levels and air pollution toxicity, which may intensify respiratory cases and death attributed to asthma and pulmonary inflammation. Warmer temperatures could increase the opportunities for tick-borne Lyme disease and mosquito-borne diseases such as West Nile virus. Cases of dehydration, heat stroke/exhaustion, heart attack, stroke, and respiratory distress caused by extreme heat may also increase.

**Ecosystems**

The ecosystems that support the Yucaipa area through water and food supplies, as well as the City's economy, will endure a variety of stresses associated with climate change. There is some uncertainty about exactly how changes in temperature and precipitation will impact the health of the many ecosystems of the state, and how sensitive their interdependent systems are to any significant level of change.

**Temperature**

If greenhouse gases continue to increase, climate models predict that the average temperature at the Earth's surface could increase from 3.2 to 7.2$^{o}$F above 1990 levels by the end of this century (EPA 2010c). The average daily temperature for the City of Yucaipa in 2009 was 65.9$^{o}$F (18.83$^{o}$C). Given a seven degree increase, the average daily temperature could reach up to 72.9$^{o}$F (22.72$^{o}$C) by 2100.

**Water Resources**

Southern California is a semi-arid region and is largely dependent upon imported water supplies. A growing population, climate change, environmental concerns, and other factors in other parts of the state and western United States, make the City highly susceptible to water supply reliability issues. Primary water supplies from snow packs in the Sierra Nevada mountain range and Colorado River Basin could be reduced by as much as 70 to 90 percent by 2100. The City receives imported water from the San Gorgonio Pass Water Agency and the San Bernardino Valley Municipal Water District. Both of the water agencies receive water from the State Water Project (SWP). The necessity to locate and transfer alternative water supply resources from other areas to the City could also have substantial impacts on the environment.

**Fire Risk**

The occurrence of wildfires could increase as much as 55 percent, especially in areas interfacing with natural vegetation. The City 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.

**Increased Frequency of Rolling Blackouts**

A blackout refers to the total loss of power to an area. Blackouts come without warning, last for indeterminate periods, and are typically caused by catastrophic equipment failure, severe weather, or excessive power demands. Under the worst case scenario, electricity demand in 2020 could increase by approximately 193 gigawatt hours (GWh) annually over the 2007 baseline. Worst case scenarios include rolling and/or total black outs. The nature, cause, and locality of the blackout determine who is affected.

Outages may last from a few hours to a few weeks depending on the nature of the blackout and the configuration of the electrical network. Rolling blackouts are deliberate power cuts which are designed to reduce the load on an electricity generation system and the power grid. Rolling blackouts are a last resort measure used by an electricity provider in order to avoid a total blackout of the power system. They are usually in response to a situation where the demand for electricity exceeds the power supply capability of the network. Rolling blackouts may be localized to a specific part of the electricity network or may be more widespread and affect the entire City. Rolling blackouts typically last only a few hours.

Almost all modern activities depend on electricity. An electricity blackout causes impacts to every aspect of daily life, virtually bringing daily activities to a complete standstill. Electrical loss could affect daily commutes (no traffic signals or trains), elevator use, office functions (no light, computers, copiers, or faxes), food preparation (no microwave, refrigerators, appliances, or solid state ignition), and communications (no television or radio.). Emergency services would be drastically affected. As electricity demand increases and sources decrease, cost will rise and affect our overall economy.

## 4.3.2 Regulatory Framework

### 4.3.2.1 Federal

The Clean Air Act (CAA) of 1970 and the CAA Amendments of 1971 required the EPA to establish National Ambient Air Quality Standards (NAAQS) with states retaining the option to adopt more stringent standards or to include other specific pollutants.

These standards are the levels of air quality considered safe, with an adequate margin of safety, to protect the public health and welfare. They are designed to protect those “sensitive receptors” most susceptible to further respiratory distress such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed.

Current NAAQS are listed in Table 4.3-4. Areas that meet the ambient air quality standards are classified as “attainment” areas while areas that do not meet these standards are classified as “non-attainment” areas. The classifications for ozone non-attainment include and range in magnitude from marginal, moderate, serious, severe, and extreme. The EPA classifies the Basin as in attainment for CO and $NO_2$. The Basin is in non-attainment for $PM_{10}$ and $PM_{2.5}$ and is in extreme non-attainment for ozone (1-hour) and severe non-attainment for ozone (8-hour). Table 4.3-5 lists the attainment status of the Basin County for the criteria pollutants.

The CAA (and its subsequent amendments) requires each state to prepare an air quality control plan referred to as the State Implementation Plan (SIP). The CAA Amendments dictate that states containing areas violating the NAAQS revise their SIPs to include extra control measures to reduce air pollution. The SIP includes strategies and control measures to attain the NAAQS by deadlines established by the CAA. The SIP is periodically modified to reflect the latest emissions inventories, plans, and rules and regulations of air basins as reported by the agencies with jurisdiction over them. The EPA has the responsibility to review all SIPs to determine if they conform to the requirements of the CAA.

## Table 4.3-4 Ambient Air Quality Standards

| Pollutant | Averaging Time | California Standards [1] | Federal Standards [2] | |
|---|---|---|---|---|
| | | Concentration | Primary [3, 4] | Secondary [3, 5] |
| Ozone ($O_3$) | 1 Hour | 0.09 ppm (180 µg/m$^3$) | -- | Same as Primary Standards |
| | 8 Hour | 0.070 ppm (137 µg/m$^3$) | 0.075 ppm (147 µg/m$^3$) | |
| Respirable Particulate Matter ($PM_{10}$) | 24 Hour | 50 µg/m$^3$ | 150 µg/m$^3$ | Same as Primary Standards |
| | Annual Arithmetic Mean | 20 µg/m | -- | |
| Fine Particulate Matter ($PM_{2.5}$) | 24 Hour | No Separate State Standard | 35 µg/m | Same as Primary Standards |
| | Annual Arithmetic Mean | 12 µg/m | 15 µg/m | |
| Carbon Monoxide (CO) | 8 Hour | 9 ppm (10 mg/m$^3$) | 9 ppm (10 mg/m$^3$) | None |
| | 1 Hour | 20 ppm (23 mg/m$^3$) | 35 ppm (40 mg/m$^3$) | |
| Nitrogen Dioxide ($NO_2$) | Annual Arithmetic Mean | 0.030 ppm (57 µg/m$^3$) | 0.053 ppm (100 µg/m$^3$) | Same as Primary Standard |
| | 1 Hour | 0.18 ppm (470 mg/m$^3$) | -- | |
| Sulfur Dioxide ($SO_2$) | Annual Arithmetic Mean | -- | 0.030 ppm (80 µg/m$^3$) | -- |
| | 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[6] | 30 Day Average | 1.5 µg/m$^3$ | -- | -- |
| | Calendar Quarter | -- | 1.5 µg/m$^3$ | Same as Primary Standard |
| | Rolling 3-Month Average[7] | -- | 0.15 µg/m$^3$ | |
| Visibility Reducing Particles | 8 Hour | Extinction coefficient of 0.23 per kilometer - visibility of 10 miles or more due to particles. | No Federal Standards | |
| Sulfates | 24 Hour | 25 µg/m$^3$ | No Federal Standards | |
| Hydrogen Sulfide | 1 Hour | 0.03 ppm (42 µg/m$^3$) | No Federal Standards | |
| Vinyl Chloride[6] | 24 Hour | 0.01 ppm (26 µg/m$^3$) | No Federal Standards | |

(1) California standards for $O_3$, CO, $SO_2$ (1-hour and 24-hour), $NO_2$, $PM_{10}$, and visibility reducing particles are values that are not to be exceeded. The standards for sulfates, lead, hydrogen sulfide, and vinyl chloride standards are not to be equaled or exceeded.

(2) National standards, other than 1-hour $O_3$, 8-hour $O_3$, 24-hour $PM_{10}$, 24-hour $PM_{2.5}$, and those based on annual averages, are not to be exceeded more than once a year. The 1-hour $O_3$ standard is attained when the expected number of days per calendar year with maximum hourly average concentrations above the standard is equal to or less than one. The 8-hour $O_3$ standard is attained when the 3-year average of the annual fourth-highest daily maximum 8-hour concentrations is below 0.08 ppm. The 24-hour $PM_{10}$ standard is attained when the 3-year average of the 99$^{th}$ percentile 24-hour concentrations is below 150 µ*g*/m$^3$. The 24-hour $PM_{2.5}$ standard is attained when the 3-year average of the 98$^{th}$ percentile 24-hour concentrations is below 65 µ*g*/m$^3$.

(3) Concentration expressed first in units in which it was promulgated. Equivalent units given in parenthesis are based on a reference temperature of 25°C and a reference pressure of 760 mm of mercury (1,013.2 millibar). All measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 mm of mercury; parts per million (ppm) in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

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

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

(6) The CARB had 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.

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

Source: CARB 2010a.

**Table 4.3-5 Attainment Status for the Basin**

| Pollutant | State Status | Federal Status |
|---|---|---|
| Ozone (1-hour) | Extreme Non-attainment | Note [1] |
| Ozone (8-hour) | Extreme Non-Attainment | Severe (17 years to attain) (may petition for Extreme) |
| $PM_{10}$ | Non-attainment | Non-attainment |
| $PM_{2.5}$ | Non-attainment | Non-attainment |
| CO | Attainment | Attainment/Maintenance |
| $NO_2$ | Attainment | Attainment/Maintenance |
| $SO_2$ | Attainment | Attainment |
| Lead (Pb) | Attainment | Attainment |

Note [1] The federal 1-hour ozone standard was revoked in 2005 and is no longer in effect for the state of California.
Source: CARB 2010b

The EPA is responsible for implementing federal policy to address global climate change. The federal government administers a wide array of public-private partnerships to reduce GHG intensity generated by the United States. These programs focus on energy efficiency, renewable energy, methane and other non-$CO_2$ gases, agricultural practices, and implementation of technologies to achieve GHG reductions.

The EPA issued a Final Rule for mandatory reporting of GHG emissions in October of 2009. This Final Rule applies to fossil fuel suppliers, industrial gas suppliers, direct GHG emitters, and manufactures of heavy-duty and off-road vehicles and vehicle engines, and requires annual reporting of emissions with the first annual reports due in March of 2011.

On May 13, 2010, the EPA issued a Final Rule that took effect on January 2, 2011 that sets a threshold of 75,000 tons per year for GHG emissions. New and existing industrial facilities that meet or exceed that threshold will require a permit after that date.

On November 10, 2010, the EPA published the “PSD and Title V Permitting Guidance for Greenhouse Gases.” EPA's new guidance document is directed at state agencies responsible for air pollution permits under the Federal Clean Air Act to help them understand how to implement new greenhouse gas reduction requirements while mitigating costs for industry. Most states will use EPA's new guidelines when processing new air pollution permits for power plants, oil refineries, cement manufacturing, and other big pollution point sources.

On January 2, 2011 EPA implemented the first phase of the Tailoring Rule for GHG emissions Title V Permitting. Under the first phase of the Tailoring Rule all new sources of emissions are subject to GHG Title V permitting if they are otherwise subject to Title V for another air pollutant and they emit at least 75,000 MT $CO_2e$ per year. Under Phase 1, no sources are required to obtain a Title V permits solely due to GHG emissions. Phase 2 of the Tailoring Rule goes into effect July 1, 2011. At that time new sources are subject to GHG Title V permitting if the source emits 100,000 MT $CO_2e$ per year, or they are otherwise subject to Title V permitting for another pollutant and emit at least 75,000 MT $CO_2e$ per year.

### 4.3.2.2 State

The CARB, a part of the California Environmental Protection Agency (Cal EPA), is responsible for the coordination and administration of both federal and state air pollution control programs within California.

The CAA allows states to adopt ambient air quality standards and other regulations provided that they are at least as stringent as federal standards. California has adopted ambient standards (the California Ambient Air Quality Standards or CAAQS) that are stricter than the federal standards for six criteria air pollutants. Under the CCAA, patterned after the federal CAA, areas have been designated as attainment, nonattainment or unclassified with respect to the state ambient air quality standards. The CCAA requires that districts design a plan to achieve an annual reduction in district-wide emissions of five percent or more for each nonattainment criteria pollutant or its precursor(s) until attainment of the standard is achieved. These plans include the following: emission control standards that require local districts to stringently control emissions through varying degrees of stationary and mobile source control programs; application of additional control measures if a regional air quality management district or unified APCD contributes to downwind nonattainment areas; cost-effectiveness estimates for all proposed emission control measures; and development and implementation of transportation controls for cities and counties to enforce.

The CARB is the state regulatory agency with the authority to enforce regulations to both achieve and maintain the NAAQS and CAAQS. The CARB is responsible for the development, adoption, and enforcement of the state's motor vehicle emissions programs, as well as the adoption of the CAAQS. The CARB also reviews operations and programs of the local air districts, and requires each air district with jurisdiction over a nonattainment area to develop its own strategy for achieving the NAAQS and CAAQS.

San Bernardino County is in nonattainment for the CAAQS for $O_3$, $PM_{10}$, and $PM_{2.5}$. The County is designated as an attainment area for the state CO, NO, $SO_2$, Pb, and sulfates standards. Hydrogen sulfide and visibility-reducing particles are unclassified in San Bernardino County.

In 2003, the California State Legislature enacted Senate Bill (SB) 656 requiring additional controls to reduce ambient concentrations of $PM_{10}$ and $PM_{2.5}$. Pursuant to SB 656, in November 2004 the CARB adopted lists of the most readily available, feasible, and cost-effective statewide and local measures to reduce particulate matter. Statewide measures generally fall under the jurisdiction of the CARB, and regional districts implement local measures.

## *Executive Order S-3-05*

California Governor Arnold Schwarzenegger announced on June 1, 2005, through Executive Order S-3-05, the following GHG emission reduction targets:

- By 2010, California shall reduce GHG emissions to 2000 levels;
- By 2020, California shall reduce GHG emissions to 1990 levels; and
- By 2050, California shall reduce GHG emissions to 80 percent below 1990 levels.

The first California Climate Action Team (CCAT) Report to the Governor in 2006 contained recommendations and strategies to help meet the targets in Executive Order S 3-05. In April 2010, the Draft California Action Team (CAT) Biennial Report released expands on the policy oriented 2006 assessment. This report provides new information and scientific findings. The new information and details in the CAT Assessment Report include development of new climate and sea-level projections using new information and tools that have become available in the last two years; and evaluation of climate change within the context of broader social changes, such as land-use changes and demographic shifts (CCAT 2010). The action items in the report focus on the preparation of the Climate Change Adaptation Strategy, required by Executive Order S-13-08, described below.

## *Assembly Bill 32, the California Global Warming Solutions Act of 2006*

In September 2006, the California State Legislature adopted Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006. AB 32 focuses on reducing GHG emissions in California. GHGs as defined under AB 32 include $CO_2$, methane, $N_2O$, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride ($SF_6$). Under AB 32, the CARB has the primary responsibility for reducing GHG emissions and managing the CCAT to coordinate statewide efforts and promote strategies that can be undertaken by many other California agencies. AB 32 requires the CARB to adopt rules and regulations that would achieve GHG emissions equivalent to state-wide levels in 1990 by 2020. In general, AB 32 directs the CARB to do the following:

- Make publicly available a list of discrete early action GHG emission reduction measures that can be implemented prior to the adoption of the statewide GHG limit and the measures required to achieve compliance with the statewide limit;
- Make publicly available a GHG inventory for the year 1990 and determine target levels for 2020;
- On or before January 1, 2010, adopt regulations to implement the early action GHG emission reduction measures;
- On or before January 1, 2011, adopt quantifiable, verifiable, and enforceable emission reduction measures by regulation that will achieve the statewide GHG emissions limit by 2020, to become operative on January 1, 2012, at the latest. The emission reduction measures may include direct emission reduction measures, alternative compliance mechanisms, and potential monetary and non-monetary incentives that reduce GHG emissions from any sources or categories of sources that the CARB finds necessary to achieve the statewide GHG emissions limit; and
- Monitor compliance with and enforce any emission reduction measure adopted pursuant to AB 32.

Regarding the first two bullets, the CARB has already made available a list of discrete early action GHG emission reduction measures. The CARB has also published a staff report titled California 1990 GHG Emissions Level and 2020 Emissions Limit (CARB 2007a) that determined the statewide levels of GHG emissions in 1990. The CARB identified 427 MMT $CO_2e$ as the total statewide aggregated GHG 1990 emissions level and 2020 emissions limit. Additionally, in December 2008, the CARB adopted the Climate Change Scoping Plan, which outlines the state's strategy to achieve the 2020 GHG limit. This Scoping Plan proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve the environment, reduce dependence on oil, diversify energy sources, save energy,

create new jobs, and enhance public health. The plan emphasizes a cap-and-trade program, but also includes the discrete early actions.

## *Senate Bill 97*

SB 97, enacted in 2007, amends the CEQA statute to clearly establish that GHG emissions and the effects of GHG emissions are appropriate subjects for CEQA analysis. It directs the California Office of Planning and Research (OPR) to develop draft CEQA Guidelines "for the mitigation of GHG emissions or the effects of GHG emissions" by July 1, 2009 and directs the Resources Agency to certify and adopt the CEQA Guidelines by January 1, 2010.

On April 13, 2009, OPR submitted the proposed amendments to the Secretary for Natural Resources. The Natural Resources Agency conducted formal rulemaking in 2009, certified the amendments in December 2009, and adopted and codified into law the amendments in March 2010. The amendments become effective in June 2010 and provide regulatory guidance with respect to the analysis and mitigation of the potential effects of GHG emissions.

## *Executive Order S-13-08*

On November 14, 2008, Governor Schwarzenegger issued Executive Order S-13-08, the Climate Adaptation and Sea Level Rise Planning Directive, which provides clear direction for how the state should plan for future climate impacts. Executive Order S-13-08 calls for the implementation of four key actions to reduce the vulnerability of California to climate change:

1. Initiate California's first statewide Climate Change Adaptation Strategy (CAS) that will assess the state's expected climate change impacts, identify where California is most vulnerable and recommend climate adaptation policies;
2. Request that the National Academy of Sciences establish an expert panel to report on sea level rise impacts in California in order to inform state planning and development efforts;
3. Issue interim guidance to state agencies for how to plan for sea level rise in designated coastal and floodplain areas for new and existing projects; and
4. Initiate studies on critical infrastructure projects and land-use policies vulnerable to sea level rise.

The 2009 CAS report summarizes the best known science on climate change impacts in the state to assess vulnerability and outlines possible solutions that can be implemented within and across state agencies to promote resiliency. This is the first step in an ongoing, evolving process to reduce California's vulnerability to climate impacts (California Climate Change Portal 2010).

## *California Code of Regulations Title 24, Part 6*

Although it was not originally intended to reduce GHG emissions, California Code of Regulations (CCR) Title 24, Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings were first established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Electricity production by fossil fuels results in GHG

emissions and energy efficient buildings require less electricity. Therefore, increased energy efficiency results in decreased GHG emissions.

The Energy Commission adopted 2008 Standards on April 23, 2008 and the Building Standards Commission approved them for publication on September 11, 2008. The 2008 updates became effective on August 1, 2009. The Energy Commission adopted the 2008 changes to the Building Energy Efficiency Standards for several reasons:

1. To provide California with an adequate, reasonably priced, and environmentally sound supply of energy;
2. To respond to AB 32, the Global Warming Solutions Act of 2006, which mandates that California must reduce its GHG emissions to 1990 levels by 2020;
3. To pursue California energy policy that energy efficiency is the resource of first choice for meeting California's energy needs;
4. To act on the findings of California's Integrated Energy Policy Report (IEPR) that concludes that the Standards are the most cost effective means to achieve energy efficiency, expects the Building Energy Efficiency Standards to continue to be upgraded over time to reduce electricity and peak demand, and recognizes the role of the Standards in reducing energy related to meeting California's water needs and in reducing GHG emissions;
5. To meet the West Coast Governors' Global Warming Initiative commitment to include aggressive energy efficiency measures into updates of state building codes; and
6. To meet the Executive Order in the Green Building Initiative to improve the energy efficiency of nonresidential buildings through aggressive standards.

## *CEQA Guideline Amendments for Greenhouse Gas Emissions*

The recently adopted CEQA Guideline Amendments have added new text pertaining to greenhouse gas emissions to the existing CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations). A summary of the proposed text revisions is provided below.

**Section 15064.4. Determining the Significance of Impacts from Greenhouse Gas Emissions.** This section was added to clarify a lead agency's responsibility in assessing greenhouse gas impacts. The section states that "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 the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project." However, the adopted guidelines leave the model and methodology in which these emissions are quantified up to the discretion of the lead agency.

The text does provide general considerations that should be weighed when determining the significance of an effect:

- The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting;

- Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; and
- The extent to which the project complies with regulations or requirements adopted to implement a qualified statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.

**Section 15126.4 Consideration and Discussion of Mitigation Measures Proposed to Minimize Significant Effects.** The text in this section states that lead agencies "shall consider feasible means, supported by substantial evidence and subject to monitoring or reporting, of mitigating the significant effects of greenhouse gas emissions" associated with the project. As stated in the adopted guidelines, "Measures to mitigate the significant effects of greenhouse gas emissions may include, among others:

- Measures in an existing plan or mitigation program for the reduction of emissions that are required as part of the lead agency's decision;
- Reductions in emissions resulting from a project through implementation of project features, project design, or other measures;
- Off-site measures, including offsets that are not otherwise required, to mitigate a project's emissions;
- Measures that sequester greenhouse gases; and
- In the case of the adoption of a plan, such as a general plan, long range development plan, or plans for the reduction of greenhouse gas emissions, mitigation may include the identification of specific measures that may be implemented on a project-by-project basis. Mitigation may also include the incorporation of specific measures or policies found in an adopted ordinance or regulation that reduces the cumulative effects of emissions."

**Section 15130.** Discussion of Cumulative Impacts. The text in this section states that the project should be considered in the context of past, current, and foreseeable development to determine if a cumulatively considerable impact would result.

Proposed CEQA Checklist Questions. Appendix G of the CEQA Guidelines contains a sample checklist that may be used by lead agencies when considering environmental impacts. Two new checklist questions have been added for greenhouse gas emissions:

- Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- Would the project conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The checklist questions are not necessarily intended to serve as significance criteria. Development of significance criteria is left to the discretion of local lead agencies.

### 4.3.2.3 Local

## *Air Quality Management Plan*

The SCAQMD and the Southern California Association of Governments (SCAG) are the agencies responsible for preparing the AQMP for the Basin. Since 1979, a number of AQMPs have been prepared. The 1997 AQMP, updated in 1999 and replaced in 2003, was based on the 1994 AQMP, and ultimately the 1991 AQMP, and was designed to comply with state and federal requirements, reduce the high level of pollutant emissions in the Basin, and ensure clean air for the region through various control measures. To accomplish its task, the 1991 AQMP relied on a multilevel partnership of governmental agencies at the federal, state, regional, and local level. These agencies (i.e., the USEPA, the CARB, local governments, SCAG, and SCAQMD) are the cornerstones that implement the AQMP programs.

The 2003 AQMP, adopted in August 2003, updated the attainment demonstration for the federal standards for ozone and $PM_{10}$; replaced the 1997 attainment demonstration for the federal CO standard and provided a basis for a maintenance plan for CO for the future; and updated the maintenance plan for the federal $NO_2$ standard that the Basin has met since 1992.

The most recent comprehensive plan is the 2007 AQMP adopted on July 13, 2007. The 2007 AQMP is designed to meet the state and Federal Clean Air Act planning requirements and focuses on ozone and $PM_{2.5}$. The 2007 AQMP incorporates significant new emissions inventories, ambient measurements, scientific data, control strategies, and air quality modeling.

## *SCAQMD Rule 403 – Fugitive Dust*

During construction, the Planned Development would be subject to SCAQMD Rule 403 (fugitive dust). SCAQMD Rule 403 does not require a permit for construction activities, per se, but rather, sets forth general and specific requirements for all construction sites (as well as other fugitive dust sources) in the Basin. The general requirement prohibits a person from causing or allowing emissions of fugitive dust from construction (or other fugitive dust source) such that the presence of such dust remains visible in the atmosphere beyond the property line of the emissions source. SCAQMD Rule 403 also prohibits a construction site from causing an incremental $PM_{10}$ concentration impact at the property line of more than 50 micrograms per cubic meter as determined through $PM_{10}$ high-volume sampling, but the concentration standard and associated $PM_{10}$ sampling do not apply if specific measures identified in the rules are implemented and appropriately documented.

In accordance with Rule 403, the SCAQMD requires that contractors implement Best Available Control Technology (BACT) for construction activities. Rule 403 identifies a set of specific measures for projects less than 50 acres. These requirements are included in Table 4.3-6. For the purposes of the analysis it was assumed that no more than five acres of the site will be graded and/or disturbed on any given day within each of the development areas. Note that these measures are regulatory requirements that must be adhered to as part of any project's implementation and therefore do not constitute mitigation under CEQA.

The conditions included in Table 4.3-6 apply to construction activities conducted during normal wind conditions (i.e., with wind gusts less than 25 miles per hour (mph)). The contingency measures, included in Table 4.3-7, are applied to those periods when instantaneous wind gusts meet or exceed 25 mph.

**Table 4.3-6 Required Best Available Control Measures (BACM) for Fugitive Dust (Applicable to All Construction Activity Sources)**

| Source Category | Control Measures[1] | Guidance[2] |
|---|---|---|
| Backfilling | Stabilize backfill material when not actively handling; and<br>Stabilize backfill material during handling; and<br>Stabilize soil at completion of activity | Mix backfill soil with water prior to moving; and<br>Dedicate water truck or high capacity hose to backfilling equipment; and<br>Empty loader bucket slowly so that no dust plumes are generated; and<br>Minimize drop height from loader bucket. |
| Clearing and grubbing | Maintain stability of soil through pre-watering of site prior to clearing and grubbing; and<br>Stabilize soil during clearing and grubbing activities; and<br>Stabilize soil immediately after clearing and grubbing activities. | Maintain live perennial vegetation where possible; and<br>Apply water in sufficient quantity to prevent generation of dust plumes. |
| Clearing forms | Use water spray to clear forms; or<br>Use sweeping and water spray to clear forms; or<br>Use vacuum system to clear forms. | Use of high pressure air to clear forms may cause exceedance of Rule requirements. |
| Crushing | Stabilize surface soils prior to operation of support equipment; and<br>Stabilize material after crushing. | Follow permit conditions for crushing equipment; and<br>Pre-water material prior to loading into crusher; and<br>Monitor crusher emissions opacity; and<br>Apply water to crushed material to prevent dust plumes. |
| Cut and fill | Pre-water soils prior to cut and fill activities; and<br>Stabilize soil during and after cut and fill activities. | For large sites, pre-water with sprinklers or water trucks and allow time for penetration; and Use water trucks/pulls to water soils to depth of cut prior to subsequent cuts. |
| Demolition – mechanical/ manual | Stabilize wind erodible surfaces to reduce dust; and<br>Stabilize surface soil where support equipment and vehicles will operate; and<br>Stabilize loose soil and demolition debris; and<br>Comply with AQMD Rule 1403. | Apply water in sufficient quantities to prevent the generation of visible dust plumes. |
| Disturbed soil | Stabilize disturbed soil throughout the construction site; and<br>Stabilize disturbed soil between structures | Limit vehicular traffic and disturbances on soils where possible; and<br>If interior block walls are planned, install as early as possible; and<br>Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes. |
| Earth-moving activities | Pre-apply water to depth of proposed cuts; and<br>Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction; and<br>Stabilize soils once earth-moving activities are complete. | Grade each Project phase separately, timed to coincide with construction phase; and<br>Upwind fencing can prevent material movement on site; and<br>Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes. |

**Table 4.3-6 Continued**

| Source Category | Control Measures[1] | Guidance[2] |
|---|---|---|
| Importing/ exporting of bulk materials | Stabilize material while loading to reduce fugitive dust emissions; and<br>Maintain at least six inches of freeboard on haul vehicles; and<br>Stabilize material while transporting to reduce fugitive dust emissions; and stabilize material while unloading to reduce fugitive dust.<br>Comply with Vehicle Code Section 23114. | Use tarps or other suitable enclosures on haul trucks; and<br>Check belly-dump truck seals regularly and remove any trapped rocks to prevent spillage; and<br>Comply with track-out prevention/mitigation requirements;<br>Provide water while loading and unloading to reduce visible dust plumes. |
| Landscaping | Stabilize soils, materials, slopes | Apply water to materials to stabilize; and<br>Maintain materials in a crusted condition; and<br>Maintain effective cover over materials; and<br>Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slopes; and Hydro seed prior to rain season. |
| Road shoulder maintenance | Apply water to unpaved shoulders prior to clearing; and<br>Apply chemical dust suppressants and/or washed gravel to maintain a stabilized surface after completing road shoulder maintenance. | Installation of curbing and/or paving of road shoulders can reduce recurring maintenance costs; and Use of chemical dust suppressants can inhibit vegetation growth and reduce future road shoulder maintenance costs. |
| Screening | Pre-water material prior to screening; and<br>Limit fugitive dust emissions to opacity and plume length standards; and<br>Stabilize material immediately after screening. | Dedicate water truck or high capacity hose to screening operation; and<br>Drop material through the screen slowly and minimize drop height; and Install wind barrier with a porosity of no more than 50% upwind of screen to the height of the drop point. |
| Staging areas | Stabilize staging areas during use; and stabilize staging area soils at project completion. | Limit size of staging area; and<br>Limit vehicle speeds to 15 miles per hour; and Limit number and size of staging area entrances/exits. |
| Stockpiles/bulk material handling | Stabilize stockpiled materials, and stockpiles within 100 yards of off-site occupied buildings must not be greater than eight feet in height or must have a road bladed to the top to allow water truck access or must have an operational water irrigation system that is capable of complete stockpile coverage. | Add or remove material from the downwind portion of the storage pile; and<br>Maintain storage piles to avoid steep sides or faces. |
| Traffic areas for construction activities | Stabilize all off-road traffic and parking areas; and<br>Stabilize all haul routes; and<br>Direct construction traffic over established haul routes. | Apply gravel/paving to all haul routes as soon as possible to all future roadway areas; and<br>Barriers can be used to ensure vehicles are used only on established parking areas/haul routes. |
| Trenching | Stabilize surface soils where trencher or excavator and support equipment will operate; and<br>Stabilize soils at the completion of trenching activities. | Pre-watering of soils prior to trenching is an effective preventive measure. For deep trenching activities, pre-trench to 18 inches, soak soils via the pre-trench, and resume trenching; and<br>Washing mud and soils from equipment at the conclusion of trenching activities can prevent crusting and drying of soil on equipment. |
| Truck loading | Pre-water material prior to loading; and<br>Ensure that freeboard exceeds six inches (CVC 23114) | Empty loader bucket such that no visible dust plumes are created; and<br>Ensure that the loader bucket is close to the truck to minimize drop height while loading. |

**Table 4.3-6 Continued**

| Source Category | Control Measures[1] | Guidance[2] |
|---|---|---|
| Turf overseeding | Apply sufficient water immediately prior to conducting turf vacuuming activities to meet opacity and plume length standards; and<br>Cover haul vehicles prior to exiting the site. | Haul waste material immediately off site. |
| Unpaved roads/parking lots | Stabilize soils to meet the applicable performance standards; and<br>Limit vehicular travel to established unpaved roads (haul routes) and unpaved parking lots. | Restricting vehicular access to established unpaved travel paths and parking lots can reduce stabilization requirements. |
| Vacant land | In instances where vacant lots are 0.10 acre or larger and have a cumulative area of 500 square feet or more that are driven over and/or used by motor vehicles and/or off-road vehicles, prevent motor vehicle and/or off-road vehicle trespassing, parking, and/or access by installing barriers, curbs, fences, gates, posts, signs, shrubs, trees, or other effective control measures. | |

(1) Control Measures are required actions.
(2) Guidance are suggestions on how to accomplish the control measures.
Source: SCAQMD 2004

## Table 4.3-7 Contingency Control Measures for Fugitive Dust During High Winds in Excess of 25 MPH

| Fugitive Dust Source Category | Control Measures |
|---|---|
| Earth-moving | Cease all active operations; or<br>Apply water to soil not more than 15 minutes prior to moving such soil. |
| Disturbed surface areas | On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for not more than four consecutive days: apply water with a mixture of chemical stabilizer diluted to not less than 1/20 of the concentration required to maintain a stabilized surface for a period of six months; or<br>Apply chemical stabilizers prior to wind event; or<br>Apply water to all unstabilized disturbed areas three times per day. If there is any evidence of wind driven fugitive dust, watering frequency is increased to a minimum of four times per day; or<br>Establish a vegetative ground cover within 21 days after active operations have ceased. Ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter; or<br>Utilize any combination of these control actions such that, in total, these actions apply to all disturbed surface areas. |
| Unpaved roads | Apply chemical stabilizers prior to wind event; or<br>Apply water twice per hour during active operation; or<br>Stop all vehicular traffic. |
| Open storage piles | Apply water twice per hour; or<br>Install temporary coverings. |
| Paved road track-out | Cover all haul vehicles; or<br>Comply with the vehicle freeboard requirements of Section 23114 of the California Vehicle Code for both public and private roads. |
| All categories | Any other control measures approved by the Executive Officer and the USEPA as equivalent to the methods specified in this table may be used. |

Source: SCAQMD 2004

# 4.3.3 Project Impacts and Mitigation

## *City of Yucaipa Standard Conditions of Approval*

Table 4.3-8 presents the City of Yucaipa's standard conditions of project approval related to the reduction of air quality impacts. These standard conditions are tracked and monitored by the City of Yucaipa as part of their documentation for discretionary actions, and are included in the MMRP of this PEIR.

**Table 4.3-8 City of Yucaipa Conditions of Approval Related to Air Quality**

| Condition Number | Conditions of Approval |
|---|---|
| **Conditions of Approval for Both Subdivisions and Conditional Use Permits** | |
| Subdivision 47<br>CUP 39 | Continuous water spraying or other approved methods must be used during grading operations to control fugitive dust. |
| **Conditions of Approval for Conditional Use Permits (if required)** | |
| CUP 61 | Government Code Section 65850.2 (AB 3205) requires the City to not issue the final certificate of occupancy unless the applicant has met or is meeting the requirements of the South Coast Air Quality Management District. The applicant shall complete the Air Quality Permit Checklist (available at front counter) to determine whether air quality permits are required for any equipment that may be operated at the site (for non-residential buildings).<br><br>South Coast Air Quality Management District<br>21865 Copley Drive<br>Diamond Bar, CA 91765-4182<br>(800) 388-2121 |

Source: City of Yucaipa 2007

### 4.3.3.1 Issue 1 – Consistency with the AQMP

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the Planned Development would have a significant impact if it would result in a conflict with or obstruct implementation of the Air Quality Management Plan or applicable portions of the SIP.

## Impact Analysis

With respect to determining project consistency with SCAQMD and SCAG air quality policies, it must be recognized that air quality planning in the Basin focuses on the attainment of the NAAQS and CAAQS at the earliest feasible date. The SCAQMD CEQA emissions thresholds for construction and operational phase emissions are designed to identify those projects that would result in significant levels of pollutants as well as promote the attainment of the CAAQS and NAAQS. Refer to Section 4.9, Land Use and Planning, for more detail regarding the Planned Development's consistency with adopted SCAQMD plans and policies.

## 4.3.3.2 Issue 2 – Conformance to Federal and State Ambient Air Quality Standards

**AIR QUALITY AND GLOBAL CLIMATE CHANGE ISSUE 2 SUMMARY**

**Would implementation of the Planned Development violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Construction related emissions of $PM_{10}$ and $PM_{2.5}$ during the mass grading phase could exceed the thresholds. Operational emissions of CO, $NO_x$, ROG, $PM_{10}$, and $PM_{2.5}$ would exceed the thresholds. | Construction: Significant<br><br>Operation: Significant | Implement fugitive dust BMPs (Air-2A); Purchase particulate matter ERCs or limit grading (Air-2B); Limit construction equipment idling (Air-2F); Limit queuing of trucks (Air-2G); Use electric construction equipment (Air-2H); Exceed Title 24 requirements by 10 percent (Air-2I); Provide exterior outlets for landscapers (Air-2J); Provide bicycle parking (Air-2K); Low emission fireplaces and no wood burning devices (Air-2L); Energy efficient boilers (Air-2M). | Construction: Less than significant<br><br>Operation: Significant and unavoidable |
| ***West Oak Center:*** Construction emissions of $PM_{10}$ and $PM_{2.5}$ during the mass grading phase and emissions of ROG during the coating phase would exceed the thresholds. Operational emissions of CO, $NO_x$, ROG, $PM_{10}$, and $PM_{2.5}$ would exceed the thresholds. | Construction: Significant<br><br>Operation: Significant | Implement fugitive dust BMPs (Air-2A); Purchase particulate matter ERCs or limit grading (Air-2B); Use low VOC paints (Air-2C); Limit construction equipment idling (Air-2F); Limit queuing of trucks (Air-2G); Use electric construction equipment (Air-2H); Exceed Title 24 requirements by 10 percent (Air-2I); Provide exterior outlets for landscapers (Air-2J); Provide bicycle parking (Air-2K); Low emission fireplaces and no wood burning devices (Air-2L); Energy efficient boilers (Air-2M). | Construction: Less than significant<br><br>Operation: Significant and unavoidable |
| ***Wildwood Ranch:*** Construction emissions of $PM_{10}$ and $PM_{2.5}$ during the mass grading phase; emissions of $NO_x$ during the building construction and paving phase; and emissions of ROG during the coating phase would exceed the thresholds. Operational emissions of CO, $NO_x$, ROG, $PM_{10}$, and $PM_{2.5}$ would exceed the thresholds. | Construction: Significant<br><br>Operation: Significant | Implement fugitive dust BMPs (Air-2A); Purchase particulate matter ERCs or limit grading (Air-2B); Use low VOC paints (Air-2C); Use equipment that is EPA rated Tier 2 (Air-2D); Limit construction equipment idling (Air-2F); Limit queuing of trucks (Air-2G); Use electric construction equipment (Air-2H); Exceed Title 24 requirements by 10 percent (Air-2I); Provide exterior outlets for landscapers (Air-2J); Provide bicycle parking (Air-2K); Low emission fireplaces and no wood burning devices (Air-2L); Energy efficient boilers (Air-2M). | Construction: Less than significant<br><br>Operation: Significant and unavoidable |
| ***Entire Planned Development:*** Construction emissions of $PM_{10}$ and $PM_{2.5}$ during the mass grading phase; emissions of CO during the building construction and paving phase; emissions of $NO_x$ during all phases that include building construction; and emissions of ROG during the building construction and coating phase would exceed the thresholds. Operational emissions of CO, $NO_x$, ROG, $PM_{10}$, and $PM_{2.5}$ would exceed the thresholds. | Construction: Significant<br><br>Operation: Significant | Implement fugitive dust BMPs (Air-2A); Purchase particulate matter ERCs or limit grading (Air-2B); Use low VOC paints (Air-2C); Use equipment that is EPA rated Tier 2 (Air-2D); Purchase ERCs where emissions exceed ambient air quality or localized significant standards (Air-2E); Limit construction equipment idling (Air-2F); Limit queuing of trucks (Air-2G); Use electric construction equipment (Air-2H); Exceed Title 24 requirements by 10 percent (Air-2I); Provide exterior outlets for landscapers (Air-2J); Provide bicycle parking (Air-2K); Low emission fireplaces and no wood burning devices (Air-2L); Energy efficient boilers (Air-2M). | Construction: Less than significant<br><br>Operation: Significant and unavoidable |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the Planned Development would have a significant impact if it would violate any air quality standard or contribute substantially to an existing or projected air quality violation.

The SCAQMD has established air pollution thresholds against which a proposed project can be evaluated, thereby assisting lead agencies in determining whether or not implementation of the proposed project would result in a significant impact to air quality. If the thresholds are exceeded by a proposed project, then the impact would be considered significant. Table 4.3-9 lists the significance thresholds for air quality that have been established by the SCAQMD for construction and operations emissions.

**Table 4.3-9 Regional Thresholds of Significance**

| Pollutant | Construction Emissions (lbs/day) | Operations Emissions (lbs/day) |
|---|---|---|
| ROG | 75 | 55 |
| $NO_x$ | 100 | 55 |
| CO | 550 | 550 |
| $PM_{10}$ | 150 | 150 |
| $PM_{2.5}$ | 55 | 55 |
| $SO_x$ | 150 | 150 |

Source: SCAQMD 2010b

## Impact Analysis

### *Construction*

Air quality impacts may occur during site preparation, grading,, and other construction activities required for implementation of the Planned Development. Major emissions sources during construction include exhaust emissions generated from construction equipment; fugitive dust generated as a result of soil and material disturbance during site preparation, grading, and excavation activities; and the emission of ROGs during site paving and painting of the structures. The proposed construction phases are mass grading, paving, building construction, and exterior architectural coating. The phases occur in sequence with some amount of overlap among them. The estimated durations of the phases, summarized in Table 4.3-10 below, were determined using the San Joaquin Valley Air Pollution Control District's Construction Schedule Worksheet (SJVAPCD 2010). Further, the analysis assumes that a limit of five acres per day would be disturbed and/or graded. In general, URBEMIS2007 default values were used.

The analysis assumes that construction of the planning areas would not occur concurrently. However, because it is unknown which area would be developed first, a conservative analysis was conducted for each area using the same construction period of 2011 through 2016. Because more stringent regulations

related to vehicle emissions and equipment will be implemented and enforced in the future, the actual emissions levels may be lower than those presented in this analysis.

**Table 4.3-10 Approximate Durations of Construction Phases of Planned Development**

| Construction Phase | Planning Area | | |
|---|---|---|---|
| | Robinson Ranch North | Wildwood Ranch | West Oak Center |
| Grading | 6 months | 6 months | 6 months |
| Building Construction and Paving | 3 months | 3 months | 3 months |
| Building Construction | 3 years, 3 months | 3 years, 3 months | 3 years, 3 months |
| Building Construction and Coating | 1 year | 1 year | 1 year |
| Total | 5 years | 5 years | 5 years |

### Robinson Ranch North Planning Area

The Robinson Ranch North Planning Area is approximately 104 acres. The analysis assumed that 96 acres would be disturbed (64 acres proposed for development and 32 acres proposed for improved open space) and assumed 24 acres would be paved for parking and roads. Table 10, Robinson Ranch North Planning Area – Construction Daily Maximum Emissions, in the AQTR (Appendix B) summarizes the maximum daily emissions of grading (assuming a maximum of five acres per day), paving, construction, and coating in comparison with the SCAQMD regional thresholds of significance. In Table 10 of the AQTR, the construction-related emissions for the Robinson Ranch North Planning Area are below the thresholds. However, a more realistic scenario is that grading would exceed five acres per day. Emissions of $PM_{10}$ and $PM_{2.5}$ would likely exceed the estimated emissions shown in Table 10 of the AQTR (Appendix B). Therefore, because grading in excess of five acres per day would likely occur, impacts to air quality resulting from construction within this planning area are considered to be significant.

### West Oak Center Planning Area

The West Oak Center Planning Area is approximately 150 acres of land. The analysis assumed that 135 acres would be disturbed (113 acres proposed for development and 22 acres proposed for improved open space) and assumed 35 acres would be paved for parking and roads. [Table 11, West Oak Center Planning Area – Construction Daily Maximum Emissions, in the AQTR (Appendix B) summarizes the maximum daily emissions of grading (assuming a maximum of five acres per day), paving, construction, and coating in comparison with the SCAQMD regional thresholds of significance. In Table 11, the construction-related emissions for particulate matter are below the thresholds. However, a more realistic scenario is that grading would occur over more than five acres per day. Emissions of $PM_{10}$ and $PM_{2.5}$ would likely exceed the estimated emissions shown in Table 11 of the AQTR (Appendix B). Therefore, because grading in excess of five acres per day would likely occur, it is assumed that particulate matter emissions would exceed the thresholds. Further, as shown in Table 11, emissions of ROG during the coating phase of construction would exceed the thresholds. Therefore, impacts to air quality resulting from construction within this planning area are significant.

### Wildwood Ranch Planning Area

The Wildwood Ranch Planning Area includes approximately 268 acres of land. The analysis assumed that 204 acres would be disturbed (178 acres proposed for development and 26 acres proposed for

improved open space) and assumed 65 acres would be paved for parking and roads. Table 12, Wildwood Ranch Planning Area – Construction Daily Maximum Emissions, in the AQTR (Appendix B) summarizes the maximum daily emissions of grading (assuming a maximum of five acres per day), paving, construction, and coating in comparison with the SCAQMD regional thresholds of significance. In Table 12 of the AQTR, the construction-related emissions for particulate matter are below the thresholds. However, a more realistic scenario is that grading would occur over more than five acres per day. Emissions of $PM_{10}$ and $PM_{2.5}$ would likely exceed the estimated emissions shown in Table 12 of the AQTR (Appendix B). Therefore, because grading in excess of five acres per day would likely occur, it is assumed that particulate matter emissions would exceed the thresholds. Further, as shown in Table 11 of the AQTR, emissions of $NO_x$ during the building construction and paving phase and emissions of ROG during the coating phase of construction would exceed the thresholds. Therefore, impacts to air quality resulting from construction within this planning area are significant.

**Entire Planned Development**

Although unlikely, the worst case scenario would include construction of all three planning areas at the same time. The emissions of this scenario would be the summation of the emissions of each of the planning areas. Table 13, Entire Planned Development – Construction Daily Maximum Emissions, in the AQTR (Appendix B) summarizes the estimated construction emissions if the entire Planned Development were constructed at the same time. The estimated emissions would exceed the regional thresholds. Specifically, emissions of $PM_{10}$ and $PM_{2.5}$ during the mass grading phase; emissions of CO during the building construction and paving phase; emissions of $NO_x$ during all phases that include building construction; and emissions of ROG during the building construction and coating phase would exceed the thresholds. Therefore, impacts to air quality resulting from simultaneous construction of the entire Planned Development are significant.

## *Operations*

Emissions related to the operation of the Planned Development were calculated using the URBEMIS2007 computer model. The results from this modeling summarize the daily build-out emissions during operation of the development in comparison with the SCAQMD regional thresholds of significance. Emissions of CO, $NO_x$, ROG, $PM_{10}$, and $PM_{2.5}$ exceed the regional thresholds. Because the operational emissions related to the Planned Development would exceed the thresholds, implementation of the Planned Development would result in a significant impact to air quality.

The major source of long-term operational air quality impacts is emissions produced from development-generated vehicle trips. Vehicle trip generation that would result from implementation of the Planned Development was estimated in the Traffic Impact Analysis (Urban Crossroads 2010) and used in this analysis. Emissions from vehicles were calculated using URBEMIS2007 assumptions and EMFAC2007 emission factors that are used in URBEMIS2007. Trip rates used in modeling were obtained from the traffic study prepared for the project in this PEIR and are as follows:

- Single Family Residential: 9.57 trips per dwelling unit per day;
- Residential Townhouse: 5.86 trips per dwelling unit per day;
- Business Park: 12.76 trips per thousand square feet of building area per day;

- Commercial (Robinson Ranch North): 119.28 trips per thousand square feet of building area per day;
- Commercial (Wildwood Ranch): 38.42 trips per thousand square feet of building area per day;
- Commercial (West Oak Center): 36.21 trips per thousand square feet of building area per day.

In addition to vehicle trips, the Planned Development would produce emissions from on-site area sources. Area sources of emissions associated with the Planned Development include natural gas combustion emissions from space and water heating emissions from the use of residential fireplaces , fuel combustion emissions from landscape maintenance equipment, emissions from energy use of consumer products, and ROG emissions from periodic repainting of interior and exterior surfaces.

**Robinson Ranch North Planning Area**

Table 14, Robinson Ranch North Planning Area – Operational Daily Maximum Emissions, in the AQTR (Appendix B), summarizes the anticipated daily emissions for build-out of the Robinson Ranch North Planning Area. The major sources of emissions are from vehicles and residential fireplaces. Within this planning area, emissions of CO, $NO_x$, ROG, $PM_{10}$, and $PM_{2.5}$ are expected to exceed the daily regional threshold; therefore, impacts to air quality resulting from operations within this planning area are significant.

**West Oak Center Planning Area**

Table 15, West Oak Center Planning Area – Operational Daily Maximum Emissions, in the AQTR (Appendix B), summarizes the anticipated daily emissions for build-out of the West Oak Center Planning Area. The major sources of emissions are from vehicles and residential fireplaces. Within this planning area, emissions of CO, $NO_x$, ROG, $PM_{10}$, and $PM_{2.5}$ are expected to exceed the daily regional threshold. Therefore, impacts to air quality resulting from operations within this planning area are significant.

**Wildwood Ranch Planning Area**

Table 16, Wildwood Ranch Planning Area – Operational Daily Maximum Emissions, in the AQTR (Appendix B), summarizes the anticipated daily emissions for build-out of the Wildwood Ranch Planning Area. The major sources of emissions are from vehicles and residential fireplaces . Within this planning area, emissions of CO, $NO_x$, ROG, $PM_{10}$, and $PM_{2.5}$ are expected to exceed the daily regional threshold. Therefore, impacts to air quality resulting from operations within this planning area are significant.

**Entire Planned Development**

Table 17, Entire Planned Development – Operational Daily Maximum Emissions, in the AQTR (Appendix B), summarizes the anticipated daily emissions for build-out of the entire Planned Development. As with the three planning areas, the major sources of emissions are from vehicles and residential fireplaces. For Planned Development, emissions of CO, $NO_x$, ROG, $PM_{10}$, and $PM_{2.5}$ are expected to exceed the daily regional threshold. Therefore, impacts to air quality resulting from operations within the entire Planned Development are significant.

# Mitigation Measures

## *Construction*

### Robinson Ranch North Planning Area

Implementation of mitigation measures Air-2A, Air-2B, Air-2F, Air-2G and Air-2H during construction of the Robinson Ranch North Planning Area would reduce this impact to air quality to a less than significant level. These mitigation measures would reduce emissions of particulate matter during the grading phase of construction. Table 4.3-11 summarizes the construction related emissions of this planning area.

**Table 4.3-11 Robinson Ranch North Planning Area Mitigated Construction Daily Maximum Emissions**

| Source | CO (lbs/day) | $NO_x$ (lbs/day) | ROG (lbs/day) | $SO_x$ (lbs/day) | $PM_{10}$ (lbs/day) | $PM_{2.5}$ (lbs/day) |
|---|---|---|---|---|---|---|
| **June 2011 – December 2011** | | | | | | |
| Mass Grading[(1)] | | | | | | |
| Fugitive Dust | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 20.88 |
| Exhaust | 12.93 | 23.49 | 2.86 | 0.00 | 1.18 | 1.09 |
| Total | 12.93 | 23.49 | 2.86 | 0.00 | 101.18 | 21.97 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |
| **January 2012 – March 2012** | | | | | | |
| Building Construction | 112.79 | 48.09 | 8.00 | 0.17 | 3.37 | 2.68 |
| Paving | 11.57 | 18.83 | 3.81 | 0.01 | 1.53 | 1.39 |
| Total | 124.36 | 66.92 | 11.81 | 0.18 | 4.90 | 4.07 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |
| **April 2012 – December 2012** | | | | | | |
| Building Construction | 112.79 | 48.09 | 8.00 | 0.17 | 3.37 | 2.68 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |
| **January 2013 – December 2013** | | | | | | |
| Building Construction | 105.33 | 43.63 | 7.30 | 0.17 | 3.10 | 2.42 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |
| **January 2014 – December 2014** | | | | | | |
| Building Construction | 98.56 | 39.42 | 6.66 | 0.17 | 2.86 | 2.21 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |
| **January 2015 – June 2015** | | | | | | |
| Building Construction | 92.23 | 35.38 | 6.09 | 0.17 | 2.69 | 2.05 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |

**Table 4.3-11 Continued**

| Source | CO (lbs/day) | $NO_x$ (lbs/day) | ROG (lbs/day) | $SO_x$ (lbs/day) | $PM_{10}$ (lbs/day) | $PM_{2.5}$ (lbs/day) |
|---|---|---|---|---|---|---|
| **July 2015 – December 2015** | | | | | | |
| Building Construction | 92.23 | 35.38 | 6.09 | 0.17 | 2.69 | 2.05 |
| Coating | 0.99 | 0.05 | 30.62 | 0.00 | 0.01 | 0.01 |
| Total | 93.22 | 35.43 | 36.71 | 0.17 | 2.70 | 2.06 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |
| **January 2016 – June 2016** | | | | | | |
| Building Construction | 86.70 | 31.95 | 5.57 | 0.17 | 2.47 | 1.84 |
| Coating | 0.92 | 0.05 | 30.61 | 0.00 | 0.01 | 0.01 |
| Total | 87.62 | 32.00 | 36.18 | 0.17 | 2.48 | 1.85 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |

(1) Assuming a maximum land disturbance of five acres per day. As noted in Air-2B, 5 acres per day could only be exceeded by a more detailed analysis or by acquiring ERCs.

### West Oak Center Planning Area

Implementation of mitigation measures Air-2A, Air-2B, Air-2C, Air-2F, Air-2G and Air-2H during construction of the West Oak Center Planning Area would reduce this impact to air quality to a less than significant level. Mitigation measures Air-2A and Air-2B would reduce emissions of particulate matter during the grading phase and mitigation measure Air-2C would reduce emissions of ROG during the coating phase of construction. Table 4.3-12 summarizes the construction related emissions of this planning area with incorporation of mitigation measures Air-2A, Air-2B, and Air-2C during the construction of the West Oak Center Planning Area.

**Table 4.3-12 West Oak Center Planning Area Mitigated(1) Construction Daily Maximum Emissions**

| Source | CO (lbs/day) | $NO_x$ (lbs/day) | ROG (lbs/day) | $SO_x$ (lbs/day) | $PM_{10}$ (lbs/day) | $PM_{2.5}$ (lbs/day) |
|---|---|---|---|---|---|---|
| **June 2011 – December 2011** | | | | | | |
| Mass Grading(2) | | | | | | |
| Fugitive Dust | 0.00 | 0.00 | 0.00 | 0.00 | 10.98 | 2.29 |
| Exhaust | 12.93 | 23.49 | 2.86 | 0.00 | 1.18 | 1.09 |
| Total | 12.93 | 23.49 | 2.86 | 0.00 | 12.16 | 3.38 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |
| **January 2012 – March 2012** | | | | | | |
| Building Construction | 154.68 | 52.29 | 9.38 | 0.23 | 3.88 | 2.98 |
| Paving | 12.15 | 20.34 | 4.38 | 0.01 | 1.60 | 1.45 |
| Total | 166.83 | 72.63 | 13.76 | 0.24 | 5.48 | 4.43 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |

**Table 4.3-12 Continued**

| Source | CO (lbs/day) | $NO_x$ (lbs/day) | ROG (lbs/day) | $SO_x$ (lbs/day) | $PM_{10}$ (lbs/day) | $PM_{2.5}$ (lbs/day) |
|---|---|---|---|---|---|---|
| **April 2012 – December 2012** | | | | | | |
| Building Construction | 154.68 | 52.29 | 9.38 | 0.23 | 3.88 | 2.98 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |
| **January 2013 – December 2013** | | | | | | |
| Building Construction | 144.26 | 47.41 | 8.56 | 0.23 | 3.60 | 2.71 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |
| **January 2014 – December 2014** | | | | | | |
| Building Construction | 134.82 | 42.83 | 7.82 | 0.23 | 3.36 | 2.50 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |
| **January 2015 – June 2015** | | | | | | |
| Building Construction | 125.98 | 38.45 | 7.14 | 0.23 | 0.00 | 0.00 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |
| **July 2015 – December 2015** | | | | | | |
| Building Construction | 125.98 | 38.45 | 7.14 | 0.23 | 0.00 | 0.00 |
| Coating | 1.47 | 0.08 | 46.82 | 0.00 | 0.00 | 0.00 |
| Total | 127.45 | 38.53 | 53.96 | 0.23 | 0.00 | 0.00 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |
| **January 2016 – June 2016** | | | | | | |
| Building Construction | 118.23 | 34.73 | 6.53 | 0.23 | 0.00 | 0.00 |
| Coating | 1.37 | 0.07 | 45.76 | 0.00 | 0.00 | 0.00 |
| Total | 119.60 | 34.80 | 52.29 | 0.23 | 0.00 | 0.00 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |

(1) Considers implementation of mitigation measures Air-2A and Air-2C.

(2) Assuming a maximum land disturbance of five acres per day. As noted in Air-2B, 5 acres per day could only be exceeded by a more detailed analysis or by acquiring ERCs.

### Wildwood Ranch Planning Area

Implementation of mitigation measures Air-2A, Air-2B, Air-2C, Air-2D, Air-2F, Air-2G and Air-2H during construction of the Wildwood Ranch Planning Area would reduce this impact to air quality to a less than significant level. Mitigation measures Air-2A and Air 2B would reduce emissions of particulate matter during the grading phase; mitigation measure Air-2C would reduce emissions of ROG during the coating phase of construction; and mitigation measure Air-2D would reduce emissions of $NO_x$ during all building construction phases. Table 4.3-13 summarizes the construction related emissions of this planning area with incorporation of mitigation measures Air-2A, Air-2B, Air-2C, and Air-2D during the construction of the Wildwood Ranch Planning Area.

## Table 4.3-13 Wildwood Ranch Planning Area Mitigated[1] Construction Daily Maximum Emissions

| Source | CO (lbs/day) | $NO_x$ (lbs/day) | ROG (lbs/day) | $SO_x$ (lbs/day) | $PM_{10}$ (lbs/day) | $PM_{2.5}$ (lbs/day) |
|---|---|---|---|---|---|---|
| **June 2011 – December 2011** | | | | | | |
| Mass Grading[2] | | | | | | |
| Fugitive Dust | 0.00 | 0.00 | 0.00 | 0.00 | 10.98 | 2.29 |
| Exhaust | 12.93 | 23.49 | 2.86 | 0.00 | 1.18 | 1.21 |
| Total | 12.93 | 23.49 | 2.86 | 0.00 | 12.16 | 3.38 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |
| **January 2012 – March 2012** | | | | | | |
| Building Construction | 257.25 | 79.39 | 14.20 | 0.40 | 5.99 | 4.47 |
| Paving | 13.77 | 18.33 | 5.93 | 0.02 | 1.78 | 1.61 |
| Total | 271.02 | 97.72 | 20.13 | 0.42 | 7.77 | 6.08 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |
| **April 2012 – December 2012** | | | | | | |
| Building Construction | 257.25 | 79.39 | 14.20 | 0.40 | 5.99 | 4.47 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |
| **January 2013 – December 2013** | | | | | | |
| Building Construction | 239.38 | 71.32 | 12.95 | 0.40 | 5.57 | 4.09 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |
| **January 2014 – December 2014** | | | | | | |
| Building Construction | 223.20 | 63.81 | 11.80 | 0.40 | 5.25 | 3.79 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant? | No | No | No | No | No | No |
| **January 2015 – June 2015** | | | | | | |
| Building Construction | 208.07 | 56.84 | 10.76 | 0.40 | 0.00 | 0.00 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant? | No | No | No | No | No | No |
| **July 2015 – December 2015** | | | | | | |
| Building Construction | 208.07 | 56.84 | 10.76 | 0.40 | 0.00 | 0.00 |
| Coating | 2.48 | 0.14 | 47.80 | 0.00 | 0.00 | 0.00 |
| Total | 210.55 | 56.98 | 58.56 | 0.40 | 0.00 | 0.00 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant? | No | No | No | No | No | No |
| **January 2016 – June 2016** | | | | | | |
| Building Construction | 194.80 | 51.02 | 9.84 | 0.40 | 0.00 | 0.00 |
| Coating | 2.32 | 0.13 | 46.71 | 0.00 | 0.00 | 0.00 |
| Total | 197.12 | 51.15 | 56.55 | 0.40 | 0.00 | 0.00 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant? | No | No | No | No | No | No |

(1) Considers implementation of mitigation measures Air-2A, Air-2C, and Air-2D.

(2) Assuming a maximum land disturbance of five acres per day. As noted in Air-2B, 5 acres per day could only be exceeded by a more detailed analysis or by acquiring ERCs.

**Entire Planned Development**

Implementation of mitigation measures Air-2A, Air-2B, Air-2G, and Air-2H during construction of the entire Planned Development would reduce emissions of particulate matter during the grading phase of construction. Implementation of mitigation measures Air-2C, Air-2D and Air-2F would reduce emissions of ROG during the coating phase of construction and emissions of $NO_x$ during all building construction phases. However, as shown in Table 4.3-14, these emissions would still exceed the thresholds. There are no mitigation measures to reduce the emissions of CO. Therefore, with incorporation of mitigation measures, impacts to air quality with simultaneous development of the Planned Development would result in significant and unavoidable impacts. However, with implementation of mitigation measure Air-2E, the Applicant may be able to purchase ERCs for CO, ROG, $NO_x$, and $PM_{10}$ through the SCAQMD to mitigate for the emissions produced in excess of the thresholds. If an adequate number of ERCs were purchased, then the impact could be reduced to a less than significant level.

**Table 4.3-14 Entire Planned Development Mitigated(1) Construction Emissions**

| Construction Phase | CO (lbs/day) | $NO_x$ (lbs/day) | ROG (lbs/day) | $SO_x$ (lbs/day) | $PM_{10}$ (lbs/day) | $PM_{2.5}$ (lbs/day) |
|---|---|---|---|---|---|---|
| **June 2011 – December 2011** | | | | | | |
| Mass Grading Total(2) | 38.79 | 70.47 | 8.58 | 0 | 36.48 | 10.14 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |
| **January 2012 – March 2012** | | | | | | |
| Building Construction | 524.72 | 179.77 | 31.58 | 0.8 | 13.24 | 10.13 |
| Paving | 37.49 | 57.5 | 14.12 | 0.04 | 4.91 | 4.45 |
| Total | 562.21 | 237.27 | 45.7 | 0.84 | 18.15 | 14.58 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | **Yes** | **Yes** | No | No | No | No |
| **April 2012 – December 2012** | | | | | | |
| Building Construction | 524.72 | 179.77 | 31.58 | 0.8 | 13.24 | 10.13 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | **Yes** | No | No | No | No |
| **January 2013 – December 2013** | | | | | | |
| Building Construction | 488.97 | 162.36 | 28.81 | 0.8 | 12.27 | 9.22 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | **Yes** | No | No | No | No |
| **January 2014 – December 2014** | | | | | | |
| Building Construction | 456.58 | 146.06 | 26.28 | 0.8 | 11.47 | 8.5 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | **Yes** | No | No | No | No |
| **January 2015 – June 2015** | | | | | | |
| Building Construction | 426.28 | 130.67 | 23.99 | 0.8 | 10.83 | 7.9 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | **Yes** | No | No | No | No |

**Table 4.3-14 Continued**

| Source | CO (lbs/day) | $NO_x$ (lbs/day) | ROG (lbs/day) | $SO_x$ (lbs/day) | $PM_{10}$ (lbs/day) | $PM_{2.5}$ (lbs/day) |
|---|---|---|---|---|---|---|
| **July 2015 – December 2015** | | | | | | |
| Building Construction | 426.28 | 130.67 | 23.99 | 0.8 | 5.87 | 4.38 |
| Coating | 4.94 | 0.27 | 125.24 | 0 | 0.01 | 0.01 |
| Total | 431.22 | 130.94 | 149.23 | 0.8 | 5.88 | 4.39 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | **Yes** | **Yes** | No | No | No |
| **January 2016 – June 2016** | | | | | | |
| Building Construction | 399.73 | 117.7 | 21.94 | 0.647 | 5.42 | 3.96 |
| Coating | 4.61 | 0.25 | 123.08 | 0 | 0.01 | 0.01 |
| Total | 404.34 | 117.95 | 145.02 | 0.647 | 5.43 | 3.97 |
| SCAQMD Threshold | 550 | 100 | 75 | 150 | 150 | 55 |
| Significant Impact? | No | **Yes** | **Yes** | No | No | No |

(1) Considers implementation of mitigation measures Air-2A, Air-2C, and Air-2D.

(2) Assuming a maximum land disturbance of 15 acres (five acres per planning area) per day. As noted in Air-2B, 5 acres per day could only be exceeded by a more detailed analysis or by acquiring ERCs.

***Air-2A*** During grading activities for any future development within the Planned Development, the on-site construction superintendent shall ensure implementation of standard best management practices (BMPs) to reduce the emission of fugitive dust, including, but not limited to the following actions:

i. Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water will be applied at a frequency to be determined by the on-site construction superintendent.

ii. Graded areas on slopes will provide temporary hydroseeding and irrigation of cleared vegetation and graded slopes as soon as possible following grading activities in areas that will remain in disturbed condition (but will not be subject to further construction activities) for a period greater than three months during the construction phase.

iii. Pave or periodically water all on-site access points or apply chemical stabilizer to construction sites.

iv. Securely cover all transported material to prevent fugitive dust.

v. Operate all vehicles on the construction site at speeds less than 15 miles per hour.

vi. Water all non-paved haul roads at least two (2) times per day.

vii. Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer.

viii. Apply soil stabilizers to any disturbed area that is to remain inactive for more than five consecutive days. For prolonged periods of inactivity, re-application of soil stabilizer should be conducted as appropriate to eliminate visible dust from leaving the site.

ix. Replace ground cover in disturbed areas within 30 days of the completion of construction activities. Dust suppression shall be required for all disturbed areas where ground cover has not yet been re-established.

x. Water down all soils/debris/fill materials being loaded or unloaded at the site sufficiently within fifteen minutes of its loading/unloading. The materials should be saturated to the point where no visible dust plums are generated during loading/unloading activities.

***Air-2B*** No more than five acres per day of ground disturbance can occur. If more than five acres per day of ground is disturbed, then the Applicant shall prepare a new air quality technical analysis to determine impacts with respect to localized sensitive receptors, as well as ambient air quality standards. If emissions from the proposed disturbance acreage exceeds thresholds then emission reduction credits can be purchased (ERCs) for particulate matter from the SCAQMD for emissions in excess of the thresholds. If a sufficient number of ERCs are not available or the Applicant prefers to not purchase ERCs, then acreage per day of ground disturbance shall be determined based on the revised analysis.

***Air-2C*** Prior to issuance of a building permit, the City of Yucaipa shall verify that construction specifications indicate that low VOC paints shall be used in the construction of all buildings.

***Air-2D*** Prior to issuance of a building permit, the City of Yucaipa shall verify that construction specifications indicate that all diesel-fueled construction and paving equipment shall be rated EPA Tier 2 or better emission efficiencies.

***Air-2E*** Prior to simultaneous construction of multiple planning areas, the Applicant shall prepare a detailed analysis of the construction projects that will overlap. Where emissions exceed ambient air quality or localized significant standards the Applicant shall negotiate with SCAQMD to purchase, and obtain, ERCs to mitigate for the emissions produced in excess of the thresholds. If a sufficient number of ERCs are not available or the Applicant prefers to not purchase ERCs, then acreage per day of ground disturbance shall be determined based on the revised analysis.

***Air-2F*** Prior to issuance of any grading or building permit, the Planned Development plans and specifications shall include a statement that construction equipment, on-road construction trucks and other vehicles greater than 10,000 pounds shall be shut off when not in use and shall not idle for more than five minutes.

***Air-2G*** Prior to issuance of any grading or building permit, the Planned Development plans and specifications shall include a statement that queuing of trucks on and off site shall be limited to periods when absolutely necessitated by grading or construction activities.

***Air-2H*** Prior to issuance of any grading or building permit, temporary construction power shall be installed on site. The Planned Development plans and specifications shall include a

statement that all small diesel- and gasoline-powered construction equipment (i.e. electric generators, compressors, stucco mixers, etc.) shall be replaced with equivalent electric equipment powered by commercial electric power.

## *Operational*

Operational emissions associated with implementation of the Planned Development would result in significant impacts to air quality. The following mitigation measures apply to each of the three planning areas. Implementation of mitigation measures Air-2I thru Air-2M would slightly reduce criteria air pollutant emission; however, as shown in Tables 4.3-15 through 4.3-18, the daily emissions would continue to exceed the regional thresholds. Therefore, the impact would be significant and unavoidable.

**Table 4.3-15 Robinson Ranch North Planning Area Mitigated[(1)] Daily Maximum Operational Emissions**

| Source | CO (lbs/day) | $NO_x$ (lbs/day) | ROG (lbs/day) | $SO_x$ (lbs/day) | $PM_{10}$ (lbs/day) | $PM_{2.5}$ (lbs/day) |
|---|---|---|---|---|---|---|
| **Operational Sources** | | | | | | |
| Single Family Housing | 83.31 | 10.87 | 7.28 | 0.09 | 14.74 | 2.87 |
| Condo/Townhouse General | 575.7 | 75.13 | 51.56 | 0.63 | 101.85 | 19.85 |
| Commercial | 227.02 | 30.2 | 19.19 | 0.25 | 41.11 | 8.01 |
| **Area Sources** | | | | | | |
| Natural Gas | 3.84 | 8.93 | 0.72 | 0.00 | 0.02 | 0.02 |
| Hearth | 2.74 | 6.44 | 0.38 | 0.04 | 0.52 | 0.51 |
| Landscape | 5.69 | 0.07 | 0.78 | 0 | 0.02 | 0.02 |
| Consumer Products | 0 | 0 | 57.4 | 0 | 0 | 0 |
| Architectural Coatings | 0 | 0 | 1.98 | 0 | 0 | 0 |
| Total Emissions | 898.30 | 131.64 | 139.29 | 1.01 | 158.26 | 31.28 |
| SCAQMD Thresholds | 550 | 55 | 55 | 150 | 150 | 55 |
| Significant Impact? | **Yes** | **Yes** | **Yes** | No | **Yes** | No |

(1) Considers implementation of mitigation measures Air-2I thru Air-2M.

**Table 4.3-16 West Oak Center Planning Area Mitigated[(1)] Daily Maximum Operational Emissions**

| Source | CO (lbs/day) | $NO_x$ (lbs/day) | ROG (lbs/day) | $SO_x$ (lbs/day) | $PM_{10}$ (lbs/day) | $PM_{2.5}$ (lbs/day) |
|---|---|---|---|---|---|---|
| **Operational Sources** | | | | | | |
| Single Family Housing | 80.03 | 9.63 | 7.26 | 0.16 | 26.51 | 5.16 |
| Condo/Townhouse General | 193.48 | 23.29 | 18.17 | 0.39 | 64.09 | 12.46 |
| Commercial | 1108.13 | 136.12 | 97.06 | 2.3 | 376 | 73.04 |
| Office Park | 252.42 | 30.73 | 22.54 | 0.52 | 85.1 | 16.54 |
| **Area Sources** | | | | | | |
| Natural Gas | 7.11 | 11.87 | 0.93 | 0.00 | 0.02 | 0.02 |
| Hearth | 2.1 | 4.93 | 0.29 | 0.03 | 0.4 | 0.39 |

**Table 4.3-16 Continued**

| Source | CO (lbs/day) | NOx (lbs/day) | ROG (lbs/day) | SOx (lbs/day) | PM10 (lbs/day) | PM2.5 (lbs/day) |
|---|---|---|---|---|---|---|
| Landscape | 9.49 | 0.11 | 1.34 | 0 | 0.03 | 0.03 |
| Consumer Products | 0 | 0 | 41.55 | 0 | 0 | 0 |
| Architectural Coatings | 0 | 0 | 6.65 | 0 | 0 | 0 |
| Total Emissions | 1,652.76 | 216.68 | 195.79 | 3.40 | 552.15 | 107.64 |
| SCAQMD Thresholds | 550 | 55 | 55 | 150 | 150 | 55 |
| Significant Impact? | **Yes** | **Yes** | **Yes** | No | **Yes** | **Yes** |

(1) Considers implementation of mitigation measures Air-2I thru Air-2M

## Table 4.3-17 Wildwood Ranch Planning Area Mitigated(1) Daily Maximum Operational Emissions

| Source | CO (lbs/day) | $NO_x$ (lbs/day) | ROG (lbs/day) | $SO_x$ (lbs/day) | $PM_{10}$ (lbs/day) | $PM_{2.5}$ (lbs/day) |
|---|---|---|---|---|---|---|
| **Operational Sources** | | | | | | |
| Single Family Housing | 218.18 | 27.68 | 19.05 | 0.35 | 57.14 | 11.14 |
| Condo/Townhouse General | 729.64 | 92.57 | 65.74 | 1.17 | 191.1 | 37.25 |
| Commercial | 1255.3 | 162.56 | 106.01 | 2.06 | 336.97 | 65.6 |
| **Area Sources** | | | | | | |
| Natural Gas | 10.19 | 21.43 | 1.72 | 0.00 | 0.04 | 0.04 |
| Hearth | 5.78 | 13.57 | 0.79 | 0.09 | 1.1 | 10.9 |
| Landscape | 14.94 | 0.17 | 2.45 | 0 | 0.04 | 0.04 |
| Consumer Products | 0 | 0 | 116.96 | 0 | 0 | 0 |
| Architectural Coatings | 0 | 0 | 6.78 | 0 | 0 | 0 |
| Total Emissions | 2,234.03 | 317.98 | 319.50 | 3.67 | 586.39 | 124.97 |
| SCAQMD Thresholds | 550 | 55 | 55 | 150 | 150 | 55 |
| Significant Impact? | **Yes** | **Yes** | **Yes** | No | **Yes** | **Yes** |

(1) Considers implementation of mitigation measures Air-2I thru Air-2M.

## Table 4.3-18 Entire Planned Development Mitigated(1) Daily Maximum Operational Emissions

| Source | CO (lbs/day) | $NO_x$ (lbs/day) | ROG (lbs/day) | $SO_x$ (lbs/day) | $PM_{10}$ (lbs/day) | $PM_{2.5}$ (lbs/day) |
|---|---|---|---|---|---|---|
| **Vehicular Sources** | | | | | | |
| Single Family Housing | 381.52 | 48.18 | 33.59 | 0.60 | 98.39 | 19.17 |
| Condo/Townhouse General | 1,498.82 | 190.99 | 135.47 | 2.19 | 357.04 | 69.56 |
| Commercial | 2,590.45 | 328.88 | 222.26 | 4.61 | 754.08 | 146.65 |
| Office Park | 252.42 | 30.73 | 22.54 | 0.52 | 85.10 | 16.54 |
| **Area Sources** | | | | | | |
| Natural Gas | 21.15 | 42.23 | 3.37 | 0.00 | 0.08 | 0.08 |
| Fireplace Use | 10.62 | 24.94 | 1.46 | 0.16 | 2.02 | 11.80 |

**Table 4.3-18 Continued**

| Source | CO (lbs/day) | NOx (lbs/day) | ROG (lbs/day) | SOx (lbs/day) | PM10 (lbs/day) | PM2.5 (lbs/day) |
|---|---|---|---|---|---|---|
| Landscape | 30.12 | 0.35 | 4.57 | 0.00 | 0.09 | 0.09 |
| Consumer Products | 0.00 | 0.00 | 215.91 | 0.00 | 0.00 | 0.00 |
| Architectural Coasting | 0.00 | 0.00 | 15.41 | 0.00 | 0.00 | 0.00 |
| Total Emissions | 4,785.10 | 666.30 | 654.58 | 8.08 | 1,296.80 | 263.89 |
| SCAQMD Thresholds | 550 | 55 | 55 | 150 | 150 | 55 |
| Significant Impact? | **Yes** | **Yes** | **Yes** | No | **Yes** | **Yes** |

(1) Considers implementation of mitigation measures Air-2I thru Air-2M.

***Air-2I*** Prior to issuance of a building permit, the Applicant shall demonstrate that the design of the proposed buildings or structures exceeds current Title 24 requirements (Title 24, Part 11 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, effective August 1, 2009) by a minimum of 10 percent. Any combination of the following design features may be used to fulfill this mitigation provided that the total increase in efficiency meets or exceeds 10 percent:

i. Increase in insulation such that heat transfer and thermal bridging is minimized;

ii. Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption;

iii. Incorporate dual-paned or other energy efficient windows;

iv. Incorporate energy efficient space heating and cooling equipment;

v. Incorporate energy efficient light fixtures;

vi. Incorporate energy efficient appliances;

vii. Incorporate energy efficient domestic hot water systems;

viii. Incorporate solar panels into the electrical system;

ix. Incorporate cool roofs/light-colored roofing; or

x. Other measures that will increase the energy efficiency of building envelope in a manner that when combined with the other options listed above exceeds current Title 24 Standards (Title 24, Part 11 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, effective August 1, 2009) by a minimum of 5 percent.

***Air-2J*** Prior to issuance of a building permit, the City of Yucaipa shall verify that construction specifications include exterior electrical outlets for use by landscaping contractors.

***Air-2K*** Prior to issuance of the building permit, the Applicant shall demonstrate that measures have been included to provide adequate bicycle parking at commercial locations near building entrances to promote cyclist safety, security, and convenience. The Applicant shall ensure that secure bicycle parking is made available at the site at a rate of at least one bike space

per every 20 passenger vehicle spaces. Bicycle racks that allow bicycle riders to lock their bicycles in place shall provide bicycle parking.

***Air-2L*** Prior to issuance of the building permit, the Applicant shall demonstrate that no wood burning devices (stoves or fireplaces) are incorporated into residential floor plans. In addition, all natural gas fireplaces shall be EPA rated low emissions models.

***Air-2M*** Prior to issuance of the building permit, the Applicant shall demonstrate that all boilers to be installed in commercial and residential structures shall be energy efficient boilers, having an annual fuel utilization efficiency rating of 85 percent or greater.

## 4.3.3.3 Issue 3 – Sensitive Receptors

**AIR QUALITY AND GLOBAL CLIMATE CHANGE ISSUE 3 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development expose sensitive receptors to substantial pollutant concentrations?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Emissions of $PM_{10}$ and $PM_{2.5}$ would exceed Localized Significance Thresholds. Sensitive land uses are proposed within 500 feet of I-10. | Significant | Implement fugitive dust BMPs (Air-2A); Purchase particulate matter ERCs or limit grading (Air-2B); Prevent overlap of grading (Air-3A); Site sensitive land uses at least 500 feet from I-10 or prepare HRA (Air-3B). | Less than significant. |
| ***West Oak Center:*** Emissions of $PM_{10}$ and $PM_{2.5}$ would exceed Localized Significance Thresholds. Sensitive land uses are not proposed within 500 feet of I-10. | Significant | Implement fugitive dust BMPs (Air-2A); Purchase particulate matter ERCs or limit grading (Air-2B); Prevent overlap of grading (Air-3A). | Less than significant. |
| ***Wildwood Ranch:*** Emissions of $PM_{10}$ and $PM_{2.5}$ would exceed Localized Significance Thresholds. Sensitive land uses are proposed within 500 feet of I-10. | Significant | Implement fugitive dust BMPs (Air-2A); Purchase particulate matter ERCs or limit grading (Air-2B); Prevent overlap of grading (Air-3A); Site sensitive land uses at least 500 feet from I-10 or prepare HRA and implement mitigations (Air-3B). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the Planned Development would have a significant impact if it would expose sensitive receptors to substantial pollutant concentrations.

## *CO Hotspots*

Areas with high vehicle density, such as congested intersections and parking garages, have the potential to create high concentrations of CO, known as CO hot spots. An air quality impact is considered

significant if CO emissions create a hot spot where either the California 1-hour standard of 20 ppm or the federal and state 8-hour standard of 9.0 ppm is exceeded.

## *Localized Sensitive Receptors*

In addition to the mass daily threshold values presented in Table 4.3-9, the SCAQMD has established the following mass rate look-up tables for each SRA that can be used to determine whether or not a project may generate significant adverse localized air quality impacts. The allowable emissions for SRA 35 from construction activities within a maximum disturbance of five acres per day are listed in Table 4.3-19, below.

**Table 4.3-19 Mass Daily Thresholds for Source Receptor Area 35**

| Distance | CO | $NO_2$ | $PM_{10}$ | $PM_{2.5}$ |
|---|---|---|---|---|
| Allowable emissions at 25 meters | 2,075 | 270 | 14 | 9 |
| Allowable emissions at 50 meters | 2,890 | 302 | 42 | 12 |
| Allowable emissions at 100 meters | 4,765 | 378 | 66 | 20 |
| Allowable emissions at 200 meters | 9,044 | 486 | 113 | 40 |
| Allowable emissions at 500 meters | 27,650 | 778 | 255 | 140 |

Source: SCAQMD 2008.

## *Toxic Air Contaminants*

The CARB recommends that any project that proposes to locate sensitive receptors proposed within 500 feet of a highway should prepare a health risk assessment. The closest freeway to the Planned Development is I-10. Therefore, significant impact would occur if a sensitive receptor is proposed within 500 feet of I-10.

# Impact Analysis

## *CO Hotspots*

CO is the criteria pollutant that is produced in greatest quantities from vehicle combustion and does not readily disperse into the atmosphere. Long-term adherence to Ambient Air Quality Standards is typically demonstrated through an analysis of localized CO concentrations. Areas of vehicle congestion have the potential to create CO hot spots. These hot spots typically occur at intersections where vehicle speeds are reduced and idle time is increased. Intersection that tend to exhibit a significant CO concentration, typically operate at level of service (LOS) D or worse. To determine the potential for hot spots, CALINE4 modeling was performed using the procedures outlined in the Caltrans' Transportation Development-Level Carbon Monoxide Protocol. Intersection movements are based on data included in the Traffic Study (Urban Crossroads 2010) and include ambient growth, the Planned Development, and other projects. Modeling was performed using 2030 traffic volumes emission factors. As a reasonable worst-case, the analysis assumes the retention of the existing intersection alignments and does not consider those measures outlined in the traffic analysis to improve traffic flow through the Planned Development area. As shown in Table 26, Estimated Carbon Monoxide (CO) Concentrations, in the AQTR (Appendix B),

all predicted values are below the state's 1 and 8-hour standards. Therefore, implementation of the Planned Development would result in a less than significant impact with respect to the exposure of sensitive receptors to excessive concentrations of CO.

## *Localized Sensitive Receptors*

Local sensitive receptors include both existing off site and future on-site residential developments as there is a potential for on-site residential development to be occupied while additional nearby residential or commercial development occurs.

In accordance with the SCAQMD methodology, actual receptor locations with respect to the project should be used when available. If receptor locations are unknown or varied, methodology stipulates that receptors be evaluated for distances of 25, 50, 100, and 500 meters from the edge of the construction site. Because the exact locations of the commercial and residential properties from the proposed project are unknown, the distance to receptors from the construction sites are also unknown. Therefore, the default distances were used in this analysis.

The results on the localized sensitive receptors analysis for each of the planning areas are shown in Tables 4.3-20, 4.3-21, and 4.3-22. Within all three of the planning areas, emissions of $PM_{10}$ and $PM_{2.5}$ would exceed Localized Significance Thresholds and would therefore, without implemented mitigation, result in a significant impact to sensitive receptors.

**Table 4.3-20 Robinson Ranch North Planning Area Localized Construction Emissions Concentrations**

| | CO (lbs/day) | | $NO_2$ (lbs/day) | | $PM_{10}$ (lbs/day) | | $PM_{2.5}$ (lbs/day) | |
|---|---|---|---|---|---|---|---|---|
| **Distance** | **UNM[1]** | **MIT[2]** | **UNM[1]** | **MIT[2]** | **UNM[1]** | **MIT[2]** | **UNM[1]** | **MIT[2]** |
| Peak Daily On-site Emissions[3] | 124.36 | 124.36 | 66.92 | 66.92 | 101.18 | 12.16 | 21.97 | 4.07 |
| Allowable emissions at 25 meters | 2,075 | | 270 | | 14 | | 9 | |
| Allowable emissions at 50 meters | 2,890 | | 302 | | 42 | | 12 | |
| Allowable emissions at 100 meters | 4,765 | | 378 | | 66 | | 20 | |
| Allowable emissions at 200 meters | 9,044 | | 486 | | 113 | | 40 | |
| Allowable emissions at 500 meters | 27,650 | | 778 | | 255 | | 140 | |
| Exceed Allowable emissions? | No | No | No | No | **Yes** | No | **Yes** | No |

(1) UNM column for each criteria pollutant shows emissions before mitigation measures are incorporated.
(2) MIT column for each criteria pollutant shows emissions after mitigation measures Air-2A thru Air-2H and Air-3A are incorporated and assumes a ground disturbance limit of five acres per day.
(3) Assuming a maximum land disturbance of five acres per day.

**Table 4.3-21 West Oak Center Planning Area Localized Construction Emissions Concentrations**

| Distance | CO (lbs/day) | | $NO_2$ (lbs/day) | | $PM_{10}$ (lbs/day) | | $PM_{2.5}$ (lbs/day) | |
|---|---|---|---|---|---|---|---|---|
| | UNM(1) | MIT(2) | UNM(1) | MIT(2) | UNM(1) | MIT(2) | UNM(1) | MIT(2) |
| Peak Daily On-site Emissions(3) | 166.83 | 166.83 | 72.63 | 72.63 | 101.18 | 12.16 | 21.97 | 4.43 |
| Allowable emissions at 25 meters | 2,075 | | 270 | | 14 | | 9 | |
| Allowable emissions at 50 meters | 2,890 | | 302 | | 42 | | 12 | |
| Allowable emissions at 100 meters | 4,765 | | 378 | | 66 | | 20 | |
| Allowable emissions at 200 meters | 9,044 | | 486 | | 113 | | 40 | |
| Allowable emissions at 500 meters | 27,650 | | 778 | | 255 | | 140 | |
| Exceed Allowable emissions? | No | No | No | No | **Yes** | No | **Yes** | No |

(1) UNM column for each criteria pollutant shows emissions before mitigation measures are incorporated.
(2) MIT column for each criteria pollutant shows emissions after mitigation measures Air-2A thru Air-2H and Air-3A are incorporated and assumes a ground disturbance limit of five acres per day.
(3) Assuming a maximum land disturbance of five acres per day.

**Table 4.3-22 Wildwood Ranch Planning Area Localized Construction Emissions Concentrations**

| Distance | CO (lbs/day) | | $NO_2$ (lbs/day) | | $PM_{10}$ (lbs/day) | | $PM_{2.5}$ (lbs/day) | |
|---|---|---|---|---|---|---|---|---|
| | UNM(1) | MIT(2) | UNM(1) | MIT(2) | UNM(1) | MIT(2) | UNM(1) | MIT(2) |
| Peak Daily On-site Emissions(3) | 271.02 | 271.02 | 107.55 | 107.55 | 101.81 | 12.16 | 21.97 | 6.08 |
| Allowable emissions at 25 meters | 2,075 | | 270 | | 14 | | 9 | |
| Allowable emissions at 50 meters | 2,890 | | 302 | | 42 | | 12 | |
| Allowable emissions at 100 meters | 4,765 | | 378 | | 66 | | 20 | |
| Allowable emissions at 200 meters | 9,044 | | 486 | | 113 | | 40 | |
| Allowable emissions at 500 meters | 27,650 | | 778 | | 255 | | 140 | |
| Exceed Allowable emissions? | No | No | No | No | **Yes** | No | **Yes** | No |

(1) UNM column for each criteria pollutant shows emissions before mitigation measures are incorporated.
(2) MIT column for each criteria pollutant shows emissions after mitigation measures Air-2A thru Air-2H and Air-3A are incorporated and assumes a ground disturbance limit of five acres per day.
(3) Assuming a maximum land disturbance of five acres per day.

## *Toxic Air Contaminants*

The proposed residential and commercial land uses within the Planned Development would not attract a disproportionate amount of diesel trucks. Typical commercial uses such as retail, restaurants, and office complexes that are anticipated as part of the Planned Development would not be considered a source of Toxic Air Contaminants (TAC) emissions.

However, there are two potential sources of diesel PM and TAC emissions within the project area: delivery trucks and transit buses. In 2004, the CARB adopted an Airborne Toxic Control Measure (ATCM) to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel PM and other TAC emissions. The measure applies to diesel-fueled commercial vehicles with gross vehicle weight ratings greater than 10,000 pounds that are licensed to operate on highways, regardless of where they are registered. The measure does not allow diesel fueled commercial vehicles to idle for more than five

minutes at any given time. Potential localized air toxic impacts from on-site sources of diesel PM would be minimal since only a limited number of heavy-duty trucks would access the project area because there are no proposed industrial uses, and the trucks that would frequent the area would not idle for extended periods of time.

With regard to off-site sources of TAC emissions, the CARB recommends siting new sensitive land uses at least 500 feet from a freeway. In traffic-related studies, the additional non-cancer health risk attributable to proximity was seen within 1,000 feet and was strongest within 300 feet. California freeway studies show about a 70 percent drop in particulate pollution levels at 500 feet (CARB 2005). Therefore, CARB also recommends that any project that proposes to locate sensitive receptors within 500 feet of a highway should prepare a health risk assessment. The closest freeway to the Planned Development is I-10. Residential uses placed within 500 feet of I-10 may be impacted by truck traffic on the freeway.

**Robinson Ranch North Planning Area**

The Planned Development proposes to designate residential land uses within 500 feet of I-10 within both the Oak Ridge Village and Wildwood Center subareas of the Robinson Ranch North Planning Area. Therefore, impacts to sensitive receptors due to TAC emissions within this planning area would be potentially significant.

**West Oak Center Planning Area**

The proposed land uses within the West Oak Center Planning Area nearest to the I-10 are commercial land uses. The planned residential land uses would to be located over 1,000 feet from I-10. Therefore, impacts to sensitive receptors due to TAC emissions within this planning area would be less than significant.

**Wildwood Ranch Planning Area**

The Planned Development proposes to designate residential land uses within 500 feet of I-10 within the Wildwood Ranch Planning Area. Therefore, impacts to sensitive receptors due to TAC emissions within this planning area would be potentially significant.

## Mitigation Measures

### *CO Hotspots*

Implementation of the Planned Development, including all three planning areas, would result in a less than significant impact with respect to the exposure of sensitive receptors to excessive concentrations of CO and CO hotspots. No mitigation is required.

### *Localized Sensitive Receptors*

As shown in Tables 4.3-20, 4.3-21, and 4.3-22, implementation of mitigation measures Air-2A thru Air-2H and Air-3A would reduce this impact to a less than significant level. Mitigation measures Air-2A thru Air-2H and Air-3A apply to all three planning areas.

## *Toxic Air Contaminants*

Within the West Oak Center Planning Area, impacts to sensitive receptors due to TAC emissions would be less than significant. Therefore, no mitigation measures are required. Implementation of mitigation measure Air-3B within the Robinson Ranch North and Wildwood Ranch Planning Areas would reduce these impacts to a less than significant level.

***Air-3A*** Mass grading, fine grading, and structure construction shall be conducted at separate time periods and shall not overlap with one another.

***Air-3B*** Residential units shall be set back at least 500 feet from I-10 or a project specific Health Risk Assessment shall be conducted to identify and mitigate potential health risks from being situated within the CARB recommended buffer.

## 4.3.3.4 Issue 4 – Objectionable Odors

**AIR QUALITY AND GLOBAL CLIMATE CHANGE ISSUE 4 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development create objectionable odors affecting a substantial number of people?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Construction odors would be temporary and the proposed land uses are not considered sources of nuisance odors. | Less than significant. | No mitigation is required. | Less than significant. |
| ***West Oak Center:*** Construction odors would be temporary and the proposed land uses are not considered sources of nuisance odors. | Less than significant. | No mitigation is required. | Less than significant. |
| ***Wildwood Ranch:*** Construction odors would be temporary and the proposed land uses are not considered sources of nuisance odors. | Less than significant. | No mitigation is required. | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the Planned Development would have a significant impact if it would create objectionable odors affecting a substantial number of people.

## Impact Analysis

The following analysis applies to all three planning areas within the Planned Development.

Construction associated with implementation of the Planned Development could result in minor amounts of odor compounds associated with diesel heavy equipment exhaust. However, construction equipment would be operating at various locations throughout the project area, construction would not take place all at once, and construction near existing receptors would be temporary. Therefore, impacts

associated with odors during construction would not be likely to result in nuisance odors and are not considered significant.

The CARB's Air Quality and Land Use Handbook includes a list of the most common sources of odor complaints received by local air districts. Typical sources of odor complaints include facilities such as sewage treatment plants, landfills, recycling facilities, petroleum refineries, and livestock operations. The Planned Development proposes the designation of commercial, business park, and residential land uses. These land uses do not typically result in a source of nuisance odors associated with operation. Therefore, odors would not be considered objectionable and odor impacts would be less than significant.

## Mitigation Measures

Because any impacts associated with odor would be less than significant; therefore, no mitigation is required.

## 4.3.3.5 Issue 5 – Greenhouse Gas Emissions and Conflict With Adopted Plans

**AIR QUALITY AND GLOBAL CLIMATE CHANGE ISSUE 5 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Implementation of mitigation and reduction measures would not reduce GHG emissions levels by the recommended 30 percent. | Significant. | Reuse and recycling of construction and demolition waste (GHG-1); Solid waste diversion (GHG-2); Compliance with Yucaipa Valley Water District's Strategic Plan (GHG-3); and Reduction measures in Table 4.3-27 (GHG-4). | Less than significant. |
| ***West Oak Center:*** Implementation of mitigation and reduction measures would not reduce GHG emissions levels by the recommended 30 percent. | Significant. | Reuse and recycling of construction and demolition waste (GHG-1); Solid waste diversion (GHG-2); Compliance with Yucaipa Valley Water District's Strategic Plan (GHG-3); and Reduction measures in Table 4.3-27 (GHG-4). | Less than significant. |
| ***Wildwood Ranch:*** Implementation of mitigation and reduction measures would not reduce GHG emissions levels by the recommended 30 percent. | Significant. | Reuse and recycling of construction and demolition waste (GHG-1); Solid waste diversion (GHG-2); Compliance with Yucaipa Valley Water District's Strategic Plan (GHG-3); and Reduction measures in Table 4.3-27 (GHG-4). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the Planned Development may have a significant impact if it would:

1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or
2. Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

To date, no federal, state, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. The adopted CEQA Guidelines (Section 1506.4) permit the lead agency to adopt either a city wide or project specific threshold. Because the City does not currently have an adopted threshold, this analysis establishes compliance with AB 32 as the significance threshold. AB 32, the California Global Warming Solutions Act of 2006, requires that greenhouse gases emitted in California be reduced to 1990 levels by the year 2020 and 80 percent below 1990 levels by 2050. This results in a reduction of emissions by 29 percent from business as usual levels. Business as usual is defined as the construction and operation of a proposed project without taking into account any potential laws or reduction strategies that are not already adopted and in place at the time of the analysis. For an in-depth discussion of the validity of this threshold, please see Section 6.6, Greenhouse Gas Emissions and Conflict with Adopted Plans, in the AQTR (Appendix B).

## Impact Analysis

By definition, the impacts to and from climate change are cumulative. The Planned Development participates in this potential impact by its incremental contribution combined with the cumulative increase of all other sources of GHGs, which when taken together form global climate change impacts. The discussion presented in the AQTR (Appendix B) reviews each of the GHGs and the Planned Development's potential generation of these gases, including carbon dioxide, methane, and nitrous oxide. Tables summarizing the estimated emissions of these gases are presented in Section 6.6, Greenhouse Gas Emissions and Conflict with Adopted Plans, in the AQTR (Appendix B). Emissions of greenhouse gases from construction activities are included in the project's emissions inventory. As specified by the SCAQMD, construction emissions are amortized over the lifetime of the project, estimated at 30 years, and added to the annual operating emissions to provide a total annual emissions estimate.

As shown in Table 4.3-2, individual greenhouse gases have varying GWP and atmospheric lifetimes. The carbon dioxide equivalent ($CO_2e$) is a consistent methodology for comparing greenhouse gas emissions since it normalizes various greenhouse gas emissions into a consistent metric. The reference gas for GWP is carbon dioxide, with a GWP of 1. By comparison, methane's GWP is 23, as methane has a greater global warming effect than carbon dioxide on a molecule to molecule basis. One teragram ([Tg] equal to one million MT) of carbon dioxide equivalent is the mass of a project emissions of an individual greenhouse gas multiplied by the gas's GWP. The GWP for nitrous oxide is 310. The following discussion details the Planned Development's impact to GHG emissions based on total $CO_2e$ emissions from each planning area.

Tables 4.3-23, 4.3-24, and 4.3-25 show the total GHG emissions in terms of GWP for each of the planning areas. The tables also show the percent of emissions reduction with mitigation measures. To comply with AB 32, the reduction should be more than 29 percent. As shown in the following tables, overall reduction levels with mitigation are significantly less than the recommended 29 percent. Therefore, individual implementation of the planning areas of the Planned Development would result in significant impacts.

**Table 4.3-23 Robinson Ranch North Planning Area Global Warming Potential Summary**

| Emission Sources | Unmitigated Global Warming Potential (tons per year) | Mitigated GWP of Greenhouse Gases (tons per year)[1] | Percent Reduction from Unmitigated Emissions |
|---|---|---|---|
| Construction Period Emissions | 83.05 | 83.05 | 0.00% |
| Vehicles | 17954.12 | 15,021.09 | 16.34% |
| Natural Gas Combustion | 2731.4 | 1,964.98 | 28.06% |
| Landscape Equipment | 2.29 | 0.09 | 96.07% |
| Electric Use | 2642.33 | 1,594.94 | 39.64% |
| Potable Water Treatment | 1120.46 | 604.61 | 46.04% |
| Wastewater Treatment | 627.46 | 338.59 | 46.04% |
| Solid Waste Transport/Disposal | 1234.46 | 308.62 | 75.00% |
| Total Operational Emissions (2016) | 26,395.57 | 19,915.97 | 24.55% |
| Total Operational Emissions (2020) | 26,395.57 | 17,847.77 | 32.38% |

(1) With incorporation of state reduction measures as well as mitigation measures Air-2A through Air-2M and GHG-1 thru GHG-4.

**Table 4.3-24 West Oak Center Planning Area Global Warming Potential Summary**

| Emission Sources | Unmitigated Global Warming Potential (tons per year) | Mitigated GWP of Greenhouse Gases (tons per year) [1] | Percent Reduction from Unmitigated Emissions |
|---|---|---|---|
| Construction Period Emissions | 109.34 | 109.34 | 0.00% |
| Vehicles | 63944.25 | 53,900.25 | 15.71% |
| Natural Gas Combustion | 3526.02 | 2,554.19 | 27.56% |
| Landscape Equipment | 3.9 | 0.24 | 93.85% |
| Electric Use | 6483.58 | 3,833.50 | 40.87% |
| Potable Water Treatment | 468.59 | 252.86 | 46.04% |
| Wastewater Treatment | 262.41 | 141.60 | 46.04% |
| Solid Waste Transport/Disposal | 1206.3 | 301.58 | 75.00% |
| Total Operational Emissions (2016) | 76,004.39 | 61,093.56 | 19.62% |
| Total Operational Emissions (2020) | 76,004.39 | 53,672.23 | 29.38% |

(1) With incorporation of state reduction measures as well as mitigation measures Air-2A through Air-2M and GHG-1 thru GHG-4.

**Table 4.3-25 Wildwood Ranch Planning Area Global Warming Potential Summary**

| Emission Sources | Unmitigated Global Warming Potential (tons per year) | Mitigated GWP of Greenhouse Gases (tons per year) [(1)] | Percent Reduction from Unmitigated Emissions |
|---|---|---|---|
| Construction Period Emissions | 184.7 | 184.7 | 0.00% |
| Vehicles | 67869.97 | 57,044.41 | 15.95% |
| Natural Gas Combustion | 6502.16 | 4,686.50 | 27.92% |
| Landscape Equipment | 5.98 | 0.39 | 93.48% |
| Electric Use | 7855.34 | 4,695.43 | 40.23% |
| Potable Water Treatment | 4043.35 | 2,181.84 | 46.04% |
| Wastewater Treatment | 2264.27 | 1,221.83 | 46.04% |
| Solid Waste Transport/Disposal | 1340.3 | 335.08 | 75.00% |
| Total Operational Emissions (2016) | 90,066.07 | 70,350.19 | 21.89% |
| Total Operational Emissions (2020) | 90,066.07 | 62,495.95 | 30.61% |

(1) With incorporation of state reduction measures as well as mitigation measures Air-2A through Air-2M and GHG-1 thru GHG-4.

**Table 4.3-26 Entire Planned Development Global Warming Potential Summary**

| Emission Sources | Unmitigated Global Warming Potential (tons per year) | Mitigated GWP of Greenhouse Gases (tons per year) [(1)] | Percent Reduction from Unmitigated Emissions |
|---|---|---|---|
| Construction Period Emissions | 377.09 | 377.09 | 0.00% |
| Vehicles | 149,768.34 | 125,965.75 | 15.89% |
| Natural Gas Combustion | 12,759.58 | 9,205.67 | 27.85% |
| Landscape Equipment | 12.17 | 0.72 | 94.08% |
| Electric Use | 16,981.25 | 10,123.87 | 40.38% |
| Potable Water Treatment | 5,632.40 | 3,039.31 | 46.04% |
| Wastewater Treatment | 3,154.14 | 1,702.01 | 46.04% |
| Solid Waste Transport/Disposal | 3,781.06 | 945.28 | 75.00% |
| Total Operational Emissions (2016) | 192,466.03 | 151,359.71 | 21.36% |
| Total Operational Emissions (2020) | 192,466.03 | 134,015.95 | 30.37% |

(1) With incorporation of state reduction measures as well as mitigation measures Air-2A through Air-2M and GHG-1 thru GHG-4.

## Mitigation Measures

The State of California has implemented several state level regulations and programs that will provide reductions for both mobile and area sources. Although these measures are being implemented at a state level, these reductions will affect emissions from a project level as well and are accounted for under the mitigated emissions. Implementation of the following mitigation measures, in conjunction with mitigation measures Air-2A through Air-2M, would reduce GHG emissions. These mitigation measures apply to all three planning areas. However, as shown in Tables 4.3-23, 4.3-24, 4.2-25, and 4.3-

26, even with the implementation of mitigation measures Air-2A through Air-2H and GHG-1 through GHG-4, emissions for anticipated build-out in 2016 would not meet the 29 percent reduction from business-as-usual levels. It is unlikely that the entire project would be entirely built out by 2016 and the AB 32 reduction goal was set to meet the 29 percent reduction by 2020. Because the emission threshold is based on 2020 emissions and it is likely that development will extend beyond 2020, it is more appropriate to analyze emissions as if the Planned Development would be built out by 2020. When the state mandated reductions anticipated by 2020 are combined with the reductions anticipated from the project implemented mitigation, the total reduction from business as usual is anticipated at 30.37 percent for the operation of the entire Planned Development. Because the anticipated reductions from the proposed Planned Development in 2020 exceed 29 percent the Planned Development would result in less than significant impact with respect to GHG emissions.

***GHG-1*** Prior to issuance of any grading or building permit, the Project Development plans and specifications shall include policies and procedures for the reuse and recycling of construction and demolition waste of 50 percent (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).

***GHG-2*** The Applicant shall ensure that provisions are in place to meet a solid waste diversion from the landfill of at least 75 percent for all land use types. This can be accomplished through (but is not limited to) the provision of interior and exterior storage areas for recyclables and green waste, adequate recycling containers in public areas, and education through signage in public areas about reducing waste and available recycling services.

***GHG-3*** New development within the Planned Development shall comply with the Yucaipa Valley Water District's Strategic Plan. Additional water conservation measures shall also be implemented, including, but not limited to:

- Creating water-efficient landscaping (including using slow drip irrigation, timers, weather sensing irrigation systems);
- Providing infrastructure for and the use of reclaimed water for landscape irrigation;
- Restricting the amount of water used for cleaning outdoor surfaces and vehicles; and
- Installing water saving appliances such as low-flow showers, sinks, and toilets.

***GHG-4*** The GHG emissions reduction measures listed in Table 4.3-27 shall be implemented, as appropriate, on a project-level basis. These measures are either an enhancement of the aforementioned measures or are measures that will ensure additional reductions but cannot be quantified at this time.

**Table 4.3-27 Additional Recommended GHG Emissions Reduction Measures**

| | |
|---|---|
| Bike Parking | ▪ Nonresidential projects provide plentiful short- and long-term bicycle parking facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces.<br>▪ Prior to issuance of a building permit for any future project, the project applicant shall identify and submit building plans that identify the following design features to reduce operational emissions associated with vehicular traffic:<br>▪ Projects within one-quarter mile of a transit facility, including Sprinter Stations and bus stops, shall enhance existing or construct new pedestrian and bicycle facilities to provide safe and efficient access to the transit services.<br>▪ Projects located within one-half mile of an existing/planned Class I or Class II bike lane shall include a comparable network that connects the project uses to the existing off-site facility. Project design shall include a designated bicycle route connecting all units, on-site bicycle parking facilities, off-site bicycle facilities, site entrances, and primary building entrances to existing Class I or Class II bike lane(s) within one half mile, as feasible.<br>▪ Nonresidential projects shall provide "end-of-trip" facilities including showers, lockers, and changing space. At a minimum, project will provide four clothes lockers and one shower provided for every 80 employee parking spaces, including separate facilities for each gender for projects with 160 or more employee parking spaces.<br>▪ Bicycle racks that are accessible from the street and the pedestrian routes. At a minimum, one bike rack space shall be provided per 20 vehicle parking spaces.<br>▪ Provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances. |
| Bike Parking at Multi-Unit Residential | ▪ Long-term bicycle parking is provided at apartment complexes or condominiums without garages (e.g., one long-term bicycle parking space for each unit without a garage). Long-term facilities shall consist of one of the following: a bicycle locker, a locked room with standard racks and access limited to bicyclists only, or a standard rack in a location that is staffed and/or monitored by video surveillance 24 hours per day. |
| Pedestrian Network | ▪ The project provides a pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the project site. Project design includes a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external pedestrian facilities and streets. Route has minimal conflict with parking and automobile circulation facilities. Streets (with the exception of alleys) within the project have sidewalks on both sides. All sidewalks internal and adjacent to project site are minimum of five feet wide. All sidewalks feature vertical curbs.<br>▪ Pedestrian facilities and improvements such as grade separation, wider sidewalks, and traffic calming are implemented wherever feasible to minimize pedestrian barriers. All site entrances provide pedestrian access. |
| Bus Shelter for Existing/Planned Transit Service | ▪ Bus or streetcar service provides headways of one hour or less for stops within one-quarter mile; project provides safe and convenient bicycle/pedestrian access to transit stop(s) and provides essential transit stop improvements (i.e., shelters, route information, benches, and lighting). |
| Traffic Calming | ▪ Project design includes pedestrian/bicycle safety and traffic calming measures in excess of jurisdiction requirements. Roadways are designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips by featuring traffic calming features. All sidewalks internal and adjacent to project site are minimum of five feet wide. All sidewalks feature vertical curbs. Intersections internal and adjacent to the project feature one or more of the following pedestrian safety/traffic calming design techniques: marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, and roundabouts or mini-circles. Streets internal and adjacent to the project feature pedestrian safety/traffic calming measures such as on-street parking, planter strips with street trees, and chicanes/chokers (variations in road width to discourage high-speed travel). |
| Pedestrian Pathway Through Parking | ▪ Provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances. |

**Table 4.3-27 Continued**

| | |
|---|---|
| Orientation to Existing/Planned Transit, Bikeway, or Pedestrian Corridor | ▪ Project is oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing or planned adjacent uses is minimized or nonexistent. Setback distance between different buildings on project site is minimized. Setbacks between project buildings and planned or existing sidewalks are minimized. Buildings are oriented towards existing or planned street frontage. Primary entrances to buildings are located along planned or existing public street frontage. Project provides bicycle access to any planned bicycle corridor(s). Project provides pedestrian access to any planned pedestrian corridor(s). |
| Services Operational | ▪ Project provides on-site shops and services for employees. |
| Residential Density (Employ Sufficient Density for New Residential Development to Support the Use of Public Transit) | ▪ Project provides high-density residential development. Transit facilities must be within one quarter mile of project border. Project provides safe and convenient bicycle/pedestrian access to all transit stop(s) within one-quarter mile of project border. |
| Green Building Certification | ▪ Commercial projects shall seek green building certification through an approved certifying program such as LEED or the California Green Builder Program. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. The CA Green Builder Program is a statewide partnership between homebuilders, manufacturers, and local governments that requires the building of residences that incorporate high energy efficiency standards; resources conservation; advanced ventilation design installation; and waste reduction. |
| Landscaping | ▪ Project shall use drought resistant native trees, trees with low emissions and high carbon sequestration potential.<br>▪ Evergreen trees on the north and west sides afford the best protection from the setting summer sun and cold winter winds. Additional considerations include the use of deciduous trees on the south side of the house that will admit summer sun; evergreen plantings on the north side will slow cold winter winds; constructing a natural planted channel to funnel summer cooling breezes into the house.<br>▪ Neighborhood CCRs shall not require front and side yards of single family homes be planted with turf grass.<br>▪ Vegetable gardens, bunch grass, and low-water landscaping shall also be permitted, or even encouraged. |
| Exceed Title 24 | ▪ Project exceeds title 24 requirements by an additional 20%. |
| Low Energy Cooling | ▪ Project optimizes building's thermal distribution by separating ventilation and thermal conditioning systems. |
| Light Colored Paving | ▪ Project provides light-colored paving (e.g., increased albedo pavement). |
| Solar Water Heaters | ▪ Project provides solar water heaters. |
| Energy Efficient Appliance Standards | ▪ Project uses energy efficient appliances (e.g., Energy Star®). |
| Green Building Materials | ▪ Project uses materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way. |
| Water Use Appliances | ▪ Require the installation of low-water use appliances. |
| Local Building Materials | ▪ Use locally made building materials for construction of the project and associated infrastructure of at least 10%. |

Sources: CAPCOA 2008, Office of the California Attorney General 2008, California Climate Action Team 2006

# 4.3.4 Cumulative Impacts and Mitigation

**AIR QUALITY AND GLOBAL CLIMATE CHANGE CUMULATIVE ISSUE SUMMARY**

**Would implementation of the Robinson Ranch Planned Development have a cumulatively considerable contribution to a significant cumulative air quality impacts considering past, present, and probable future projects?**

| *Cumulative Impact* | *Significance* | *Robinson Ranch Contribution* |
|---|---|---|
| ***Conformance to air quality standards.*** The Basin is in non-attainment for $PM_{10}$, $PM_{2.5}$, and ozone (ROGs and $NO_x$ are precursors). | Significant. | Cumulatively considerable, with implementation of mitigation Air-2A through Air-2M. |
| ***Net increase of criteria pollutants.*** The Basin is in non-attainment for $PM_{10}$, $PM_{2.5}$, and ozone (ROGs and $NO_x$ are precursors). | Significant. | Cumulatively considerable, with implementation of mitigation Air-2A through Air-2M. |
| ***Sensitive receptors.*** Exposure of people to localized CO concentrations. | Less than significant. | Not cumulatively considerable. |
| Exposure of people to excessive localized emissions. | Significant. | Not cumulatively considerable |

## 4.3.4.1 Conformance to Federal and State Ambient Air Quality Standards

The geographical context for this analysis is the Basin. The Basin is in non-attainment for $PM_{10}$, $PM_{2.5}$, and ozone. ROGs and $NO_x$ are precursors that form ozone through chemical and photochemical reactions in the atmosphere. Therefore, there is a significant cumulative impact to air quality resulting from air quality violations of $PM_{10}$, $PM_{2.5}$, ROG, and $NO_x$ emissions.

### *Construction*

As discussed in Section 4.3.3.2, emissions from construction of the Robinson Ranch North, West Oak Center, and Wildwood Ranch Planning Areas would exceed established thresholds. Further, if all of the planning areas were developed at the same time, emissions of $NO_x$, ROG, $PM_{10}$, and $PM_{2.5}$ would exceed the thresholds. Implementation of mitigation measures Air-2A through Air-2E would slightly reduce these emissions, but not to a level below the threshold. Therefore, implementation of the Planned Development would result in a cumulatively considerable contribution to a cumulatively significant impact to air quality.

### *Operational*

Based on the analysis presented in Section 4.3.3.2, implementation of the individual planning areas within the Planned Development would result in significant and unavoidable impacts due to excessive emissions of CO, $NO_x$, ROG, $PM_{10}$, and $PM_{2.5}$. Combined with each other and with future proposed developments, the implementation of the Planned Development would result in a significant impact on a cumulative level. Therefore, operational emissions of the Planned Development would result in a cumulatively considerable contribution to a cumulatively significant impact to air quality. With

implementation of mitigation measures Air-2F through Air-2H, implementation of the Planned Development would continue to result in a cumulatively considerable contribution.

### 4.3.4.2 Net Increase of Criteria Pollutants

The Basin is in non-attainment for $PM_{10}$, $PM_{2.5}$, and ozone. ROGs and $NO_x$ are precursors that form ozone through chemical and photochemical reactions in the atmosphere. In Section 4.3.3.2, estimated emissions for both construction and operation of the Planned Development were presented. The conclusion stated that, with mitigation, construction of the individual planning areas would result in emissions that are below the regional thresholds. However, even with incorporation of mitigation measures, construction of the planning areas would still result in emissions of ROG, $NO_x$, $PM_{10}$, and $PM_{2.5}$, which would result in a net increase of these pollutants. Further, construction of all three planning areas simultaneously would result in emissions that exceed the thresholds. While it is unlikely that construction would occur at same time in all three planning areas, there is the potential that construction in one planning area may begin before the construction in another planning area has been completed. This could result in a cumulatively considerable net increase in ROG, $NO_x$, $PM_{10}$, and $PM_{2.5}$. Further, even with incorporation of mitigation measures, emissions associated with operations of the Planned Development exceed the regional thresholds. Therefore, operation of the Planned Development would result in a cumulatively considerable net increase in ROG, $NO_x$, $PM_{10}$, and $PM_{2.5}$.

### 4.3.4.3 Sensitive Receptors

#### *CO Hotspots*

The geographic context for the analysis of cumulative impacts relative to exposure of sensitive receptors (e.g., residences, commercial developments, schools, hospitals) to CO hot spots includes the vicinity of the 15 intersections analyzed for CO hot spots analysis in Section 4.3.3.3. It is assumed that traffic volumes from some of these projects may contribute to CO emissions at the fifteen intersections projected to operate below LOS E. Some of the cumulative projects may not contribute any traffic volumes to certain intersections in Table 26, Estimated Carbon Monoxide (CO) Concentrations, in the AQTR (Appendix B), but it is beyond the scope of this analysis to identify the traffic volumes contributed from each of the cumulative projects at intersections that are outside the study area of the Planned Development. As indicated in Table 26 of the AQTR (Appendix B), the CO concentrations at the affected intersections are less than the NAAQS and CAAQS for CO with implementation of the Planned Development and the cumulative projects. Therefore, the cumulative impact to sensitive receptors exposed to CO hot spots in the local cumulative impact area is less than significant.

#### *Local Sensitive Receptors*

The geographic context for the following analysis is sensitive receptors adjacent to the Planned Development. $PM_{10}$ and $PM_{2.5}$ emissions associated with construction generally result in near-field impacts. As shown in the emissions evaluation in Section 4.3.3.2, the emissions of $PM_{10}$ and $PM_{2.5}$ during construction would be below the significance levels, with incorporation of mitigation. It is unlikely that all construction within the Planned Development would occur at the same time as other projects in the vicinity. Additionally, it is unlikely that construction projects associated with the Planned Development and those associated with other area projects would take place adjacent to each other. Therefore, the

contribution of the Planned Development to a cumulative significant impact is not cumulatively considerable with respect to impacts on localized receptors.

## 4.3.5 CEQA Checklist Items Adequately Addressed in Initial Study

All checklist items in the Initial Study were addressed in the analyses above.

## 4.3.6 References

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California Air Pollution Control Officers Association (CAPCOA). 2008. White Paper: CEQA and Climate Change. Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act. January.

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U.S. Environmental Protection Agency (EPA). 2010c. An Introduction to Air Quality. Last updated April 23. Accessed in May 2010. Available at http://www.epa.gov/iedweb00/co.html

U.S. Environmental Protection Agency (EPA). 2009. Inventory of U.S. GHG Emissions and Sinks: 1990-2007. April.

# 4.4 BIOLOGICAL RESOURCES

This section of the PEIR describes existing conditions within the project area and in adjacent areas with respect to sensitive biological resources and wildlife corridors; the potential physical environmental effects (direct, indirect, and/or cumulative) on these resources resulting from implementation of the Planned Development; the City of Yucaipa Conditions of Approval related to biological resources; and mitigation measures to reduce or avoid the identified impacts.

## 4.4.1 Existing Conditions

This section describes existing vegetation communities, plant species, wildlife species, and sensitive biological resources that are known to either occur or have a potential to occur in the project area. Existing biological resources information was obtained from the Freeway Corridor Specific Plan (FCSP) Biological Resources Technical Report (EcoSystems Restoration Associates 2008).

### 4.4.1.1 Survey Methods

The biological reconnaissance survey performed for the FCSP EIR included all three of the Robinson Ranch Planning Areas. Therefore, the results of the FCSP EIR are applicable to the project area and are hereby incorporated by reference into this PEIR. Areas exhibiting steep slopes or rugged terrain were not surveyed directly on foot but through the use of binoculars. Vegetation communities were assessed and mapped by hand in the field on aerial photographs, with a scale of one inch equals 200 feet, and later screen-digitized into ArcGIS software. Wildlife species were observed directly or detected from calls, tracks, scat, nests, or other signs. All plant species observed in the project area were also noted, and plants that could not be identified in the field were collected and identified later using taxonomic keys.

### 4.4.1.2 Vegetation Communities

The following vegetation communities as discussed below occur within the project area (Figure 4.4-1): Developed Land, Non-native Grassland, Non-Native Grassland/Riversidean Sage Scrub, Oak Woodland, Riversidean Sage-Chaparral Scrub, Riversidean Sage Scrub, Riversidean Succulent Scrub, Savannah Oak Woodland, Southern Willow Scrub, Scoured Drainage, and Stock Pond.

#### *Developed Land*

A small portion of developed land occurs in the West Oak Center Planning Area. Developed land supports no native vegetation and includes man-made structures. The level of soil disturbance is such that only the most ruderal plant species or ornamental plant species would be expected. The developed land within the West Oak Center Planning Area is composed of a road, one residence, and other man-made structures.

## *Non-Native Grassland*

The majority of the project area is heavily impacted by cattle grazing. As a result, the dominant vegetation consists of non-native grassland which occurs in all three planning areas. Non-native grassland is characterized by a dense to sparse cover of annual grasses. This vegetation community is often associated with numerous species of wildflowers, especially in years of favorable rainfall. Typically, this plant community is found in valleys and foothills throughout most of California (except for the north coastal and desert regions) at elevations below 4,000 feet above mean sea level (AMSL). Non-native species within this community include wild oat (*Avena fatua*), ripgut grass (*Bromus diandrus*), smooth brome (*Bromus hordeaceus*), wild barley (*Hordeum murinum* ssp. *leporinum*), and Italian ryegrass (*Lolium multiflorum*) as well as other herbaceous weedy plant species such as filaree (*Erodium* sp.), black mustard (*Brassica nigra*), star-thistle (*Centaurea melitensis*), fennel (*Foeniculum vulgare*), cheeseweed (*Malva parviflora*), and Russian thistle (*Salsola tragus*). Native species within this community include dot-seed plantain (*Plantago erecta*), pepper grass (*Lepidium* sp.), green everlasting (*Gnaphalium californicum*), and dove weed (*Eremocarpus setigerus*).

## *Non-Native Grassland/Riversidean Sage Scrub*

Non-native grassland/Riversidean sage scrub occurs in the Wildwood Ranch and Robinson Ranch North Planning Areas (both the Wildwood Center and Oak Ridge Village Subareas). This vegetation community contains a relatively lower percentage and diversity of undisturbed Riversidean sage scrub and a higher percentage of non-native grasses and weedy species. The dominant native shrub species include California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), interior goldenbush (*Ericameria linearifolia*), and deerweed (*Lotus scoparius*). The dominant non-native species include grasses such as wild oat, ripgut grass, smooth brome, and Italian ryegrass, as well as other herbaceous weedy plant species such as star-thistle and Russian thistle.

## *Oak Woodland*

Oak woodland occurs within the Wildwood Ranch Planning Area and is dominated by coast live oak (*Quercus agrifolia*). Other species within this community may include toyon (*Heteromeles arbutifolia*), currant (*Ribes* spp.), laurel sumac (*Malosma laurina*), and Mexican elderberry (*Sambucus mexicana*). The herbaceous component of this community is continuous and often dominated by non-native weedy species such as wild oat, ripgut grass, foxtail chess (*Bromus madritensis* ssp. *rubens*), and Italian ryegrass. Oak woodlands typically are found on north-facing slopes and shaded ravines on the coastal slopes of the southern California mountain ranges, usually below 4,000 feet AMSL. This community generally is found in upland areas that are outside the influence of the drainages and streambeds. Oak woodlands in general are considered sensitive primarily because of their limited acreage, high wildlife value, gradual loss as a result of development, and lack of regeneration. In the project area, the best-developed stands of oak woodland are found primarily at the base of slopes and in ravines within the undeveloped, non-native grasslands of the Wildwood Ranch Planning Area.

## *Riversidean Sage-Chaparral Scrub*

Riversidean sage-chaparral scrub occurs in the Wildwood Ranch Planning Area. This vegetation community contains hard-woody shrubs and trees typical of chaparral communities and drought-deciduous, soft-woody shrubs typical of sage scrub communities. Ranging in height from approximately three to ten feet, this vegetation community is typically dominated by California sagebrush, chamise

(*Adenostoma fasciculatum*), southern mountain lilac (*Ceanothus foliosus*), toyon, and laurel sumac. It is found in the outer coast ranges and Peninsular Range, from Big Sur south to Baja California, Mexico. Within the Wildwood Ranch Planning Area, this community is primarily composed of native shrub and tree species such as chamise, California sagebrush, California buckwheat, southern mountain lilac, toyon, laurel sumac, Nuttall's scrub oak (*Quercus dumosa*), white sage (*Salvia apiana*), and black sage (*Salvia mellifera*). The understory is primarily composed of native species such as green everlasting, wild cucumber (*Marah macrocarpus*) and ashy spikemoss (*Selaginella cinerascens*), as well as non-native species such as wild oat, ripgut grass, and poison hemlock (*Conium maculatum*).

## *Riversidean Sage Scrub*

Riversidean sage scrub occurs in the Wildwood Center Subarea of Robinson Ranch North Planning Area. This vegetation community is comprised of low-growing, aromatic, drought-deciduous, soft-woody shrubs that have an average height of approximately three to four feet. Stands of this vegetation community are fairly open and are typically found on sites with low moisture availability and steep, xeric slopes or clay rich soils that are slow to release stored water. This vegetation community is found along the coastal base of the Transverse and Peninsular ranges, from central Los Angeles into Mexico. Within the Wildwood Center Subarea, this vegetation community is primarily composed of a high percentage of native, low-growing shrub species such as California sagebrush, California buckwheat, brittlebush (*Encelia farinosa*), interior goldenbush, four-wing saltbush (*Atriplex canescens*), coast locoweed (*Astragalus trichopodus* var. *lonchus*), and deerweed, and a low percentage of non-native grass species such as wild oat, ripgut grass, foxtail chess, and Italian ryegrass.

## *Riversidean Succulent Scrub*

A small portion of Riversidean succulent scrub is located in the Wildwood Center Subarea of the Robinson Ranch North Planning Area. Riversidean succulent scrub is comprised of low-growing, aromatic, drought-deciduous soft-woody shrubs that have an average height of approximately three to four feet. This vegetation community is similar in species composition to Riversidean sage scrub, except that it contains a high concentration of cactus species. This community typically is found on dry south- and west-facing xeric slopes where moisture availability is low. Within the Wildwood Center Subarea, this vegetation community is dominated by native California sagebrush, California buckwheat, brittlebush, and shore cactus (*Opuntia littoralis*). The understory is primarily composed of non-native species such as wild oat, ripgut grass, and Russian-thistle.

## *Savannah Oak Woodland*

Savannah oak woodland occurs in the Wildwood Ranch Planning Area and the Wildwood Center Subarea of the Robinson Ranch North Planning Area. This vegetation community is similar to oak woodland but contains a lower density and percentage of coast live oak and a higher density and percentage of non-native grasses and herbaceous weedy plant species such as wild oat, ripgut grass, smooth brome, Italian ryegrass, and star-thistle. Other species within this community may include toyon, currant, laurel sumac, and Mexican elderberry. Savannah oak woodland occurs where the topography transitions from plateaus and steep hillsides to gently rolling hills. Canopy cover in this vegetation community ranges from approximately 10 to 30 percent.

### *Southern Willow Scrub*

Southern willow scrub occurs in the West Oak Center Planning Area and the Wildwood Ranch Planning Area. Southern willow scrub is a dense riparian community dominated by broad-leafed, winter-deciduous trees such as willows (*Salix* spp.). This vegetation community is typically found along major drainages and also occurs in smaller drainages. The density of willows typically limits the growth of other species within the understory. The representative species typically grow in loose, sandy, or fine gravelly alluvium deposited near stream channels during flood flows. This vegetation community within the project area is dominated by native willows and mulefat (*Baccharis salicifolia*), but also contains non-native species such as tree tobacco (*Nicotiana glauca*) and tamarisk (*Tamarix* sp.).

### *Scoured Drainage*

Scoured drainages occur in the Wildwood Ranch Planning Area (Wildwood Creek) and in the West Oak Center Planning Area (Wilson Creek and Yucaipa Creek). This community contains little to no vegetation cover, as it is found along major drainages that are subject to frequent flood events, preventing the plants from growing to maturity. Therefore, plants within this community are relatively young. This community contains loose, sandy, or fine gravelly alluvium which supports a successional stage of southern willow scrub, mulefat, tree tobacco, and tamarisk.

### *Stock Pond*

A stock pond located in the west central portion of the Wildwood Ranch Planning Area. A stock pond is a manmade depression that has been created to capture water for use by cattle.

## 4.4.1.3 Wildlife Species

The variety of native vegetation communities in the project area provide moderate to high value habitat for wildlife species.

### *Butterflies*

The distribution of butterflies is generally defined by the distribution of their larval food plants. The project area has boulders that could be used as hill topping areas, which some butterfly species use to search for mates. No butterfly species were observed during the biological reconnaissance survey for the FCSP EIR. However, common species expected to occur within the project area include western tiger swallowtail (*Papilio rutulus rutulus*), cabbage white (*Pieris rapae*), red admiral (*Vanessa atalanta rubria*), west coast lady (*Vanessa annabella*), mourning cloak (*Nymphalis antiopa antiopa*), California sister (*Adelpha bredowii*), and Behr's metalmark (*Apodemia mormo virgulti*).

### *Fish*

Many creeks and waterways in southern California are ephemeral and subject to periods of high water flow in winter and spring and little to no water flow in late summer and fall. Fish species that potentially inhabit these waterways have adapted to living in these naturally fluctuating conditions; however, natural causes, such as drought, and man-made causes, such as alteration of habitat and introduction of non-native species, often cause reduction in native fish populations in southern California.

Yucaipa, Wildwood, and Wilson creeks are three prominent drainages within the project area. All three are tributary to San Timoteo Creek, which is located approximately four miles to the southwest of the West Oak Center Planning Area. In addition, several smaller "blue-line" streams occur within the project area. No fish species were observed during the survey; however, a number of species have the potential to be present during periods of sufficient water flow, such as mosquito fish (*Gambusia affinis*) and fathead minnow (*Pimepphales promelas*).

## Amphibians

All amphibians require moisture for at least a portion of their life cycle. Some species are more dependent on water and require a permanent or perennial water source for habitat and reproduction, whereas other species have adapted to more arid conditions and are not completely dependent on a perennial water source. These terrestrial amphibians generally avoid desiccation by burrowing beneath the soil or leaf litter during the dry season, emerging when temperatures are low and humidity is high and breeding only once the rainy season has begun.

Yucaipa, Wildwood, and Wilson creeks are likely dry for much of the year but are subject to rapid flow during high precipitation and flooding events. As a result, vegetation tends to be absent or sparse (scoured drainage) and, when present, primarily consists of mulefat scrub or southern willow scrub. In addition, these drainages are highly incised, often containing sheer banks ranging from approximately 10 to 30 feet high. Because of the limited availability of suitable vegetation, leaf litter, and perennial water sources, few amphibians are expected to occur in the project area, including western toad (*Bufo boreas*), Pacific treefrog (*Hyla regilla*), and California treefrog (*Hyla cadaverina*).

## Reptiles

The diversity and abundance of reptile species within an area varies according to the types and character of the vegetation communities. Many reptiles are restricted to certain vegetation communities and soil types, although some of these species will also forage in a variety of communities. Other species are more ubiquitous, using a variety of vegetation types for foraging and shelter. Most species occurring in open areas use rodent burrows for cover and protection from predators and extreme weather conditions. No reptiles were observed within the project area during the biological reconnaissance survey for the FCSP EIR; however, common reptiles expected to occur include the western fence lizard (*Sceloporus occidentalis*), side-blotched lizard (*Uta stansburiana*), southern alligator lizard (*Gerrhonotus multicarinatus*), gopher snake (*Pituophis melanoleucus*), and western rattlesnake (*Crotalus viridis*).

## Birds

The diversity of bird species also varies with respect to the character, quality, and diversity of vegetation communities. Chaparral, sage scrub, woodland, and riparian communities typically support a moderate to high diversity of bird species. During the biological reconnaissance survey for the FCSP EIR, 23 bird species were detected within the project area and vicinity.

Chaparral and sage scrub vegetation supports bird species adapted to the dense vegetation that typifies these areas. These vegetation communities vary from low to high quality in the project area. Low quality habitats are generally sparse and disturbed by grazing and/or a dominance of non-native

vegetation. Bird species observed in the sage scrub vegetation included mourning dove (*Zenaida macroura marginella*), Anna's hummingbird (*Calypte anna*), black phoebe (*Sayornis nigricans semiatra*), California towhee (*Pipilo crissalis*), and lesser goldfinch (*Carduelis psaltria*).

The non-native grassland within the project area provides important habitat for a variety of bird species including western burrowing owl (*Athene cunicularia*) and raptors (birds of prey). Bird species observed in this habitat included killdeer (*Charadrius vociferous vociferous*), mourning dove, rooster (*Gallus domesticus*), American crow (*Corvus brachyrhynchos hesperis*), lark sparrow (*Chondestes grammacus strigatus*), western meadowlark (*Sturnella neglecta*), and Brewer's blackbird (*Euphagus cyanocephalus*).

Raptors including Cooper's hawk (*Accipter cooperii*), red-tailed hawk (*Buteo jamaicensis*), and American kestrel (*Falco sparverius*) were observed foraging over the sage scrub and non-native grassland habitats within the project area. Another raptor that is likely to use the project area is the red-shouldered hawk (*Buteo lineatus*).

Oak woodland typically provides high wildlife value for a variety of bird species. Birds observed in this vegetation community within the project area included Cooper's hawk, woodpecker (*Melanerpes* sp.), western kingbird (*Tyrannus verticalis*), and western meadowlark.

Riparian vegetation such as southern willow scrub is relatively sparse in the project area; however, bird diversity and abundance is often high even in fragmented and isolated patches, as was observed within the project area. Birds observed in this vegetation community included mourning dove, black phoebe, European starling (*Sturnus vulgaris*), lesser goldfinch, spotted towhee (*Pipilo maculates*), and song sparrow (*Melospiza melodia*).

## *Mammals*

Chaparral, sage scrub, oak woodland, and riparian communities typically provide cover and foraging opportunities for a variety of mammal species. Most mammal species are nocturnal; thus, they must be detected during daytime surveys by observing their sign (i.e., tracks, scat, and burrows).

The California ground squirrel (*Spermophilus beecheyi*) was the only small ground dwelling mammal observed during the survey. Other small- to medium-sized mammals expected to occur within the project area include the deer mouse (*Peromyscus maniculatus*), California pocket mouse (*Chaetodipus californicus*), pocket gopher (*Thomomys bottae*), raccoon (*Procyon lotor*), spotted skunk (*Spilogale putorius*), striped skunk (*Mephitis mephitis*), Virginia opossum (*Didelphis virginiana*), and desert cottontail (*Sylvilagus audubonii*). The only large mammals observed within the project area were domesticated animals including dogs (*Canis familiaris*), horses (*Equus caballus*), mules (*Equus asinus*), and Texas longhorn cattle (*Bos taurus*). Other large mammals expected to occur within the project area include coyote (*Canis latrans*) and southern mule deer (*Odocoileus hemionus fuliginata*).

Bats occur throughout most of southern California and may use the project area as foraging habitat. In addition, the on-site oak trees provide potential roosting opportunities for several bat species. Because the biological reconnaissance survey for the FCSP EIR was conducted during daylight hours, no bats were detected within the project area. Most of the bat species that could potentially occur on site are inactive during the winter and either hibernate or migrate, depending on the species. The big brown bat (*Eptesicus fuscus*), Mexican free-tailed bat (*Tadarida brasiliensis*), western pipistrelle (*Pipistrellus*

*hesperus*), and hoary bat (*Lasiurus cinereus*) have the potential to occur in the project area based on availability of suitable habitat.

### 4.4.1.4 Sensitive Vegetation Communities and Plants and Wildlife Species

Several sensitive vegetation communities, plant species, wildlife species, and wetland resources are known to occur or have the potential to occur within the project area. Local, state, and federal agencies regulate these sensitive biological resources and require an assessment of their presence or potential presence prior to approval of future projects that would implement the Planned Development. The California Natural Diversity Database (CNDDB), administered by the California Department of Fish and Game (CDFG), provides an inventory of plant and animal species as well as vegetation communities that are considered sensitive by state and federal regulatory agencies (hereafter referred to as Wildlife Agencies), academic institutions, and conservation groups such as the California Native Plant Society (CNPS). The CNPS is a state-wide resource conservation organization that has developed an inventory of California's sensitive plant species. In general, the principal reason an individual species is considered sensitive is the documented or perceived decline or limitation of its population size or geographical extent and/or distribution resulting, in most cases, from habitat loss.

The sensitive biological resources that are either known to occur or have a potential to occur within or immediately adjacent to the project area, based on query of the CNDDB, the presence of suitable habitat, and/or other requisite components are discussed below. In addition, definitions for these sensitive resources are provided in the following sections.

#### *Sensitive Vegetation Communities*

Sensitive vegetation communities are regulated by various local, state, and federal resource agencies. The level of sensitivity is determined by the Nature Conservancy Heritage Program Status that ranks both species and plant communities on a global and statewide basis according to the numbers and sizes of remaining occurrences as well as recognized threats, such as development, habitat degradation, and invasion by non-native species. Based on this ranking system, the sensitive vegetation communities within the project area include oak woodland, savannah oak woodland, and southern willow scrub. Information on each of these vegetation communities is provided above in Section 4.4.1.2, Vegetation Communities.

#### *Sensitive Plants*

Plant species are considered sensitive if they are: 1) listed or proposed for listing as threatened or endangered by the Wildlife Agencies; 2) on List 1B (considered endangered throughout its range) or List 2 (considered endangered in California but more common elsewhere) of the CNPS *Inventory of Rare and Endangered Vascular Plants of California* (CNPS 2006); or 3) considered rare, endangered, or threatened by CDFG. Noteworthy plant species are considered to be those which are on List 3 (more information about the plant's distribution and rarity needed) and List 4 (plants of limited distribution) of the CNPS Inventory. The CNPS Inventory is sanctioned by CDFG and essentially serves as an early warning list of potential candidate species for threatened or endangered status.

With respect to plants, a federally endangered species is defined as a species facing extinction throughout all or a significant part of its geographic range. A federally threatened species is defined as a species that is likely to become endangered within the foreseeable future throughout all or a significant part of its range. CDFG defines an endangered species as that which the prospects of survival and reproduction are in immediate jeopardy; a threatened species as having such small numbers throughout its range that it is likely to become an endangered species in the near future in the absence of special protection or management; and a rare species as having such small numbers throughout its range that it may become endangered if the present environment worsens.

Plant species that are federally or state-listed as threatened or endangered, and/or are designated as CNPS List 1B or 2, are afforded a degree of protection that entails a permitting process, including specific mitigation measures to compensate for impacts to the species. Species that are proposed to be listed by the U.S. Fish and Wildlife Service (USFWS) are treated similarly as listed species by that agency. Recommendations of the USFWS, however, are advisory rather than mandatory in the case of proposed listed species. Although plant species that are classified as List 3 or 4 by CNPS are not provided legal protection (not threatened or endangered), this designation is used to identify declining species that are considered sensitive by CNPS.

A CNDDB query for sensitive plant species was conducted for the FSCP EIR (CDFG 2006c). The CNDDB query returned a listing of 40 sensitive plant species that have been known to occur within the regional vicinity. Of these, only 14 have at least a low to moderate potential to occur on the project site itself, based on the presence or absence of suitable habitat on the site. These species include: Chaparral sand verbena; Jaeger's milk-vetch; Nevin's barberry; Peninsular spineflower; Parry's spineflower; slender-horned spineflower; Palmer's grappling hook; graceful tarplant; mesa horkelia; Robinson's peppergrass; California muhly; golden-rayed pentachaeta; Engelmann oak; and rayless ragwort. None of these species has a high probability of occurrence, and none of these species were found during the biological reconnaissance survey for the FCSP EIR. Table 4.4-1, reproduced from the FCSP EIR, provides a listing of the sensitive plant species and their potential to occur on the project site.

**Table 4.4-1 Sensitive Plant Species with Potential to Occur on the Planned Development Site**

| Species Name | State/ Federal Status | CNPS List | Habitat/Blooming Period | Potential to Occur |
|---|---|---|---|---|
| *Abronia villosa* var. *aurita*<br>Chaparral sand-verbena | –/– | 1B | Annual herb; sandy floodplains in inland, arid areas of coastal sage scrub and open chaparral; blooms Jan–Aug; elevation 300–5,300 feet. | Low to moderate potential to occur. Suitable habitat and soils present. Focused surveys recommended. |
| *Allium marvinii*<br>Yucaipa onion | –/– | 1B | Perennial herb (bulbiferous); clay openings in chaparral; blooms Apr–May; elevation 2,500–3,600 feet; known from two occurrences in the Yucaipa and Beaumont areas, southern San Bernardino Mountains. | Not expected to occur. Project site contains unsuitable substrate and is outside species' known elevation range. Focused surveys not recommended. |
| *Allium munzii* (=*Allium fimbriatum* var. *munzii*)<br>Munz's onion | ST/FE | 1B | Perennial herb (bulbiferous); grassy openings in coastal sage scrub, chaparral, pinyon and juniper woodland on clay soils; blooms Mar–May; elevation 990–3,500 feet; only 13 populations known in Riverside County; endemic. | Not expected to occur. Project site lacks suitable substrate. Focused surveys not recommended. |

**Table 4.4-1 Continued**

| Species Name | State/ Federal Status | CNPS List | Habitat/Blooming Period | Potential to Occur |
|---|---|---|---|---|
| *Ambrosia pumila*<br>San Diego ambrosia | –/FE | 1B | Perennial herb; chaparral, coastal sage scrub, valley and foothill grassland, creek beds, vernal pools, often in disturbed areas; blooms May–Sep; elevation less than 1,400 feet. Skunk Hollow. | Project site outside species' known geographic range. Not expected to occur; focused surveys not recommended. |
| *Arctostaphylos rainbowensis*<br>rainbow manzanita | –/– | 1B | Evergreen shrub; chaparral; rocky Cieneba, Las Posas soil, Pala; blooms Jan–Feb; elevation 700– 2,200 feet. | Not expected to occur. Project site lacks suitable substrate. Focused surveys not recommended. |
| *Asplenium vespertium*<br>western spleenwort | –/– | 4 | Perennial herb; chaparral, cismontane woodland, coastal sage scrub; rocky habitat; blooms Feb–Jun; elevation 500–3,000 feet. | Not expected to occur. Project site lacks suitable substrate. Focused surveys not recommended. |
| *Astragalus pachypus* var. *jaegeri*<br>Jaeger's milk-vetch | –/– | 1B | Shrub; chaparral, cismontane woodland, coastal sage scrub, valley and foothill grassland, sandy or rocky substrate; blooms Dec–Jun; elevation 1,200– 3,000 feet. Possibly much rarer than presumed; six occurrences known west of Warner Springs. | Moderate potential to occur. Suitable habitat and soils present. Focused surveys recommended. |
| *Atriplex coronata* var. *notatior*<br>San Jacinto Valley saltbush | –/FE | 1B | Annual herb; layas, mesic valley foothill grasslands, vernal pools; alkaline locations; blooms Apr–Aug; elevation 1,250–1,650 feet. Endemic to San Jacinto Valley. | Not expected to occur. Project site outside species' known geographic range. Focused surveys not recommended. |
| *Berberis nevinii*<br>Nevin's barberry | –/– | 1B | Evergreen shrub; chaparral, cismontane woodland, coastal sage scrub, riparian scrub, sandy or gravelly; blooms Mar–Apr; elevation 1,000–2,700 feet. | Moderate potential to occur. Suitable habitat and soils present. Focused surveys recommended. |
| *Brodiaea filifolia*<br>thread-leaved brodiaea | SE/FT | 1B | Perennial herb (bulbiferous); cismontane woodland, coastal sage scrub, playas, valley and foothill grassland, vernal pools, often clay; blooms Mar– Jun; elevation less than 4,000 feet. | Project site lacks suitable substrate. Not expected to occur; focused surveys not recommended. |
| *Brodiaea orcuttii*<br>Orcutt's brodiaea | –/– | 1B | Perennial herb (bulbiferous); closed cone coniferous forest, chaparral, meadows and seeps, valley and foothill grassland, vernal pools, mesic, clay soil; blooms May–Jul; elevation less than 5,300 feet. | Not expected to occur. Project site lacks suitable substrate. Focused surveys not recommended. |
| *Calochortus plummerae*<br>Plummer's mariposa lily | –/– | 1B | Perennial herb (bulbiferous); chaparral, coastal sage scrub, cismontane forest, lower coniferous forest, valley foothill grasslands; granitic/rocky locales; blooms May–Jul. Hybridizes with *C. weedi* var. *intermedius.* | Project site lacks suitable substrate. Not expected to occur; focused surveys not recommended. |
| *Caulanthus simulans*<br>Payson's jewel-flower | –/– | 4 | Annual herb; chaparral, coastal sage scrub, sandy, granitic substrate; blooms Mar–Jun; elevation less than 7,300 feet. | Not expected to occur. Project site lacks suitable substrate. Focused surveys not recommended. |

**Table 4.4-1 Continued**

| Species Name | State/ Federal Status | CNPS List | Habitat/Blooming Period | Potential to Occur |
|---|---|---|---|---|
| *Ceanothus ophiochilus* Vail Lake ceanothus | SE/FT | 1B | Evergreen shrub; chaparral, gabbroic or pyroxenite outcrops; blooms Feb–Mar; elevation 1,900–3,500 feet. | Not expected to occur. Project site lacks suitable substrate. Focused surveys not recommended. |
| *Chorizanthe leptotheca* Peninsular spineflower | –/– | 4 | Annual herb; chaparral, coastal sage scrub, lower montane coniferous forest, alluvial fan or granitic substrate; blooms May–Aug; elevation 1,000–6,300 feet. | Suitable habitat and soils present. Moderate potential to occur; focused surveys not recommended due to sensitivity status. |
| *Chorizanthe parryi* var. *parryi* Parry's spineflower | –/– | 3 | Annual herb; sandy or rocky openings in chaparral, coastal sage scrub; blooms Apr–Jun; elevation 120– 5,600 feet. | Moderate potential to occur. Suitable habitat and soils present. Focused surveys not recommended due to sensitivity status. |
| *Chorizanthe polygonoides* var. *longispina* long-spined spineflower | –/– | 1B | Annual herb; chaparral, coastal sage scrub, meadows and seeps, valley and foothill grassland, often clay; blooms Apr–Jul; elevation less than 4,800 feet. | Not expected to occur. Project site lacks suitable substrate. Focused surveys not recommended. |
| *Comarostaphylis diversifolia* ssp. *diversifolia* summer holly | –/– | 1B | Evergreen shrub; chaparral; blooms Apr–Jun; elevation less than 1,800 feet. | Not expected to occur. Project site outside species' known geographic range. Focused surveys not recommended. |
| *Convolvulus simulans* small-flowered morning glory | –/– | 4 | Annual herb; openings in chaparral, coastal sage scrub, valley and foothill grassland, clay substrate; blooms Mar–Jul; elevation less than 2,300 feet. | Not expected to occur. Project site lacks suitable substrate. Focused surveys not recommended. |
| *Dodecahema leptoceras* slender-horned spineflower | SE/FE | 1B | Annual herb; chaparral, cismontane woodland, coastal sage scrub, alluvial fans and sandy areas; blooms Apr–Jun; elevation 600–2,500 feet. Few populations remain. | Low potential to occur. Marginal habitat and soils present. Focused surveys recommended. |
| *Dudleya multicaulis* many-stemmed dudleya | –/– | 1B | Perennial herb; chaparral, coastal sage scrub, grassland, mostly clay soils; blooms Apr–Jul; elevation 2,600 feet. | Not expected to occur. Project site lacks suitable substrate. Focused surveys not recommended. |
| *Eriastrum densifolium* ssp. *sanctorum* Santa Ana River woollystar | SE/FE | 1B | Perennial herb; chaparral and coastal sage scrub, riverbeds; alluvial fans, sandy or gravelly; blooms Jun–Aug; elevation 495–2,000 feet. Known from Santa Ana River, southwestern San Bernardino County. | Not expected to occur. Project site outside of species' known geographic range. Focused surveys not recommended. |
| *Githopsis diffusa* ssp. *filicaulis* Mission Canyon bluecup | –/– | 3 | Annual herb; chaparral, mesic and disturbed areas; blooms Apr–Jun; elevation 1,500–2,300 feet. Known in California from fewer than five occurrences. | Not expected to occur. Project site outside of species' known geographic range. Focused surveys not recommended. |
| *Harpagonella palmeri* Palmer's grappling hook | –/– | 4 | Annual herb; chaparral, coastal sage scrub, valley and foothill grassland; blooms Mar–May; elevation less than 2,800 feet. Inconspicuous and easily overlooked. | Suitable habitat present. Moderate potential to occur; focused surveys not recommended due to sensitivity status. |

**Table 4.4-1 Continued**

| Species Name | State/ Federal Status | CNPS List | Habitat/Blooming Period | Potential to Occur |
|---|---|---|---|---|
| *Holocarpha virgata* ssp. *elongata* graceful tarplant | –/– | 4 | Annual herb; coastal sage scrub, cismontane woodland, valley and foothill grassland, chaparral; blooms Jul–No.; elevation 200–3,600 feet. | Moderate potential to occur. Suitable habitat present. Focused surveys not recommended due to sensitivity status. |
| *Horkelia cuneata* ssp. *puberula* mesa horkelia | –/– | 1B | Perennial herb; chaparral, coastal sage scrub, cismontane woodland; blooms Feb–Sep; elevation less than 2,700 feet. | Moderate potential to occur. Suitable habitat and soils present. Focused surveys recommended. |
| *Juglans californica* southern California black walnut | –/– | 4 | Deciduous tree; chaparral, cismontane woodland, coastal sage scrub; blooms Mar–May; elevation less than 3,000 feet. Walnut forest rare and declining community. | Not expected to occur. Marginal habitat present. Focused surveys not recommended. |
| *Lepechinia cardiophylla* heart-leaved pitcher sage | –/– | 1B | Shrub; closed-cone coniferous forest, chaparral, cismontane woodland; blooms Apr–Jul; elevation 1,500–4,500 feet. | Marginal habitat present. Not expected to occur; focused surveys not recommended. |
| *Lepidium virginicum* var. *robinsonii* Robinson's peppergrass | –/– | 1B | Annual herb; coastal sage scrub, chaparral; blooms Jan-Jul; elevation less than 1,700 feet. | Moderate potential to occur. Suitable habitat and soils present. Focused surveys recommended. |
| *Muhlenbergia californica* California muhly | –/– | 4 | Perennial herb (rhizomatous); mesic, seeps, and streambeds in chaparral, coastal sage scrub, lower montane coniferous forest, meadows; blooms Jul– Sep; elevation 330–6,600 feet. | Moderate potential to occur. Suitable habitat present. Focused surveys not recommended due to sensitivity status. |
| *Myosurus minimus* ssp. *apus* little mousetail | –/– | 3 | Annual herb; vernal pools, perennial grasslands; blooms Mar–Jun; elevation 70–2,100 feet. | Not expected to occur. Marginal habitat present. Focused surveys not recommended. |
| *Pentachaeta aurea* golden-rayed pentachaeta | –/– | 4 | Annual herb; cismontane woodland, coastal sage scrub, lower montane coniferous forest, perennial grasslands, blooms Mar–Jul; elevation 300–6,100 feet. | Moderate potential to occur. Suitable habitat present. Focused surveys not recommended due to sensitivity status. |
| *Phacelia sauveolens* ssp. *keckii* Santiago Peak phacelia | –/– | 1B | Annual herb; closed cone coniferous forest, chaparral; blooms May–Jun; elevation 2,000–5,280 feet. Known from three occurrences. | Not expected to occur. Project site outside of species' known geographic range. Focused surveys not recommended. |
| *Quercus engelmannii* Engelmann oak | –/– | 4 | Tree; cismontane and riparian woodland, valley and foothill grasslands, chaparral; blooms Mar–May; elevation 400–4,300 feet. Protected on the Santa Rosa Plateau. | Moderate potential to occur. Suitable habitat present. Focused surveys not recommended due to sensitivity status. |
| *Satureja chandleri* San Miguel savory | –/– | 1B | Perennial herb; chaparral, cismontane woodland, coastal sage scrub, riparian woodland, valley and foothill grassland; blooms Mar–May; elevation less than 3,500 feet. | Not expected to occur. Project site outside of species' known geographic range. Focused surveys not recommended. |
| *Scutellaria bolanderi* ssp. *austromontana* southern skullcap | –/– | 1B | Perennial herb; chaparral, cismontane woodland, lower coniferous forest; blooms Jun–Aug.; elevation 2,000–6,500 feet. | Not expected to occur. Marginal habitat present. Focused surveys not recommended. |

**Table 4.4-1 Continued**

| Species Name | State/ Federal Status | CNPS List | Habitat/Blooming Period | Potential to Occur |
|---|---|---|---|---|
| *Senecio aphanactis* rayless ragwort | –/– | 2 | Annual herb; chaparral, cismontane woodland, coastal sage scrub; blooms Jan–Apr; elevation less than 2,700 feet. | Moderate potential to occur. Suitable habitat and soils present. Focused surveys recommended. |
| *Senecio ganderi* Gander's ragwort | SR/– | 1B | Perennial herb; chaparral, burn areas; blooms Apr–May; elevation 1,300–4,000 feet. Known from fewer than 15 occurrences. | Not expected to occur. Project site outside of species' known geographic range. Focused surveys not recommended. |
| *Sibaropsis hammittii* Hammitt's clay-cress | –/– | 1B | Annual herb; openings in chaparral, valley and foothill grassland, clay soils; blooms Mar–Apr; elevation 2,400–3,500 feet. | Not expected to occur. Project site lacks suitable substrate. Focused surveys not recommended. |
| *Tetracoccus dioicus* Parry's tetracoccus | –/– | 1B | Deciduous shrub; chaparral, coastal sage scrub; blooms Apr–May; elevation 500–3,500 feet. | Not expected to occur. Project site outside of species' known geographic range. Focused surveys not recommended. |

Source: P&D 2008
Status Codes:
Federally and State-listed
FE = Federally listed endangered
FT = Federally listed threatened
SE = State listed endangered
SR = State listed rare
ST = State listed threatened

California Native Plant Society Listed
1A = Species presumed extinct.
1B = Species rare, threatened, or endangered in California and elsewhere. These species are eligible for state listing.
2 = Species rare, threatened, or endangered in California but more common elsewhere. These species are eligible for state listing.
3 = Species for which more information is needed. Distribution, endangerment, and/or taxonomic information is needed.
4 = A watch list of species of limited distribution. These species need to be monitored for changes in the status of their populations.

## *Sensitive Wildlife*

Wildlife species are considered sensitive if they are: 1) listed or proposed for listing as threatened or endangered by USFWS or CDFG; and/or 2) designated as "California fully protected" by CDFG. Noteworthy wildlife species are given the informal designation of "California species of special concern" by CDFG. This designation applies to animals not listed under the federal or California Endangered Species Acts, but which nonetheless are declining at a rate that could result in listing, or historically occurred in low numbers and known threats to their persistence currently exist. In addition, raptors and active raptor nests are protected by California Fish and Game Code 3503.5, which states that it is "unlawful to take, possess, or destroy any birds of prey or to take, possess, or destroy the nest or eggs of any such bird" unless authorized. The federal Migratory Bird Treaty Act (MBTA), which restricts the killing, taking, collecting, selling, or purchasing of native bird species or their parts, nests, or eggs, also provides legal protection for almost all breeding bird species in the United States (U.S.)

With respect to wildlife, a federally endangered species is defined as a species facing extinction throughout all or a significant part of its geographic range. A federally threatened species is defined as a species that is likely to become endangered within the foreseeable future throughout all or a significant part of its range. CDFG defines an endangered species as that which the prospects of survival and reproduction are in immediate jeopardy; a threatened species as having such small numbers throughout its range that it is likely to become an endangered species in the near future in the absence of special protection or management; a California fully protected species as being rare or facing possible extinction; and a California species of special concern as declining in numbers.

Animal species that are federally or state-listed as threatened or endangered are afforded a degree of protection that entails a permitting process, including specific mitigation measures to compensate for impacts to the species. Species that are proposed to be listed by the USFWS are treated similarly as listed species by that agency. Recommendations of the USFWS, however, are advisory rather than mandatory in the case of proposed listed species. As regulated by CDFG, California fully protected species may not be taken or possessed at any time and no licenses or permits may be issued for their "take," except for the limited collection of certain species for necessary scientific research or the relocation of certain bird species for protection of livestock. Wildlife species classified as California species of special concern by CDFG are not typically provided legal protection; however, there are exceptions for some species such as burrowing owl.

A CNDDB query for sensitive wildlife species was conducted for the FSCP EIR (CDFG 2006c). The CNDDB query returned a listing of 40 sensitive wildlife species that have been known to occur within the regional vicinity. Of these, 27 have at least a low to moderate potential to occur on the project site itself, based on the presence or absence of suitable habitat. The 27 species with at least a low to moderate potential to occur on the project site include: arroyo toad; western spadefoot; Coronado skink; San Diego horned lizard; red diamond rattlesnake; Belding's orange-throated whiptail; white-tailed kite; sharp-shinned hawk; ferruginous hawk; western burrowing owl; long-eared owl; coastal cactus wren; coastal California gnatcatcher; least Bell's vireo; yellow warbler; yellow-breasted chat; southern California rufous-crowned sparrow; Bell's sage sparrow; tricolored blackbird; spotted bat; western mastiff bat; Stephens' kangaroo rat; San Bernardino Merriam's kangaroo rat; northwestern San Diego pocket mouse; pallid San Diego pocket mouse; Los Angeles little pocket mouse; and southern grasshopper mouse. Two species have a high potential to occur on the site: San Diego black-tailed jackrabbit and loggerhead shrike. One species, Coopers' hawk, was observed during the biological

reconnaissance survey. Coopers' hawk is a California species of special concern. Table 4.4-2, reproduced from the FCSP EIR, provides a listing of the sensitive plant species and their potential to occur on the project site.

**Table 4.4-2 Sensitive Wildlife Species with Potential to Occur on the Planned Development Site**

| Species Name | State/ Federal Status | Habitat | Potential to Occur |
|---|---|---|---|
| **Amphibians** (Nomenclature from Collins 1997) | | | |
| *Bufo californicus* arroyo toad | CSC/FE | Open streamside sand/gravel flats. Quiet, shallow pools along stream edges are breeding habitat. Nocturnal except during breeding season (March to July). | Low potential to occur. Moderately suitable habitat present. Not known to occur in the vicinity of the project site or within adjacent drainages. Focused surveys recommended. |
| *Spea hammondii* western spadefoot | CSC | Vernal pools, floodplains, and alkali flats within areas of open vegetation. | Moderate potential to occur. Moderately suitable habitat present in and adjacent to drainages. Focused surveys not recommended due to sensitivity status. |
| *Rana aurora draytonii* California red-legged frog | CSC/FT | Slow-moving streams, ponds, etc., with dense vegetation cover providing shade over water surface. | Not expected to occur due to lack of suitable breeding habitat. Focused surveys not recommended. |
| *Rana muscosa* mountain yellow-legged frog | CSC | Streams in ponderosa pine, montane hardwood-conifer, and montane riparian. | Not expected to occur due to lack of suitable habitat. Focused surveys not recommended. |
| **Reptiles** (Nomenclature from Collins 1997) | | | |
| *Eumeces skiltonianus interparietalis* Coronado skink | CSC | Grasslands, open woodlands and forest, broken chaparral. Rocky habitats near streams. | Moderate potential to occur. Moderately suitable habitat present. Focused surveys not recommended due to sensitivity status. |
| *Phrynosoma coronatum blainvillii* San Diego horned lizard | CSC | Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage. | Moderate potential to occur. Suitable habitat and ant colonies present. Focused surveys not recommended due to sensitivity status. |
| *Crotalus exsul* red diamond rattlesnake | CSC | Desert scrub and riparian, coastal sage scrub, open chaparral, grassland, and agricultural fields. | Moderate potential to occur. Moderately suitable habitat present. Focused surveys not recommended due to sensitivity status. |
| *Cnemidophorus hyperythrus beldingi* Belding's orange-throated whiptail | CSC | Chaparral, coastal sage scrub with coarse sandy soils and scattered brush. | Moderate potential to occur. Moderately suitable habitat present. Focused surveys not recommended due to sensitivity status. |
| **Birds** (Nomenclature from American Ornithologists' Union 1998) | | | |
| *Elanus leucurus* white-tailed kite (nesting) | CFP | Nest in riparian woodland, oaks, sycamores. Forage in open, grassy areas. Year-round resident. | Moderate potential to nest in the southern willow scrub, oak woodland, and savannah oak woodland, and forage in the adjacent non-native grassland within project site. Focused surveys recommended during the nesting season prior to construction. |
| *Circus cyaneus* northern harrier (nesting) | CSC | Coastal lowland, marshes, grassland, agricultural fields. Migrant and winter resident, rare summer resident. | Not expected to occur because grassland and agricultural fields within project site not suitable for nesting. Focused surveys not recommended. |

**Table 4.4-2 Continued**

| Species Name | State/ Federal Status | Habitat | Potential to Occur |
|---|---|---|---|
| *Accipiter striatus* sharp-shinned hawk (nesting) | CSC | Open deciduous woodlands, forests, edges, parks, residential areas. Migrant and winter visitor. | Moderate potential to nest in the southern willow scrub, oak woodland, and savannah oak woodland, and forage in the adjacent non-native grassland within project site. Focused surveys recommended during the nesting season prior to construction. |
| *Accipiter cooperi* Cooper's hawk (nesting) | CSC | Mature forest, open woodlands, wood edges, river groves. Parks and residential areas. Migrant and winter visitor. | Observed within project site. Moderate potential to nest in the southern willow scrub, oak woodland, and savannah oak woodland, and forage in the adjacent non-native grassland. Focused surveys recommended during the nesting season prior to construction. |
| *Buteo swainsoni* Swainson's hawk (nesting) | ST | Plains, range, open hills, sparse trees. Uncommon spring migrant. | Not expected to nest due to unsuitable habitat. Low potential to occur as rare migrant but impacts to this species are not expected to occur. Species no longer breeds within southern California. Focused surveys not recommended. |
| *Buteo regalis* ferruginous hawk (wintering) | CSC | Require large foraging areas. Grasslands, agricultural fields. Uncommon winter resident. | Low potential to occur as a winter resident due to suitable foraging habitat; however, impacts to this species are not expected to occur. Focused surveys not recommended. |
| *Aquila chrysaetos* golden eagle (nesting and wintering) | CSC/CFP/ BEPA | Require vast foraging areas in grassland, broken chaparral, or sage scrub. Nest in cliffs and boulders. Uncommon resident. | Not expected to nest due to unsuitable habitat. Low potential to occur as a winter resident due to limited foraging habitat; however, impacts to this species are not expected to occur. Focused surveys not recommended. |
| *Falco mexicanus* prairie falcon (nesting) | CSC | Grassland, agricultural fields, desert scrub. Uncommon winter resident. Rare breeding resident. | Not expected to nest due to unsuitable habitat. Low potential to occur as a winter resident. Focused surveys not recommended due to sensitivity status. |
| *Charadrius montanus* mountain plover (wintering) | CSC | Grasslands, fields, valleys. Localized winter resident. | Not expected to occur because the species is not known to winter in San Bernardino County. Focused surveys not recommended. |
| *Athene cunicularia* western burrowing owl (burrow sites) | CSC | Grassland, agricultural land, coastal dunes. Require rodent burrows. Declining resident. | Moderate potential to nest and forage. Suitable habitat throughout the project site. Focused surveys recommended. |
| *Asio otis* long-eared owl (nesting) | CSC | Riparian woodland, oak woodland, tamarisk woodland. Rare resident and winter visitor. Localized breeding. | Low potential to nest. Although suitable nesting habitat is available onsite, this species is rare within the region. Focused surveys recommended during the nesting season prior to construction. |
| *Empidonax traillii extimus* southwestern willow flycatcher | SE/FE | Nesting restricted to willow thickets. Also occupies other woodlands. Rare spring and fall migrant, rare summer resident. Extremely localized breeding. | Not expected to occur. No suitable habitat available within the project site. Focused surveys not recommended. |

**Table 4.4-2 Continued**

| Species Name | State/ Federal Status | Habitat | Potential to Occur |
|---|---|---|---|
| *Riparia riparia* bank swallow | ST | Steep riverbanks, gravel pits. Nest in colonies. | Not expected to nest due to unsuitable habitat. Low potential to occur as a rare migrant to southern California. Impacts to this species are not expected. Focused surveys are not recommended. |
| *Campylorhynchus brunneicapillus couesi* coastal cactus wren | CSC | Maritime succulent scrub, coastal sage scrub with *Opuntia* thickets. Rare localized resident. | Low potential to occur. Although suitable nesting habitat is available onsite, this species is rare within the region. Focused surveys not recommended due to sensitivity status. |
| *Polioptila californica californica* coastal California gnatcatcher | CSC/FT | Coastal sage scrub, maritime succulent scrub. Resident. | Moderate potential to occur. A variety of suitable habitats occur within the project site. Focused surveys recommended. |
| *Lanius ludovicianus* loggerhead shrike | CSC | Open foraging areas near scattered bushes and low trees. | High potential to occur. Suitable habitat occurs throughout the project site. Focused surveys not recommended due to sensitivity status. |
| *Vireo bellii pusillus* least Bell's vireo (nesting) | SE/FE | Willow riparian woodlands. Summer resident. | Low potential to occur because of limited nesting and foraging habitat. Focused surveys recommended. |
| *Dendroica petechia brewsteri* yellow warbler (nesting) | CSC | Breeding restricted to riparian woodland. Spring and fall migrant, localized summer resident, rare winter visitor. | Moderate potential to occur because of moderately suitable nesting and foraging habitat. Focused surveys not recommended due to sensitivity status. |
| *Icteria virens* yellow-breasted chat (nesting) | CSC | Dense riparian woodland. Localized summer resident. | Low potential to occur because of limited suitable nesting and foraging habitat. Focused surveys not recommended due to sensitivity status. |
| *Aimophila ruficeps canescens* southern California rufous-crowned sparrow | CSC | Coastal sage scrub, chaparral, grassland. Resident. | Moderate potential to occur. A variety of suitable habitats occur within the project site. Focused surveys not recommended due to sensitivity status. |
| *Amphispiza belli belli* Bell's sage sparrow | CSC | Chaparral, coastal sage scrub. Localized resident. | Moderate potential to occur. A variety of suitable habitats occur within the project site. Focused surveys not recommended due to sensitivity status. |
| *Agelaius tricolor* tricolored blackbird | CSC | Freshwater marshes, agricultural areas, lakeshores, parks. Localized resident. | Low potential to occur because of limited habitat. Focused surveys not recommended due to sensitivity status. |

**Table 4.4-2 Continued**

| Species Name | State/ Federal Status | Habitat | Potential to Occur |
|---|---|---|---|
| **Mammals** (Nomenclature from Jones et al. 1982) | | | |
| *Euderma maculatum* spotted bat | CSC | Wide variety of habitats. Caves, crevices, trees. | Low potential to forage. Not expected to roost because of lack of suitable habitat within the project site. Focused surveys not recommended due to sensitivity status. |
| *Eumops perotis californicus* western mastiff bat | CSC | Woodlands, rocky habitat, arid and semiarid lowlands, cliffs, crevices, buildings, tree hollows. | Moderate potential to forage and roost. Focused surveys not recommended due to sensitivity status. |
| *Nyctinomops macrotis* big free-tailed bat | CSC | Rugged, rocky terrain. Roost in crevices, buildings, caves, tree holes. | Not expected to occur. Outside and north of known range. Focused surveys not recommended. |
| *Lepus californicus bennettii* San Diego black-tailed jackrabbit | CSC | Open areas of scrub, grasslands, and agricultural fields. | High potential to occur. Suitable habitat available throughout the project site. Focused surveys not recommended due to sensitivity status. |
| *Dipodomys stephensi* Stephens' kangaroo rat (SKR) | ST/FE | Grassland, open areas. | Low to moderate potential to occur. Suitable habitat available onsite; however, species has not been recorded in San Bernardino County in recent years. Focused surveys recommended. |
| *Dipodomys merriami parvus* San Bernardino Merriam's kangaroo rat (SBMKR) | CSC/FE | Open scrub vegetation (coastal sage scrub, chaparral, and desert) in sandy loam substrates of alluvial fans and floodplains. | Low potential to occur. Suitable habitat available onsite; however, only 7 populations are known to be extant. Focused surveys recommended. |
| *Chaetodipus fallax fallax* northwestern San Diego pocket mouse | CSC | West of mountains in southern California. Sparse, disturbed coastal sage scrub or grasslands with sandy soils. | Low to moderate potential to occur. Moderately suitable habitat available throughout the project site. Focused surveys not recommended due to sensitivity status; however, species will be included in surveys for SKR and SBMKR. |
| *Chaetodipus fallax pallidus* pallid San Diego pocket mouse | CSC | Along eastern slope of coast range mountains. | Low to moderate potential to occur. Moderately suitable habitat available throughout the project site. Focused surveys not recommended due to sensitivity status; however, species will be included in surveys for SKR and SBMKR. |
| *Perognathus longimembris brevinasus* Los Angeles little pocket mouse | CSC | Desert riparian, scrub, wash. Coastal scrub and sagebrush. Localized. | Low to moderate potential to occur. Moderately suitable habitat available throughout the project site. Focused surveys not recommended due to sensitivity status; however, species will be included in surveys for SKR and SBMKR. |

**Table 4.4-2 Continued**

| Species Name | State/ Federal Status | Habitat | Potential to Occur |
|---|---|---|---|
| *Onychomys torridus ramona* southern grasshopper mouse | CSC | Alkali desert scrub and desert scrub preferred. Can also occur in succulent shrub, wash, and riparian areas; coastal sage scrub, mixed chaparral, sagebrush, low sage, and bitterbrush. Low to moderate shrub cover preferred. | Moderate potential to occur. Moderately suitable habitat available throughout the project site. Focused surveys not recommended due to sensitivity status; however, species will be included in surveys for SKR and SBMKR. |

Source: P&D 2008
Status Codes:
Federal and State listing
FE Listed as endangered by the federal government
FT Listed as threatened by the federal government
SE Listed as endangered by the state of California
ST Listed as threatened by the state of California

Other listing
BEPA Bald and Golden Eagle Protection Act
CFP California fully protected species
CSC California Department of Fish and Game species of special concern

## 4.4.1.5 Wetlands and Jurisdictional Waterways

The project area is located within the Santa Ana River watershed and its tributaries. The watershed covers approximately 2,800 square miles including 700 miles of rivers and major tributaries. It includes all of Orange County and portions of Riverside, San Bernardino, and Los Angeles counties. The Santa Ana River, for which the source of water originates in the San Gabriel and San Bernardino mountain ranges, generally flows to the southwest and then to the south, where it ultimately discharges to the Pacific Ocean in Huntington Beach.

Wetlands, riparian areas, drainages, and wetland buffer areas are considered sensitive by U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and CDFG. The project area contains several natural drainages that are likely under the jurisdiction and regulatory requirements of these agencies; however, a formal wetland delineation was not performed. Mapping of potential jurisdictional features associated with these drainages was performed during the biological reconnaissance survey for the FCSP EIR, and Figure 4.4-2 shows the location of these features. These potential jurisdictional features include, but are not limited to, areas that contain hydrophytic vegetation (e.g., southern willow scrub, mulefat scrub), wetland hydrology (i.e., drainages such as Yucaipa, Wildwood, and Wilson creeks), and/or hydric soils.

## 4.4.1.6 Wildlife Corridors

Wildlife movement corridors or linkages are considered sensitive because they allow wildlife to move between adjoining open space areas that are becoming increasingly isolated as open space becomes fragmented from urbanization, rugged terrain, or changes in vegetation. Studies have concluded that many wildlife species subject to isolation/fragmentation of their habitat would not likely persist over

time because such "distance barriers" prohibit the infusion of new individuals and genetic information. However, the use of open space corridors can mitigate the effects of habitat fragmentation by: 1) allowing wildlife to move between remaining protected habitats, thereby replenishing depleted populations and promoting genetic exchange; 2) providing escape routes from fire, predators and human disturbances, thus reducing the risk that catastrophic events (such as fire or disease) may cause substantial population declines or local species extinction; and 3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and shelter.

Wildlife movement activities typically fall into one of three categories: 1) dispersal (e.g., juvenile animals leaving natal areas or individuals extending range distributions); 2) seasonal migration; and 3) movements related to home range activities (e.g., foraging for food or water, defending territories, searching for mates, breeding areas, or cover). The following terms refer to different methods of wildlife movement: 1) travel route, 2) wildlife corridor, and 3) wildlife crossing. A travel route is a landscape feature (such as a ridgeline, drainage, canyon, or riparian strip) within a larger natural habitat area that provides the least amount of topographic resistance in moving from one area to another. Therefore, it is used frequently by animals to facilitate movement and provide access to necessary resources (e.g., water, food, cover, den sites). A wildlife corridor is a habitat linkage that connects two or more habitat patches that would otherwise be fragmented or isolated from one another because of urban development or other areas unsuitable for wildlife. Travel routes and wildlife corridors generally contain suitable cover, food, and/or water to support species during movement. Wildlife crossings are small, narrow, relatively short passages that allow wildlife to pass under or through an obstacle or barrier that would otherwise hinder or prevent movement. Crossings are often in areas constrained by reduced width along a movement corridor. They are typically man-made structures such as culverts, underpasses, drainage pipes, and tunnels that provide access across or under roads, highways, pipelines, or other physical obstacles.

Wildlife corridors may not always be necessary to connect large open space areas that have few or no man-made or naturally occurring physical constraints to wildlife movement. These open spaces areas may be large enough to maintain viable populations of species, provide adequate food, water, and cover, and provide a variety of travel routes (i.e., canyons, ridgelines, trails, riverbeds, and others) without the need for infusion of new individuals or genetic information from other nearby open space areas. However, once an open space area becomes constrained and/or fragmented as a result of urban encroachment, the remaining linkage area that connects the larger open space areas can act as a corridor. Such an area can act as a corridor as long as it provides adequate space, cover, food, and water, and does not contain obstacles or distractions (e.g., man-made noise, night-lighting) that would generally hinder wildlife movement.

The regional context of the project area is important in the consideration of wildlife movement because it is located approximately four miles south of the San Bernardino National Forest. The project area provides travel routes and crossings for local wildlife movement and for foraging, cover, and water resources. However, the project area does not function as a regional wildlife corridor because it is immediately bounded by residential development, commercial development, roads, and highways to the north, east, and west. For the Robinson Ranch Planning Area, both local and regional wildlife movements are further constrained by I-10 which prevents any terrestrial movements from the Wildwood Ranch Planning Area and adjacent off-site open space areas to the south. These surrounding urban features create a barrier preventing the movement of wildlife to and from adjacent areas, except areas to the south which include undeveloped open space, pastureland, and the Norton Younglove

Open Space Reserve. As such, the project area serves as a terminus, or "cul-de-sac," for wildlife movements from undeveloped lands to the south. Therefore, the Yucaipa, Wildwood, and Wilson creeks and ridgelines and valleys within the project area do not function as regional wildlife corridors but rather are used as travel routes and crossings for local wildlife movement and for foraging, cover, and water resources.

## 4.4.2 Regulatory Framework

### 4.4.2.1 Federal

#### *Clean Water Act Section 404*

Section 404 of the Clean Water Act (CWA) requires that a permit be obtained from the USACE prior to the discharge of dredged or fill materials into any "waters of the U.S.," including wetlands. Such permits often require mitigation to offset losses of these habitat types. Waters of the U.S. are broadly defined in the USACE's regulations (33 CFR 328) to include navigable waterways and their tributaries. Waters of the U.S. encompass both wetland and non-wetland aquatic habitats, such as streams, creeks, rivers, lakes, ponds, bays, and oceans. Wetlands are defined as "Those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." To fit this definition, an area suspected of being a wetland must have hydrophytic vegetation, hydric soils, and hydrology. Wetlands that are not specifically exempt from Section 404 regulations (such as drainage channels excavated on dry land) are considered to be "jurisdictional wetlands." The USACE is required to consult with the U.S. Environmental Protection Agency (EPA), USFWS, the local RWQCB, and CDFG in carrying out its discretionary authority under Section 404.

#### *Clean Water Act Section 401*

Pursuant to Section 401 of the CWA, states can certify or deny federal permits or licenses that might result in a discharge to state waters, including wetlands (33 USC 1341). Section 404 permit applicants must obtain a "water quality certification" from the state water quality agency indicating that the proposed activity complies with all applicable state water quality standards, limitations, and restrictions. In California, the RWQCBs issue water quality certifications within their jurisdictions. The RWQCB reviews a project for consistency with Waste Discharge Requirements under the state land disposal regulations (Subchapter 15). In their review, the RWQCB will also consider impacts to waters of the U.S. and the filling of wetlands in accordance with the state wetland policy. Usually, mitigation is required (if not already a condition of the 404 permit) in the form of replacement or restoration of adversely impacted state waters.

#### *Migratory Bird Treaty Act of 1918*

The MBTA protects all common wild birds found in the United States except the house sparrow, starling, feral pigeon, and resident game birds such as pheasant, grouse, quail, and wild turkey. Resident game birds are managed separately by each state. The MBTA makes it unlawful for anyone to kill, capture,

collect, possess, buy, sell, trade, ship, import, or export any migratory bird including feathers, parts, nests, or eggs.

The CDFG administers the California Fish and Game Code (CFG Code). There are particular sections of the CFG Code that are applicable to natural resource management. For example, Section 3503 states it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird that is protected under the MBTA. The code further protects all birds of prey such as hawks and owls and their eggs and nests from any form of take.

Based on the requirements of the MBTA and the CFG Code, it is unlawful to disturb the nests of birds during nesting season. Nesting season is typically considered to begin on February 15 and run through August 31, and disturbance to nesting birds may not occur during that time period. Avoidance of nesting birds is the only way to eliminate impacts during nesting season. Obviously, the best way to avoid impacts to nesting birds is to perform any potential nest-disturbing activities such as construction outside of the nesting season (i.e., September 1 through February 15). If construction must occur during the nesting season, then preconstruction nesting bird surveys must be conducted no more than 30 days prior to initiation of construction. If nests are discovered, they must be avoided by an appropriate buffer, as determined by a qualified wildlife biologist. The temporary "no construction" area would need to be maintained until the nest has completed its cycle, as determined by a qualified wildlife biologist. Once the nesting cycle has been completed, construction in the area may resume.

## *Federal Endangered Species Act of 1973*

Administered by the USFWS, the Federal Endangered Species Act (FESA) provides the legal framework for the listing and protection of species (and their habitats) identified as endangered or threatened with extinction. Actions that jeopardize endangered or threatened species, or the habitats upon which they rely, are considered a "take" under the FESA. Section 9(a) of the FESA defines take as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." "Harm" and "harass" are further defined in federal regulations and case law to include actions that adversely impair or disrupt a listed species' behavioral patterns.

Sections 4(d), 7, and 10(a) of the FESA regulate actions that could jeopardize endangered or threatened species. A special rule under Section 4(d) of the FESA authorizes incidental take of certain protected species within subregions that are actively preparing a Natural Communities Conservation Plan (NCCP), or are covered by approved NCCPs, which are administered by the states. The term "incidental take" refers to the "taking" of a listed species that is incidental to (and not the purpose of) an otherwise lawful activity.

Section 7 describes a process of federal interagency consultation when federal actions may adversely affect listed species. Federal actions by private, state, or local entities typically consist of activities that involve federal approvals/permits or federal funding. A Section 7 consultation (formal or informal) is required when there is a nexus between endangered species' impacts and issuance of a CWA permit by the USACE for work in jurisdictional areas or other federal actions.

Section 10(a) allows issuance of permits for "incidental take" of endangered or threatened species with the preparation of a habitat conservation plan (HCP). An HCP demonstrates how the taking would be minimized and how steps would be taken to ensure the species' survival.

### 4.4.2.2 State

#### *California Endangered Species Act*

The California Endangered Species Act (CESA) declares that deserving plant or animal species will be given protection by the state because they are of ecological, educational, historical, recreational, aesthetic, economic, and scientific value to the people of the state. CESA establishes a state policy to conserve, protect, restore, and enhance endangered species and their habitats. Under state law, plant and animal species may be formally designated as rare, threatened, or endangered through official listing by the California Fish and Game Commission. Listed species are given greater attention during the land use planning process by local governments, public agencies, and landowners than are species that have not been listed.

On private property, endangered plants may also be protected by the Native Plant Protection Act (NPPA) of 1977. Threatened plants are protected by CESA, and rare plants are protected by the NPPA. However, CESA authorizes that "Private entities may "take" plant species listed as endangered or threatened under the FESA and CESA through a federal incidental take permit issued pursuant to Section 10 of the FESA, if the CDFG certifies that the incidental take statement or incidental take permit is consistent with CESA." In addition, CEQA requires disclosure of any potential impacts on listed species, and alternatives or mitigation that would reduce those impacts.

#### *California Species of Special Concern (CSC)*

CSC status applies to animals not listed under the FESA or the CESA, but which nonetheless are declining at a rate that could result in listing, or historically occurred in low numbers and known threats to their persistence currently exist. CSC species share one or more of the following criteria:

1. Occur in small, isolated populations or in fragmented habitat, and are threatened by further isolation and population reduction;
2. Show marked population declines. Population estimates are unavailable for the vast majority of taxa. Species that show a marked population decline, yet are still abundant, do not meet the Special Concern definition, whereas marked population decline in uncommon or rare species is an inclusion criterion;
3. Depend on a habitat that has shown substantial historical or recent declines in size. This criterion infers the population viability of a species based on trends in the habitats upon which it specializes. Coastal wetlands, alluvial fan sage scrub and coastal sage scrub in the southern coastal basins, and arid scrub in the San Joaquin Valley, are examples of California habitats that have seen dramatic reductions in size in recent history. Species that specialize in these habitats generally meet the criteria for Threatened or Endangered status or Special Concern status;
4. Occur only in or adjacent to an area where habitat is being converted to land uses incompatible with the animal's survival;

5. Have few California records, or which historically occurred here but for which there are no recent records; and
6. Occur largely on public lands, but where current management practices are inconsistent with the animal's persistence.

The CSC designation is intended to result in special consideration for these species by the CDFG, land managers, and others, and is intended to focus attention on the species to help avert the need for listing under federal and State endangered species laws and the necessity of recovery efforts. This designation does not provide specific legal protection, but signifies that these species are recognized as vulnerable by CDFG.

## *California Native Plant Society (CNPS)*

CNPS is a statewide resource conservation organization that has developed an inventory of California's special-status plant species. This inventory is a summary of information on the distribution, rarity, and endangerment of California's vascular plants. This rare plant inventory consists of four principal lists, defined as follows:

1. List 1A plant species are presumed to be extinct in California because they have not been seen in the wild for many years;
2. List 1B plants are considered rare, threatened, or endangered throughout their range;
3. List 2 plant species are considered rare, threatened, or endangered in California, but more common in other states:
   - Plant species on lists 1A, 1B, and 2 meet CDFG criteria for endangered, threatened, or rare listing.
   - Plant species for which CNPS requires additional information in order to properly evaluate their status are included on List 3.
4. List 4 plant species are those of limited distribution in California but whose susceptibility to threat is considered low at the current time.

The CNPS listing is a guideline for lead agencies to assist in identification of plant species that are rare in California. The goal is to establish awareness of native plants and take action to avoid or reduce impacts to plants on the list.

## *California Fish and Game Code Sections 1601 to 1603*

Streambeds and other drainages are subject to regulation by the CDFG. The CDFG considers most drainages to be "streambeds" unless it can be demonstrated otherwise. A stream is defined as a body of water that flows at least periodically or intermittently through a bed or channel with banks and supports fish or other aquatic life. This includes watercourses having a surface or sub-surface flow that supports, or has supported, riparian vegetation. CDFG jurisdiction typically extends to the edge of the riparian canopy, and therefore, usually encompasses a larger area than USACE jurisdiction.

### *California Fish and Game Code Sections 3503, 3503.5, and 3800*

These sections of the California Fish and Game Code prohibit the take or possession of birds, their nests, or eggs. Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered a "take." Such a "take" would also violate federal law protecting migratory birds. "Incidental take" permits are required from the CDFG for projects that may result in impacts to state-listed endangered, threatened, or candidate species. The permits require that impacts to protected species be minimized to the extent possible, and mitigated.

## 4.4.2.3 Local

### *City of Yucaipa Oak Tree Conservation Ordinance*

The City of Yucaipa has established the Oak Tree Conservation Ordinance (Yucaipa Development Code Section 89.0501) to ensure the protection of oak trees. The City does not allow the removal of oaks or encroachment into the protected zone of oak trees, except in those cases where the impacts can be justified in accordance with the guidelines contained in the Ordinance. The protected zone for oak trees is defined as the area within a circumference measured five feet outside the dripline of the tree and extending inwards to the tree trunk, with the condition that the protected zone must always be at least 15 feet from the trunk of an oak tree (Yucaipa Development Code Section 89.0501). The City requires a permit for any work involving oak trees, including provisions for mitigation of oak impacts or a preconstruction inspection from the City of the remaining trees not impacted by project-related activities to ensure their continued health.

# 4.4.3 Project Impacts and Mitigation

### *City of Yucaipa Standard Conditions of Approval*

Table 4.4-3 presents the City of Yucaipa's standard conditions of project approval related to the reduction of impacts to biological resources. These standard conditions are tracked and monitored by the City of Yucaipa as part of their documentation for discretionary actions, and are included in the MMRP of this PEIR.

**Table 4.4-3 City of Yucaipa Conditions of Approval Related To Biological Resources**

| Condition Number | Conditions of Approval |
|---|---|
| **Conditions of Approval for Both Subdivisions and Conditional Use Permits** | |
| Subdivision 121<br>CUP 56 | Grading permits shall not be issued for any areas to be graded and shall remain undeveloped until a revegetation plan is approved by the Planning Division, and until bonds are posted for revegetation. |
| Subdivision 127<br>CUP 43 | Prior to the alteration of any wetland habitats, the required permits or authorized clearance shall be obtained from CDFG in accordance with Section 1600 et seq. of the State Fish and Game Code, from USACE in accordance with Section 404 of the CWA, and from Santa Ana RWQCB in accordance with Section 401 of the CWA. |
| Subdivision 106<br>CUP 82 | Proof of fee payment of CDFG fees pursuant to California State Assembly Bill 3158 shall be submitted. |

**Table 4.4-3 Continued**

| Condition Number | Conditions of Approval |
|---|---|
| **Conditions of Approval for Subdivisions** | |
| Subdivision 15 | All future development of this site shall be in accordance with the provisions of Division 9, Chapter 5, of the Development Code regarding Oak Tree Conservation development standards and requirements. |
| **Conditions of Approval for Conditional Use Permits** | |
| CUP 40 | A tree removal plan, permit and pre-construction inspection, in compliance with the Yucaipa Plant Protection and Management Ordinance, shall be approved prior to any land disturbance and/or removal of any trees or plants. |

Source: City of Yucaipa 2007

## 4.4.3.1 Issue 1 — Sensitive Species

**BIOLOGICAL RESOURCES ISSUE 1 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development 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 regulated by the Wildlife Agencies?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Construction and operation of this planning area would result in direct, indirect, permanent, and temporary impacts to sensitive plant and wildlife species. | Significant. | Implement focused plant surveys (Bio-1A) and mitigation plan (Bio-1B); focused wildlife surveys and mitigation plan (Bio-1C); raptor nest surveys (Bio-1D); MBTA nesting bird surveys and mitigation plan (Bio-1E); dust control (Bio-1F); invasive plant restrictions (Bio-1G); night-lighting controls (Bio-1H); fencing of work limits (Bio-1I). | Less than significant. |
| ***West Oak Center:*** Construction and operation of this planning area would result in direct, indirect, permanent, and temporary impacts to sensitive plant and wildlife species. | Significant. | Implement focused plant surveys (Bio-1A) and mitigation plan (Bio-1B); focused wildlife surveys and mitigation plan (Bio-1C); raptor nest surveys (Bio-1D); MBTA nesting bird surveys and mitigation plan (Bio-1E); dust control (Bio-1F); invasive plant restrictions (Bio-1G); night-lighting controls (Bio-1H); fencing of work limits (Bio-1I). | Less than significant. |
| ***Wildwood Ranch:*** Construction and operation of this planning area would result in direct, indirect, permanent, and temporary impacts to sensitive plant and wildlife species. | Significant. | Implement focused plant surveys (Bio-1A) and mitigation plan (Bio-1B); focused wildlife surveys and mitigation plan (Bio-1C); raptor nest surveys (Bio-1D); MBTA nesting bird surveys and mitigation plan (Bio-1E); dust control (Bio-1F); invasive plant restrictions (Bio-1G); night-lighting controls (Bio-1H); fencing of work limits (Bio-1I). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would result in a significant impact if it would 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 regulated by the Wildlife Agencies.

## Impact Analysis

Biological resources may be either directly or indirectly impacted by a proposed project. Direct and indirect impacts may also be either permanent or temporary in nature, as defined below.

- **Direct Impact.** Any alteration, disturbance, or destruction of biological resources that would result from activities associated with implementation of the Planned Development such as clearing, grubbing, and grading is considered a direct impact. Examples include clearing vegetation, encroaching into wetlands, diverting surface water flows, fragmenting wildlife habitat, and loss of individual species and/or their associated habitats.

- **Indirect Impact.** As a result of activities associated with implementation of the Planned Development, biological resources may also be affected in an indirect manner. Examples include elevated noise levels, night-lighting, soil compaction, increased human activity, decreased water quality, the introduction of invasive wildlife (i.e., domestic cats and dogs) and plants, disruptions in local movement patterns for wildlife, and elevated fugitive dust levels that reduce plant photosynthesis, growth, and reproduction.

- **Permanent Impact.** All impacts that result in the irreversible removal of biological resources are considered permanent. Examples include constructing a building or permanent road on an area containing biological resources.

- **Temporary Impact.** Any impacts considered to have reversible effects on biological resources can be viewed as temporary. Examples include night-lighting, increased human activity, the generation of fugitive dust during construction, or the removal of vegetation for construction activities and subsequently allowing the natural vegetation to recolonize the impacted area.

The following analyses are relevant to all three planning areas. Impacts to biological resources are assessed according to the resources present or potentially present and the quality or condition of these resources as a result of activities before, during, and after construction that are associated with the proposed project. The significance of these impacts and the mitigation required to reduce these impacts to below a level of significance is dependent on the sensitivity and associated legal status of the species in accordance with guidelines set forth in CEQA.

**Sensitive Plants**

The proposed project would result in a variety of impacts to sensitive plant species. Direct and permanent impacts include the permanent loss of a sensitive vegetation community or sensitive plant species from direct and permanent construction-related activities and the development of the project. Direct and temporary impacts include the temporary loss of a vegetation community or sensitive plant species from an action such as grading or construction that may require a larger work area than the area designated for permanent impact. Areas of temporary impact have the potential to be restored to their natural state through habitat restoration efforts following any project-related activities. Indirect impacts such as increased dust, soil erosion, and runoff from project construction and operation, could

compromise plant respiration, photosynthesis, and growth in vegetation communities within or adjacent to the proposed project.

Table 4.4-1 provides a listing of the sensitive plant species and their potential to occur on the project site. As shown in this table, 40 sensitive plant species have been known to occur within the regional vicinity. Based on observations made during the biological reconnaissance survey for the FCSP EIR, historical occurrence data, and the presence of suitable habitat and soils in the vicinity of the project site, only seven of the identified sensitive plant species were determined to have at least a moderate potential to occur within the Planned Development project area. None of the species were determined to have a high potential to occur on the site, and none of the species were directly observed during reconnaissance surveys. The seven sensitive plant species with a moderate potential to occur on the Planned Development site are discussed further below.

**Chaparral sand verbena.** Chaparral sand-verbena (*Abronia villosa* var. *aurita*) is a CNPS List 1B species that blooms from January through August. This annual herb has gray foliage with pinkish purple flowers and is found at elevations between 300 and 5,300 feet. This species grows in sandy floodplains in inland, arid areas of coastal sage scrub and open chaparral. It primarily ranges within southern California and is found mostly in Riverside County. This species is threatened by flood control activities, vehicles, and development. The Planned Development site contains suitable habitat and soils for this species. The species has been reported previously from central San Bernardino County and in the northwestern portion of Riverside County; therefore, chaparral sand-verbena has a moderate potential to occur within the Planned Development site and focused surveys for this species are needed to determine the presence or absence of the species on the site.

**Jaeger's milk-vetch.** Jager's milk-vetch (*Astragalus pachypus* var. *jaegeri*) is a CNPS List 1B species. This shrub blooms from December through June in chaparral, cismontane woodland, coastal sage scrub, valley and foothill grassland, and sandy or rocky substrate. Jager's milk-vetch is endemic to California and is found at elevations of 1,200 to 3,000 feet in San Diego and Riverside counties. This species is threatened by urbanization, and only six known occurrences have been reported west of Warner Springs. The Planned Development site contains suitable habitat and soils for this species. Although the species has not been previously reported from San Bernardino County, the species has been detected in the northwestern portion of Riverside County. Therefore, Jaeger's milk-vetch has a moderate potential to occur within the Planned Development site and focused surveys for this species are needed to determine the presence or absence of the species on the site.

**Nevin's barberry.** Nevin's barberry (*Berberis nevinii*) is a CNPS List 1B species. This evergreen shrub blooms from March through April along the margins of dry washes with sandy and gravelly substrates and alluvial shrub communities as well as on steep slopes with coarse soils and chaparral communities. The presence of groundwater flow may be a habitat requirement for this species. Nevin's barberry is found at elevations from 1,000 to 2,700 feet in Los Angeles, Riverside, San Bernardino, and San Diego counties. At least seven of the 32 known populations of this species have been extirpated, and the remaining 21 extant populations of this species are small with almost all of the populations having fewer than 10 to 20 individuals. Threats to this species include development, off-road vehicle activity, road maintenance, horseback riding, invasive exotic species, vandalism, and altered fire regimes. The Planned Development site contains suitable habitat and soils for this species. Nevin's barberry has been previously reported from several locations in southwestern San Bernardino County, eastern Los Angeles County, and northern Riverside County. Therefore, Nevin's barberry has a moderate potential to occur

within the Planned Development site and focused surveys for this species are needed to determine the presence or absence of the species on the site.

**Slender-horned spineflower.** Slender-horned spineflower (*Dodecahema leptoceras*) is a federally and state-listed endangered species and a CNPS List 1B species. This annual herb blooms from April through June in sandy to gravelly flats and slopes in chaparral, cismontane woodland, coastal sage scrub, and alluvial fans. It is found at elevation from 600 to 2,500 feet, from the foothills of the San Gabriel Mountains of Los Angeles County, the San Bernardino Mountains of San Bernardino County, and the San Jacinto Mountains of western Riverside County. Less than six reported occurrences are known to exist within the following eight watersheds: Santa Clara River, Big Tujunga Wash, Lytle Creek, Santa Ana River, San Jacinto River, Bautista Creek, Temescal Canyon, and Vail Lake. Current populations are in decline as a result of development, sand and gravel mining, flood control, proposed reservoir construction, vehicles, and non-native plants. The Planned Development site contains marginal habitat and soils for this species. Slender-horned spineflower has been previously reported from several locations in southwestern San Bernardino County and northwestern Riverside County. Therefore, slender-horned spineflower has a moderate potential to occur within the Planned Development site and focused surveys for this species are needed to determine the presence or absence of the species on the site.

**Mesa horkelia.** Mesa horkelia (Horkelia cuneata ssp. puberula) is a CNPS List 1B species. This perennial herb blooms from February through September in sandy or gravelly substrates in chaparral, coastal sage scrub, and cismontane woodland. Mesa horkelia is found at elevations less than 2,700 feet in Los Angeles, Orange, Riverside, Santa Barbara, San Bernardino, San Diego, San Luis Obispo, and Ventura counties. This species no longer exists in many of its historical locations. The Planned Development site contains suitable habitat and soils for this species. Mesa horkelia has been previously reported from several locations in southwestern San Bernardino County, eastern Los Angeles County, and northern Riverside County. Therefore, Mesa horkelia has a moderate potential to occur within the Planned Development site and focused surveys for this species are needed to determine the presence or absence of the species on the site.

**Robinson's peppergrass.** Robinson's peppergrass (*Lepidium virginicum* var. *robinsonii*) is a CNPS List 1B species. This annual herb blooms from January through July in coastal sage scrub and chaparral habitats. It is found at elevations less than 1,700 feet from San Bernardino to San Diego counties, including Santa Cruz Island and Baja California, Mexico. Robinson's peppergrass is threatened by erosion and feral herbivores. The Planned Development site contains suitable habitat and soils for this species. Robinson's peppergrass has been reported previously from several locations in southwestern San Bernardino County, eastern Los Angeles County, and northwestern Riverside County. Therefore, Robinson's peppergrass has a moderate potential to occur within the Planned Development site and focused surveys for this species are needed to determine the presence or absence of the species on the site.

**Rayless ragwort.** Rayless ragwort (*Senecio aphanactis*) is a CNPS List 2 species. This annual herb blooms from January through April in alkaline soils in chaparral, cismontane woodland, and coastal sage scrub. It is found at elevations less than 2,700 feet from Solano to San Diego counties including Santa Cruz Island and Baja California, Mexico. The Planned Development site contains suitable habitat and soils for this species. Rayless ragwort has been previously reported from several locations in eastern Los Angeles County and northwestern Riverside County. Therefore, rayless ragwort has a moderate potential to occur within the Planned Development site and focused surveys for this species are needed to determine the presence or absence of the species on the site.

***Sensitive Plant Summary.*** Focused surveys for the seven sensitive plant species with at least a moderate potential to occur on the Planned Development site have not been conducted. Focused surveys for these species are the only definitive way to confirm the presence or absence of these potentially occurring species. Without the definitive information that would be derived from such surveys, it must be assumed under a "worst-case" analysis that potential direct and indirect impacts could occur to these species due to implementation of the Planned Development. Therefore, the Planned Development would result in significant impacts to sensitive plant species.

**Sensitive Wildlife**

The proposed project would result in a variety of impacts to sensitive wildlife species. Wildlife (especially small mammals, amphibians, and reptiles with low mobility) may be inadvertently and directly killed during grading and construction activities associated with implementation of the Planned Development. Many birds and large mammals that have a higher mobility are less likely to be directly killed during these activities. Direct impacts to vegetation communities that support potentially occurring special-status wildlife species and sensitive nesting birds could occur during grading and construction activities. Grubbing and grading activities could result in the direct loss of active nests for raptor species through the removal of trees, and construction activities could result in indirect impacts (i.e., abandonment of active nests) due to disturbance from noise and increased human presence.

Indirect impacts from construction and operation of the Planned Development also may disrupt normal wildlife activities both inside and outside the limits of disturbance of the proposed project through: increased night lighting; increased roadkill from traffic; erosion; human presence; domestic pets; mesopredators (such as skunks, opossums, and raccoons); ravens; brown-headed cowbirds (*Molothrus ater*); litter and pollutants into adjacent wildlife habitat; water quality degradation from siltation (due to erosion and sediment-laden storm water discharges from graded areas) and urban runoff pollutants entering watercourses used by wildlife. In addition, the conversion of native vegetation communities to commercial and residential development would create conditions unsuitable to most wildlife species. Implementation of the Planned Development could also directly and indirectly impact nesting birds protected under the MBTA if grading and construction activities occur during the nesting season of these species, which generally falls between February 1 and August 30.

Table 4.4-2, reproduced from the FCSP EIR, provides a listing of the sensitive wildlife species and their potential to occur on the project site. As shown in this table, 40 sensitive wildlife species have been known to occur within the regional vicinity. Of these, 27 have at least a low to moderate potential to occur on the project site itself; two species have a high potential to occur on the site; and one species was directly observed during the biological reconnaissance survey. Based on observations during the biological reconnaissance survey, historical occurrence data, and the presence of suitable habitat and soils in the vicinity of the Planned Development site, six wildlife species listed as threatened or endangered by the USFWS or CDFG or designated as California fully protected by CDFG have the potential to occur within the Planned Development area. For the purpose of CEQA, these six species are considered sensitive wildlife species and include: arroyo toad, western burrowing owl, coastal California gnatcatcher, least Bell's vireo, Stephens' kangaroo rat, and San Bernardino Merriam's kangaroo rat. Sensitive wildlife species with the potential to occur on the Planned Development are discussed below in detail.

In addition to the six sensitive wildlife species with the potential to occur on the project site; four nesting raptors have the potential to occur on the project site: white-tailed kite, sharp-shinned hawk, Cooper's hawk, and long-eared owl. Each of these nesting raptors is classified as a California Species of Special Concern and protected by the MBTA. The California Species of Special Concern designation is intended to result in special consideration for these species by the CDFG, land managers, and others, and is intended to focus attention on the species to help avert the need for listing under federal and State endangered species laws and the necessity of recovery efforts. This designation does not provide specific legal protection, but signifies that these species are recognized as vulnerable by CDFG.

Impacts to wildlife that are generally not considered sensitive by USFWS or CDFG are considered adverse but less than significant because the impacts are not expected to reduce the wildlife populations below self-sustaining levels. An exception to this rule is the MBTA, which provides legal protection for nearly all breeding bird species (common and sensitive) occurring in the U.S. Therefore, impacts to nesting birds or to vegetation communities that support nesting birds cannot occur during nesting season, which generally falls between February 1 and August 30. Any impacts to nesting birds would be considered adverse and significant and would require mitigation. Nesting Birds with the potential to occur on the Planned Development are discussed below in detail.

**Arroyo toad.** The arroyo toad (*Bufo californicus*) is a federally listed endangered species and a state species of special concern. It ranges along the coast of California, from San Luis Obispo County south into northwestern Baja California, Mexico. This nocturnal species inhabits the sandy banks of washes, streams, and arroyos that have little or no vegetative cover. It breeds between March and June in deep pools (i.e., typically greater than one-foot deep) found along the edges of slow-moving streams with sandy, gravelly, or pebbly bottoms. Subadult and adult arroyo toads can range into surrounding uplands as far as 1.2 miles away from breeding habitat; however, studies have shown that this species is most commonly found within 0.3 miles of breeding habitat. The main threats to the arroyo toad are degradation and loss of riparian habitat as well as predation by bullfrogs (*Rana catesbeiana*). The Planned Development site contains moderately suitable habitat for the arroyo toad, specifically along Yucaipa, Wildwood, and Wilson Creeks. As such, focused surveys are needed to determine the presence or absence of this species within the project site.

**Western burrowing owl.** Burrowing owl (*Athene cunicularia*) is listed as a CDFG species of special concern. The burrowing sites of this species occur in grasslands, agricultural lands, and coastal dunes in areas with existing rodent burrows. This species is a declining resident in the area. The western burrowing owl has a moderate potential to nest and forage in the Planned Development area and suitable habitat occurs throughout the area. Therefore, focused surveys are needed for this species to determine its presence or absence within the project site.

**Coastal California gnatcatcher.** The coastal California gnatcatcher (*Polioptila californica californica*) is a federally listed threatened species and a state species of special concern. It is a resident species found on the coastal slopes of southern California, ranging from Ventura County south into Baja California, Mexico. This species typically occurs in coastal sage scrub habitat, although chaparral, grassland, and riparian woodland habitats are used where they occur adjacent to sage scrub. Breeding occurs from February through August, and nests are constructed most often in California sagebrush. The primary cause of decline in the coastal California gnatcatcher is habitat loss and degradation. The Riversidean sage scrub and Riversidean sage scrub/non-native grassland within the Planned Development site provides moderately suitable nesting and foraging habitat for coastal California gnatcatcher. Therefore,

the species has a moderate potential to occur on the site and focused surveys are needed to determine its presence or absence.

**Least Bell's vireo.** The least Bell's vireo (*Vireo bellii pusillus*) is a federally and state-listed endangered species. Its historical breeding range once extended from northern California south to northwestern Baja California, Mexico; however, its current distribution is now restricted to eight southern California counties, the majority occurring in San Diego County. The least Bell's vireo is found exclusively in riparian habitats - including cottonwood-willow woodlands and forests, oak woodlands, and mulefat scrub – and requires dense cover for nesting. It arrives at the breeding grounds in mid-March and remains until September or October. Populations of least Bell's vireo have declined drastically as a result of the extensive loss of riparian habitat to agricultural and urban development, including channelization and mining of streams, as well as nest parasitism by the brown-headed cowbird. In recent years, the population has increased as a result of extensive brown-headed cowbird trapping programs. The southern willow scrub within the Planned Development site provides moderately suitable nesting and foraging habitat for the least Bell's vireo. Therefore, this species has a moderate potential to occur within the project site and focused surveys are needed to determine its presence or absence within the project site.

**Stephens' kangaroo rat.** The Stephens' kangaroo rat (*Dipodomys stephensi*) is a federally listed endangered and state-listed threatened species. The three distinct regions for Stephens' kangaroo rat populations include western Riverside County, western San Diego County, and central San Diego County. Stephens' kangaroo rat historically occurred in southwestern San Bernardino County, but this species is believed to be extirpated from that area. Habitat for the Stephens' kangaroo rat includes open grasslands, fallow agricultural fields, and sparse coastal sage scrub vegetation types in areas with penetrable soils and a flat to fairly steep sloping topography. This nocturnal species is found at elevations of 180 to 4,100 feet, with most populations located at elevations below 2,000 feet. Filaree (*Erodium spp.*) frequently dominates the best Stephens' kangaroo rat habitat areas, especially during and shortly after the rainy season. Areas with dense grass cover are not suitable for Stephens' kangaroo rat. The decline of this species is attributed primarily to habitat loss and fragmentation resulting from urban development and agriculture. Other factors contributing to loss of the species include off-road vehicles, rodent control, and predation by feral and domestic cats. The Stephens' kangaroo rat has a low to moderate potential to occur within the Planned Development site because suitable habitat occurs onsite and because it is historically, although not recently, known to occur within San Bernardino County. Thus, focused surveys are needed to determine the presence or absence of this species within the project site.

**San Bernardino Merriam's kangaroo rat.** San Bernardino Merriam's kangaroo rat (*Dipodomys merriami parvus*) is a federally listed endangered species and a state species of special concern. This nocturnal species is known from San Bernardino, Riverside, and San Diego counties. Habitat for the San Bernardino Merriam's kangaroo rat includes arid or semi-arid coastal sage scrub, alluvial sage scrub, and chaparral with short grasses, open patches of bare ground, and sand, loam, sandy loam, or gravelly substrates. The species and its associated habitats typically occur on alluvial fans, floodplains, along washes, in adjacent upland areas, and in areas with historic braided stream channels. The range of the San Bernardino Merriam's kangaroo rat partially overlaps the distribution of the Stephens' kangaroo rat; however, since they both have different habitat requirements, they concentrate in different areas. The historic range of this species has been reduced by about 96 percent, from 25 historic locations to seven currently occupied sites. The decline of this species is attributed primarily to ongoing destruction, alteration, and

fragmentation of habitat resulting from human activities. Although this species is known currently from only seven occupied sites in the region, suitable habitat is present within the Planned Development project area. Therefore, focused surveys are needed to determine the presence or absence of this species within the project site.

**White-tailed kite.** The nesting sites of the white-tailed kite (*Elanus leucurus*) are fully protected by the state. This raptor occurs in coastal lowland areas from Oregon south to northern Baja California, Mexico. Nesting occurs in riparian woodlands, oaks, or sycamore groves that border grasslands or open fields. This species is known to roost in large communal groups. The white-tailed kite forages over open areas and grasslands, feeding primarily on small rodents and insects. White-tailed kite populations in southern California have declined as a result of the loss of nesting and foraging habitat. The white-tailed kite has a moderate potential to nest in the southern willow scrub, oak woodland, and savannah oak woodland and to forage in the adjacent non-native grassland within project site. Therefore, focused surveys are needed during the nesting season to determine the presence or absence of the species.

**Sharp-shinned hawk.** The sharp-shinned hawk (*Accipiter striatus*) is listed as a CDFG species of special concern. Nesting for this raptor occurs in mature forests, open woodlands, wood edges, river groves, parks and residential areas. These species are migrant and winter visitor species to the Planned Development site. The sharp-shinned hawk has a moderate potential to nest in the southern willow scrub, oak woodland, and savannah oak woodland in the Planned Development area. It also has a moderate potential for foraging in the adjacent non-native grasslands within the Planned Development. Therefore, focused surveys are needed during the nesting season to determine the presence or absence of the species.

**Cooper's hawk.** Cooper's hawk (*Accipiter cooperi*) is listed as a CDFG species of special concern. Nesting for this raptor occurs in mature forests, open woodlands, wood edges, river groves, parks and residential areas. These species are migrant and winter visitor species to the Planned Development site. Cooper's hawk was observed during biological observations for the FCSP EIR. The species has a moderate potential to nest in the southern willow scrub, oak woodland, and savannah oak woodlands on the Planned Development site. Cooper's hawks also probably forage in the adjacent non-native grasslands within the Planned Development. Therefore, focused surveys are needed during the nesting season to determine the presence or absence of the species.

**Long-eared owl.** Long-eared owl (*Asio otis*) is listed as a CDFG species of special concern. Nesting for this raptor occurs in riparian woodlands, oak woodlands, and tamarisk woodlands. This species is a rare resident and winter visitor to the Planned Development Area. Localized breeding of the long-eared owl occurs in the region. Although suitable habitat is available, this species is considered rare in the region. However, focused surveys are needed during the nesting season to determine the presence or absence of the species.

***Sensitive Wildlife Species Summary.*** Based on observations during the biological reconnaissance survey, historical occurrence data, and the presence of suitable habitat in the vicinity of the Planned Development site, six sensitive wildlife species were determined as having the potential to occur within the Planned Development area: arroyo toad, western burrowing owl, coastal California gnatcatcher, least Bell's vireo, Stephens' kangaroo rat, and San Bernardino Merriam's kangaroo rat. Focused surveys for these sensitive species have not been conducted on the Planned Development site to confirm presence or absence. Therefore, it must be assumed under a "worst-case" analysis that potential direct

and indirect impacts could occur to these species due to implementation of the Planned Development. This would be considered a significant impact for which mitigation would be required. Additionally, the MBTA provides legal protection for the white-tailed kite, sharp-shinned hawk, Cooper's hawk, and long-eared owl, which were determined to potentially occur on the Planned Development site. Without mitigation limiting construction activities during nesting season or establishing protections for these species, impacts to these nesting raptors would be considered significant.

## Mitigation Measures

As evaluated in Section 4.9.3 (Hydrology and Water Quality) of this PEIR, compliance with the NPDES Construction General Permit and the erosion-control and Storm Water Quality Management Plan requirements in the Yucaipa Subdivision Regulations, and implementation of mitigation measures Hyd-2a, Hyd-2b and Hyd-3a, would reduce the potential for indirect water quality impacts to sensitive plants and wildlife from construction-related and post-construction runoff pollution to a level of less than significant. Implementation of the following mitigation measures, which apply to all three planning areas, would reduce the remaining direct and indirect impacts related to sensitive plant and wildlife species to a level of less than significant:

***Bio-1A*** As part of the subsequent environmental review for any future project within the Planned Development, a qualified biologist shall conduct a general botanical survey to determine if any of the following potentially occurring special-status or sensitive plant species are present on site, based on a database search and survey recommendations contained in the Freeway Corridor Specific Plan ) EIR: chaparral sand verbena, Jaeger's milk-vetch, Nevin's barberry, slender-horned spineflower, mesa horkelia, Robinson's peppergrass, and rayless ragwort. If the survey cannot be performed during the appropriate blooming period for these species then the potential for occurrence shall be determined based on habitat suitability.

***Bio-1B*** If any special-status or sensitive plant species are discovered or assumed to be present within the project footprint in accordance with mitigation measure Bio-1A, then the developer shall evaluate project design modifications to avoid impacts to the observed species. If avoidance is not feasible, then a mitigation plan shall be prepared by a qualified restoration biologist and submitted to the City of Yucaipa and Wildlife Agencies for review and approval. The plan shall provide at a minimum the following information:

i. Evaluation of salvage, transplantation, restoration, enhancement, or other appropriate mitigation techniques to determine the preferred mitigation strategies to offset impacts;

ii. Detailed installation measures to implement the preferred mitigation strategies;

iii. Appropriate protection measures for any adjoining conserved lands/natural open space areas within the Planned Development; and

iv. Monitoring, performance, reporting and adaptive management measures for the mitigated plant species. The installed mitigation site shall be monitored and maintained

by a qualified biologist for five years or until the plants have become fully established and can survive without supplemental irrigation. The final monitoring report shall be submitted to the City of Yucaipa and Wildlife Agencies for review and approval, at which final sign-off of the successful mitigation site shall be obtained.

***Bio-1C*** As part of the subsequent environmental review for any future project within the Planned Development, a permitted biologist shall conduct a habitat assessment for the following special-status and sensitive wildlife species that may potentially occur within the project footprint based on a database search and survey recommendations contained in the FCSP EIR: arroyo toad, western burrowing owl, coastal California gnatcatcher, least Bell's vireo, Stephens' kangaroo rat, and San Bernardino Merriam's kangaroo rat. If suitable habitat for any of these species is determined to be present within the project site based on the habitat assessment, then protocol surveys shall be conducted for these species. Survey guidelines to be followed for these species are listed below. If any of these species are determined to be present within the project footprint based on the protocol surveys, then the developer shall evaluate project design modifications to avoid impacts to the observed species. If avoidance is not feasible, then a mitigation plan shall be prepared by a qualified biologist and submitted to the City of Yucaipa and Wildlife Agencies for review and approval prior to issuance of a grading permit. In addition, applicable regulatory agency permits and/or authorizations shall be obtained, and the conditions of such permits and/or authorizations shall be implemented prior to vegetation clearing, grading, and/or construction activities.

i. **Arroyo Toad.** According to U.S. Fish and Wildlife Service (USFWS) protocol, a minimum of six surveys shall be conducted during the breeding season (March 15 to July 1), with at least one survey occurring in each of the months of April, May, and June. Each survey shall consist of a daytime and nighttime component, which must be conducted within the same 24-hour period.

ii. **Western burrowing owl.** Focused surveys shall follow the guidelines set forth in the *Burrowing Owl Survey Protocol and Mitigation Guidelines* (California Burrowing Owl Consortium 1993). The methodology consists of a habitat assessment, burrow survey, and burrowing owl survey. The initial assessment shall be conducted within all suitable habitats in the project footprint and within a 500-foot buffer surrounding the suitable habitats. The burrow surveys shall be conducted via pedestrian transects through the project footprint, and all burrows and burrow complexes mapped. The protocol surveys for burrowing owl shall be conducted during the peak of the breeding season (April 14 to July 15) and shall consist of four separate site visits to examine each mapped rodent burrow or burrow complex for burrowing owl sign (e.g., feathers, cast pellets, excrement, prey remains, eggshell fragments) and to observe each burrow at a fixed distance to assess the burrow for activity. These surveys shall be conducted one hour before sunrise to two hours after sunrise and/or two hours before sunset to one hour after sunset. If no owls are observed or detected, then the same protocol surveys shall be conducted for winter resident owls between December 1 and January 31.

iii. **Coastal California gnatcatcher.** According to USFWS protocol, a minimum of six surveys shall be conducted at least seven days apart during the breeding season (March 15 to June 30), or nine surveys shall be conducted at least 14 days apart during the non-

breeding season (June 30 to March 15). Each survey shall consist of meandering pedestrian transects throughout and adjacent to areas of suitable habitat while playing a vocalization tape to elicit a response from the birds.

iv. **Least Bell's vireo.** According to USFWS protocol, a minimum of eight surveys shall be conducted at least ten days apart during the breeding season (April 1 to July 31). Each survey shall consist of meandering pedestrian transects throughout and adjacent to areas of suitable habitat.

v. **Stephens' kangaroo rat.** Focused surveys shall consist of a habitat assessment and trapping surveys conducted over five consecutive nights between September 15 and February 15. Additional surveys may be necessary if more than one survey period (i.e., more than five consecutive nights of trapping) is required to adequately determine presence/absence of this species and its distribution.

vi. **San Bernardino Merriam's kangaroo rat.** Focused surveys for this species can be conducted simultaneously with the surveys for Stephens' kangaroo rat, as they follow the same protocol which consists of a habitat assessment and five consecutive nighttime trapping surveys. Additional surveys may be necessary if more than one survey period (i.e., more than five consecutive nights of trapping) is required to adequately determine presence/absence of this species and its distribution.

***Bio-1D*** To avoid potential impacts to sensitive nesting raptor species (white-tailed kite, sharp-shinned hawk, Cooper's hawk, long-eared owl) from future projects within the Planned Development that would involve the removal of trees during the breeding season (February 1 to August 30), a raptor nest survey shall be conducted by a qualified biologist no earlier than a week prior to any tree removal to determine if any raptor nests are present. If an active raptor nest is discovered, a buffer of 500 feet shall be established around the tree until the young are independent of the nest site. No construction activity may occur within this buffer area until a biologist determines that the fledglings are independent of the nest.

***Bio-1E*** Ten days prior to vegetation clearing, grading and/or construction activities that are scheduled to occur between February 1 and August 30, surveys for nesting bird species protected by the Migratory Bird Treaty Act (MBTA) shall be conducted by a qualified biologist following applicable guidelines of the Wildlife Agencies. If no active avian nests are identified within the disturbance limits, then no further mitigation is necessary. However, if active nests for avian species of concern are found within the disturbance limits, then species-specific measures prescribed by the MBTA shall be implemented by a qualified biologist. Documentation of the mitigation measures shall be provided to the City of Yucaipa and Wildlife Agencies within ten days after implementation.

***Bio-1F*** To reduce the potential for indirect impacts to sensitive plants from construction-related fugitive dust emissions, all access roads and graded areas shall be periodically sprayed with water to minimize dust accumulation on the leaves of plants adjacent to the delineated work limits.

***Bio-1G*** After completion of final grading for future projects within the Planned Development adjoining conserved lands/natural open space areas, all graded areas within 100 feet of native vegetation shall be hydroseeded and/or planted with native plant species similar in composition to the adjacent native vegetation communities. A qualified biologist shall monitor these activities to ensure non-native or invasive plant species are not used in the hydroseed mix or planting palettes. These landscaped areas shall be maintained to ensure non-native or invasive plant species do not become established.

***Bio-1H*** All construction-related night-lighting and outdoor (security) lighting for future projects within the Planned Development adjoining conserved lands/natural open space areas shall be of low illumination, shielded, and directed downwards and away from these areas to avoid potential impacts to nocturnal wildlife from increased predation that would occur from "spill-over" of nighttime light levels into the adjacent habitats.

***Bio-1I*** The following measures shall be implemented for future projects within the Planned Development adjoining conserved lands/natural open space areas to reduce the potential for indirect impacts to sensitive wildlife from construction-related and post-construction roadkill, human presence, and domestic pets:

i. The construction contractors shall delineate the work limits with stakes, fences, and/or materials clearly visible to construction personnel to prevent access into adjacent habitats.

ii. Permanent fencing shall be installed at the property limits of backyards adjoining conserved lands/natural open space areas to discourage human and domestic pet intrusions into adjacent habitats.

### 4.4.3.2 Issue 2 — Riparian Habitat and Other Sensitive Vegetation Communities

**BIOLOGICAL RESOURCES ISSUE 2 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or regulated by Wildlife Agencies?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Implementation of this planning area would result in direct and indirect impacts to riparian and other sensitive natural communities. | Significant. | Implement riparian (Bio-2A) and oak woodland (Bio-2B) mitigation plans; dust control (Bio-1F); invasive plant restrictions (Bio-1G); fencing of work limits (Bio-1I). | Less than significant. |
| ***West Oak Center:*** Implementation of this planning area would result in direct and indirect impacts to riparian and other sensitive natural communities. | Significant. | Implement riparian (Bio-2A) and oak woodland (Bio-2B) mitigation plans; dust control (Bio-1F); invasive plant restrictions (Bio-1G); fencing of work limits (Bio-1I). | Less than significant. |
| ***Wildwood Ranch:*** Implementation of this planning area would result in direct and indirect impacts to riparian and other sensitive natural communities. | Significant. | Implement riparian (Bio-2A) and oak woodland (Bio-2B) mitigation plans; dust control (Bio-1F); invasive plant restrictions (Bio-1G); fencing of work limits (Bio-1I). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or regulated by the Wildlife Agencies.

## Impact Analysis

Each of the planning areas contains at least one of the following sensitive vegetation communities: oak woodland, savannah oak woodland, and southern willow scrub; therefore, the following analyses are relevant to all three planning areas.

As shown in Figure 4.4-1, the West Oak Center Planning Area contains southern willow scrub. The Wildwood Ranch Planning Area contains oak woodland and savannah oak woodland, and the Wildwood Center Subarea of Robinson Ranch North Planning Area contains savannah oak woodland. Additional riparian vegetation has the potential to exist along Yucaipa, Wildwood, and Wilson creeks. Implementation of the Planned Development would have the potential to result in the direct temporary and permanent loss of these sensitive vegetation communities. Direct temporary impacts include vegetation clearing, grubbing, and grading or construction for underground utilities or areas outside the permanent impact footprint. These areas of temporary impact may be restored to their natural state

through habitat restoration efforts following construction activities. Direct permanent impacts to sensitive vegetation communities include loss of these resources from construction of homes, buildings and roads, as well as paved, hardscaped, and landscaped areas. Indirect impacts include fugitive dust during construction which could compromise plant respiration, photosynthesis, and growth, and soil erosion and storm water runoff pollution from the increase in impermeable surfaces. Therefore, the direct (temporary and permanent) and indirect impacts to sensitive vegetation communities due to implementation of the Planned Development would be significant.

## Mitigation Measures

In addition to mitigation measures Bio-1F, Bio-1G, and Bio-1I, implementation of the following mitigation measures, which apply to all three planning areas, would reduce impacts to riparian habitats (southern willow scrub) and other sensitive vegetation communities (oak woodland and savannah oak woodland) to a level below significant:

***Bio-2A*** Prior to issuance of a grading permit for any future project within the Planned Development that would result in impacts to riparian habitat (southern willow scrub) or jurisdictional resources within Yucaipa, Wildwood, or Wilson creeks, the developer shall obtain a Section 404 Permit from the U.S. Army Corps of Engineers (USACE), a Section 1602 Streambed Alteration Agreement from California Department of Fish and Game (CDFG), and a Section 401 State Water Quality Certification from Regional Water Quality Control Board (RWQCB). Authorized impacts to riparian habitat (southern willow scrub) and USACE, CDFG, and RWQCB jurisdictional areas would require mitigation through habitat restoration, enhancement, and/or creation to achieve a no-net loss of jurisdictional resources in accordance with the requirements of the federal Clean Water Act, federal wetland policies, and the California Fish and Game Code. A riparian mitigation plan shall be prepared by a qualified restoration biologist, and submitted to the City of Yucaipa and Wildlife Agencies for review and approval in association with the above-listed permits and authorizations. The plan shall address the qualifications and responsibilities of the personnel to implement and supervise the plan, and shall include an implementation schedule. The goal of the mitigation plan shall be to recreate the functions and values of the riparian habitat (southern willow scrub) and jurisdictional areas being affected. The plan shall provide at a minimum the following information:

i. Avoid impacts to riparian habitat (southern willow scrub) and jurisdictional waters and wetlands to the extent feasible during the design phase of the project.

ii. Evaluate restoration, enhancement, creation, or other appropriate compensation techniques to determine the preferred mitigation strategies to offset unavoidable impacts. The preferred mitigation strategies shall be based on approved compensation ratios negotiated with the Wildlife Agencies. Typical mitigation ratios are dependent on the quality of the habitat being impacted but can include 2:1 for unvegetated jurisdictional waters and 3:1 or greater for riparian habitat (southern willow scrub) and jurisdictional wetlands.

iii. Identify mitigation sites in restored drainages or other appropriate locations within the project area or within the same watershed off site, incorporating pertinent site selection criteria, based on their suitability for use as riparian mitigation areas. Describe how the mitigation sites will be preserved in perpetuity.

iv. Provide detailed installation procedures to implement the preferred mitigation strategies including site/soils preparation, seeding/planting mixtures and application methods, and irrigation specifications.

v. Identify appropriate protection measures for any adjoining conserved lands/natural open space areas within the Planned Development.

vi. Establish performance criteria; monitoring, maintenance, and reporting requirements; and adaptive management measures. The mitigation sites shall be monitored and maintained by a qualified biologist for five years or until they have become fully established and can survive without supplemental irrigation. Quarterly and annual monitoring reports shall be submitted to the City of Yucaipa and Wildlife Agencies for review and approval, with sign-off of the successful mitigation sites obtained after the final monitoring report.

***Bio-2B*** Prior to issuance of a grading permit for any future project within the Planned Development that would result in impacts to oak woodland and savannah oak woodland habitats, an oak woodland mitigation plan shall be prepared by a qualified restoration biologist and submitted to the City of Yucaipa and Wildlife Agencies for review and approval. The plan shall address the qualifications and responsibilities of the personnel to implement and supervise the plan, and shall include an implementation schedule. The goal of the mitigation plan shall be to recreate the functions and values of the habitats being affected. The plan shall provide at a minimum the following information:

i. Avoid impacts to oak woodland and savannah oak woodland habitats to the extent feasible during the design phase of the project.

ii. Evaluate on-site preservation/dedication of habitat, restoration, enhancement, creation, off-site acquisition of habitat, payment of fees into a mitigation bank, or other appropriate measures to determine the preferred mitigation strategies to offset unavoidable impacts. The preferred mitigation strategies shall be based on approved compensation ratios negotiated with the Wildlife Agencies. Typical mitigation ratios are dependent on the quality of habitat and specific resources being impacted but can include 2:1 for both oak woodland and savannah oak woodland habitats.

iii. Identify mitigation sites within the project area or off site, incorporating pertinent site selection criteria, based on their suitability for use as oak woodland mitigation areas. Portions of remaining undeveloped land within the Planned Development designated as conserved lands/natural open space may be used for mitigation sites, as appropriate. Describe how the mitigation sites will be preserved in perpetuity.

iv. If habitat restoration, enhancement and/or creation are identified as the preferred mitigation strategies, then the mitigation plan shall address the following:

a. All planting stock from a nursery shall be either coast live oak (*Quercus agrifolia*) or valley oak (*Quercus lobata*). Other oak tree varieties must be approved in advance by the Community Development Department.

b. Provide detailed planting procedures including site/soils preparation, application methods, and irrigation specifications.

c. Identify appropriate protection measures for any adjoining conserved lands/natural open space areas within the Planned Development.

d. Establish performance criteria; monitoring, maintenance, and reporting requirements; and adaptive management measures. The mitigation sites shall be monitored and maintained by a qualified biologist for five years or until they have become fully established and can survive without supplemental irrigation. Quarterly and annual monitoring reports shall be submitted to the City of Yucaipa and Wildlife Agencies for review and approval, with sign-off of the successful mitigation sites obtained after the final monitoring report.

### 4.4.3.3 Issue 3 — Jurisdictional Wetlands and Waters

**BIOLOGICAL RESOURCES ISSUE 3 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development have a substantial adverse effect on federally protected waters of the U.S. as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Creek channelization would impact jurisdictional wetlands and waters, including federally protected waters of the U.S. as defined by Section 404 of the CWA, through direct removal and filling. | Significant. | Conduct formal wetland delineation (Bio-3A); implement regulatory agency permitting and mitigation plan (Bio-2A). | Less than significant. |
| ***West Oak Center:*** Creek channelization would impact jurisdictional wetlands and waters, including federally protected waters of the U.S. as defined by Section 404 of the CWA, through direct removal and filling. | Significant. | Conduct formal wetland delineation (Bio-3A); implement regulatory agency permitting and mitigation plan (Bio-2A). | Less than significant. |
| ***Wildwood Ranch:*** Creek channelization would impact jurisdictional wetlands and waters, including federally protected waters of the U.S. as defined by Section 404 of the CWA, through direct removal and filling. | Significant. | Conduct formal wetland delineation (Bio-3A); implement regulatory agency permitting and mitigation plan (Bio-2A). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would have a substantial adverse effect on federally protected waters of the U.S. as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

## Impact Analysis

Because potentially jurisdictional drainages exist within each of the planning areas, the following analyses are relevant to all three planning areas.

The biological reconnaissance survey for the FCSP EIR indicated that the project area contains several drainages that are potentially under the jurisdiction and regulatory requirements of the USACE, RWQCB, and CDFG. Potential jurisdictional areas include, but are not limited to, hydrophytic vegetation (e.g., southern willow scrub), wetland hydrology (e.g., Yucaipa, Wildwood, and Wilson creeks), and/or hydric soils. In addition, the USGS Yucaipa quadrangle topographic map and Yucaipa Master Drainage Plan identify Yucaipa, Wildwood, and Wilson creeks as “blue-line” streams.

The Planned Development would involve channelization of Yucaipa, Wildwood, and Wilson creeks. These improvements would impact southern willow scrub that occurs in the West Oak Center and Wildwood Ranch Planning Areas, which is considered a jurisdictional wetland. In addition, the unvegetated reaches of these creeks that would be impacted by the channelization improvements are considered federally protected waters of the U.S. and waters of the state. Therefore, the direct (temporary and permanent) impacts to jurisdictional wetlands and waters due to implementation of the Planned Development would be significant.

## Mitigation Measures

In addition to mitigation measure Bio-2A, implementation of the following mitigation measures, which apply to all three planning areas, would reduce impacts to jurisdictional wetlands and waters to a level below significant:

***Bio-3A*** As part of the subsequent environmental review for any future project within the Planned Development that would involve channelization improvements or other impacts to any jurisdictional waters, including Yucaipa, Wildwood, or Wilson creeks, a formal wetland delineation shall be prepared by a qualified biologist to identify, evaluate, and map the extent of areas under the jurisdiction of USACE, CDFG, and RWQCB. The delineation shall be used to determine impacts and will be verified by these regulatory agencies. If it is determined the project would result in jurisdictional impacts, then mitigation measure Bio-2A shall apply.

### 4.4.3.4 Issue 4 — Wildlife Corridors

**BIOLOGICAL RESOURCES ISSUE 4 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory corridors, or impede the uses of native wildlife nursery sites?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** This planning area would not interfere with local or regional wildlife movements. | Less than significant (local and regional wildlife movements). | No mitigation required. | Less than significant. |
| ***West Oak Center:*** This planning area would interfere with local wildlife movements, but not with regional wildlife movements. | Significant (local wildlife movements); less than significant (regional wildlife movements). | Night-lighting controls (Bio-1H); fencing of work limits (Bio-1I). | Significant and unavoidable. |
| ***Wildwood Ranch:*** This planning area would interfere with local wildlife movements, but not with regional wildlife movements. | Significant (local wildlife movements); less than significant (regional wildlife movements). | Night-lighting controls (Bio-1H); fencing of work limits (Bio-1I). | Significant and unavoidable. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory corridors, or impede the uses of native wildlife nursery sites.

## Impact Analysis

As stated in Section 4.4.1.6 above, the Robinson Ranch North Planning Area does not function as either a local or regional wildlife corridor or habitat linkage due to I-10 to the south and urban development to the north, east, and west which create a barrier preventing wildlife movements to and from these areas. In addition, the West Oak Center and Wildwood Ranch Planning Areas do not function as regional wildlife corridors or habitat linkages due to the same barriers, with I-10 to the north presenting the greatest obstruction to wildlife movements. As such, these planning areas south of I-10 act as a terminus, or "cul-de-sac," for wildlife movements from undeveloped lands to the south. Therefore, the Yucaipa, Wildwood, and Wilson creeks and ridgelines and valleys within these planning areas do not function as regional wildlife corridors but rather are used as travel routes and crossings for local wildlife movements and for foraging, cover, and other habitat resources.

Direct impacts on local wildlife movements would include the destruction of habitat and reduction in forage, cover, and water resources. The natural open space corridors designated along the Yucaipa, Wildwood, and Wilson creeks within the West Oak Center and Wildwood Ranch Planning Areas are not expected to be used by wildlife due to the proposed alignment modifications and/or channelization (i.e.,

rip-rap embankments) of these creeks. In other words, there would likely not be adequate native vegetation cover remaining within these improved channels to facilitate wildlife movements. Even assuming limited wildlife use along the improved channels, indirect impacts on these local wildlife movements would include increased human presence, dust, noise, and light emissions associated with future development along the adjacent portions of West Oak Center and Wildwood Ranch Planning Areas that may potentially disturb animal behavior. Therefore, impacts on local wildlife movements due to implementation of the West Oak Center and Wildwood Ranch Planning Areas would be significant, while impacts on regional wildlife movements due to implementation of the entire Planned Development would be less than significant.

## Mitigation Measures

Implementation of mitigation measures Bio-1H (night-lighting controls) and Bio-1I (temporary fencing of construction limits) would slightly reduce the construction-related and permanent impacts to local wildlife corridors and habitat linkages associated with the West Oak Center and Wildwood Ranch Planning Areas. However, due to the extensive habitat loss from buildout of the Planned Development, and the substantial reduction in natural vegetation cover along the improved creek channels, there are no other feasible measures to fully mitigate the permanent impacts on local wildlife movements due to implementation of the West Oak Center and Wildwood Ranch Planning Areas.

### 4.4.3.5 Issue 5 – Conflicts with Local Ordinances Protecting Biological Resources

**BIOLOGICAL RESOURCES ISSUE 5 SUMMARY**

**Would the Robinson Ranch Planned Development conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Implementation of this planning area would conflict with the Yucaipa Oak Tree Conservation Ordinance by removing oaks, impacting oak woodlands, or encroaching into the protected zone of remaining oaks. | Significant. | Conduct oak tree survey and potentially prepare a report (Bio-5A); develop design guidelines to avoid impacts to oaks (Bio-5B); obtain city permit prior to oak tree impacts (Bio-5C); implement oak tree relocation and replacement program (Bio-5D); implement oak woodland mitigation plan (Bio-2B). | Less than significant. |
| ***West Oak Center:*** Implementation of this planning area would conflict with the Yucaipa Oak Tree Conservation Ordinance by removing oaks, impacting oak woodlands, or encroaching into the protected zone of remaining oaks. | Significant. | Conduct oak tree survey and potentially prepare a report (Bio-5A); develop design guidelines to avoid impacts to oaks (Bio-5B); obtain city permit prior to oak tree impacts (Bio-5C); implement oak tree relocation and replacement program (Bio-5D); implement oak woodland mitigation plan (Bio-2B). | Less than significant. |
| ***Wildwood Ranch:*** Implementation of this planning area would conflict with the Yucaipa Oak Tree Conservation Ordinance by removing oaks, impacting oak woodlands, or encroaching into the protected zone of remaining oaks. | Significant. | Conduct oak tree survey and potentially prepare a report (Bio-5A); develop design guidelines to avoid impacts to oaks (Bio-5B); obtain city permit prior to oak tree impacts (Bio-5C); implement oak tree relocation and replacement program (Bio-5D); implement oak woodland mitigation plan (Bio-2B). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

## Impact Analysis

Refer to Section 4.9 (Land Use and Planning) of this PEIR for an evaluation of whether or not the Planned Development would conflict with relevant land use policies related to the protection of biological resources, other than oak trees. This section evaluates potential conflicts of the Planned Development with the Yucaipa Oak Tree Conservation Ordinance (Yucaipa Development Code Section 89.0501).

Because oak trees are present throughout the entire project area, the following analyses are relevant to all three planning areas.

As described in Section 4.4.2.3 above, the City of Yucaipa enforces the Oak Tree Conservation Ordinance which requires a permit for any work involving oak trees, including provisions for mitigation of oak tree impacts or a preconstruction inspection from the city of the remaining trees not impacted by project-related activities to ensure their continued health. In certain circumstances, the city will allow the removal, or encroachment into the protected zone (i.e., within five feet from the dripline of a tree), of oak trees if the impacts are justified in accordance with the guidelines contained in the Ordinance.

The biological reconnaissance survey for the FCSP EIR identified the presence of oak woodlands and savannah oak woodlands in the Wildwood Ranch and Robinson Ranch North Planning Areas. Additionally, approximately ten individual oak trees are scattered throughout the West Oak Center Planning Area, and thus do not constitute a "woodland" habitat. Therefore, impacts related to the permanent loss of oak trees and oak woodland habitats due to implementation of the Planned Development, and potential encroachment into the protected zone of any oaks that would remain after buildout, would conflict with the Yucaipa Oak Tree Conservation Ordinance and would be significant.

## Mitigation Measures

In addition to mitigation measure Bio-2B, implementation of the following mitigation measures, which apply to all three planning areas, would reduce impacts to oak trees to a level below significant:

***Bio-5A*** As part of the subsequent environmental review for any future project within the Planned Development that would involve the removal of individual oak trees or encroachment into the protected zone of oaks (i.e., within five feet from the dripline of a tree), a certified arborist or qualified biologist shall conduct a survey to identify oak trees to be removed and/or encroached upon, as well as those within 100 feet of the project site or construction limits. Oak trees shall be identified and tagged during the survey. An oak tree report shall be prepared as a technical appendix to any subsequent environmental document, except that such report is not required for projects that would only involve the removal of dead or hazardous trees and/or potential impacts to less than four trees. In addition, proposed oak tree encroachments that do not exceed 50 percent of the dripline shall qualify for administrative processing of a permit (refer to mitigation measure Bio-5C) and do not require the preparation and submission of an oak tree report, whereas proposed encroachments that exceed 50 percent of the dripline shall be addressed in the oak tree report. For projects requiring the submission of an oak tree report, the document shall be certified by the oak tree consultant to the satisfaction of the City of Yucaipa Community Development Director and require Yucaipa Planning Commission review and approval (Yucaipa Development Code Section 89.0501). The oak tree report shall include information on the oak trees proposed for impacts, including location, diameter of trunk, diameter of canopy, height, and the health and condition of the subject oak trees. The report shall also include a site plan showing proposed grading and construction areas, as well as oak tree locations and driplines. The Oak Tree Conservation Ordinance explains the oak tree survey and reporting requirements.

***Bio-5B*** During final design of future projects within the Planned Development that would involve the removal of individual oak trees or encroachment into the protected zone of oaks, the developer shall provide design guidelines as set forth in the Oak Tree Conservation Ordinance. Section 89.0501 of the Yucaipa Development Code provides design guidelines and evaluation criteria to avoid potential impacts to oak trees, to the extent feasible. The City of Yucaipa enforces the conservation of all healthy oak trees unless reasonable and conforming use of the property justifies their removal, cutting, pruning, and/or encroachment into the protected zone of the tree, in which case, an oak tree permit or mitigation for oak impacts will not be required. To the extent possible, given the constraints of the property, the project must 1) preserve or minimize direct impacts to existing healthy oak trees; 2) eliminate or minimize encroachment from new construction into the protection zone of oak trees; and 3) avoid locating parking facilities and pedestrian walkways in close proximity to hazardous oak trees for safety reasons, unless it can be demonstrated that major surgery and a nutrient feeding program will restore said trees to a safe and vigorous condition, or the trees are located in minimal access areas such as drainages or steep slopes. Despite application of these design guidelines, future projects within the Planned Development may involve unavoidable impacts to oaks including the removal of individual trees or encroachment into the protected zone of oaks.

***Bio-5C*** For future projects within the Planned Development that would involve unavoidable impacts to oak trees despite application of design guidelines pursuant to mitigation measure Bio-5B, the developer shall obtain a permit as required in Section 89.0515(b)(1) of the Yucaipa Development Code prior to the removal, or encroachment into the protected zone, of oaks as identified in the approved oak tree report pursuant to mitigation measure Bio-5A. The Oak Tree Conservation Ordinance explains the processing steps involved in obtaining an oak tree permit, the information necessary to apply for such permit, standard permit conditions, oak tree removal requirements, oak tree planting and replacement requirements, and enforcement of the Ordinance.

***Bio-5D*** Mitigation for the unavoidable permanent loss of oak trees shall involve oak tree relocation (as described below) and/or oak tree replacement through implementation of the oak woodland habitat mitigation plan described in mitigation measure Bio-2B. Exceptions to these mitigation requirements are described in mitigation measures Bio-5A and Bio-5B. Requests for relocations can be processed administratively only when the diameter of the tree does not exceed six inches when measured at a point 4.5 feet above the natural grade of the tree. Requests for relocation of trees with larger diameters must be processed and reviewed by the Yucaipa Planning Commission and the City Council. All relocated trees shall be monitored and maintained by a qualified biologist for five years or until the plants have become fully established and can survive without supplemental irrigation.

# 4.4.4 Cumulative Impacts and Mitigation

**BIOLOGICAL RESOURCES CUMULATIVE ISSUE SUMMARY**

**Would implementation of the Robinson Ranch Planned Development have a cumulatively considerable contribution to a cumulative biological resources impact considering past, present, and probable future projects?**

| *Cumulative Impact* | *Significance* | *Robinson Ranch Contribution* |
|---|---|---|
| ***Sensitive Plant and Wildlife Species.*** Regional loss of sensitive plants and wildlife. | Significant. | Not cumulatively considerable with implementation of mitigation measures Bio-2A and Bio-2B. |
| ***Oak Woodlands, Riparian Habitats, Jurisdictional Wetlands and Waters.*** Regional loss of these sensitive vegetation communities. | Significant. | Not cumulatively considerable with implementation of mitigation measures Bio-2A and Bio-2B. |
| ***Wildlife Corridors.*** Regional loss of wildlife movement corridors/ habitat linkages. | Significant. | Cumulatively considerable, even with implementation of mitigation measures Bio-1H and Bio-1I. |
| ***Conflicts With Local Ordinances Protecting Biological Resources.*** Local conflicts with the Yucaipa Oak Tree Conservation Ordinance. | Significant. | Not cumulatively considerable with implementation of mitigation measures Bio-2B and 5D. |

With the exception of conflicts with local policies or ordinances protecting biological resources, the geographic scope of the cumulative impact analysis for biological resources is the entire San Bernardino and Riverside counties, including both incorporated and unincorporated areas, as indicated in Table 4.0-1 of this PEIR.

## 4.4.4.1 Sensitive Species

Past, present and probable future cumulative projects in the region, including those listed in Table 4.0-2 of this PEIR, have resulted in, and will continue to cause, the direct loss of plant and wildlife including sensitive species. In combination, these impacts may cause the populations of certain sensitive plant and wildlife species to drop below self-sustaining levels. As indicated by their sensitivity status, regional populations of these species have already experienced significant cumulative impacts due to habitat loss or degradation from cumulative projects. Therefore, the baseline cumulative impact to sensitive biological resources associated with development-related habitat loss or degradation within the region (San Bernardino and Riverside counties) is significant.

As discussed in Section 4.4.3.2 (Issue 2) above, the loss of sensitive vegetation communities (southern willow scrub, oak woodland, savannah oak woodland) that could be occupied by sensitive plant and wildlife species would be compensated via implementation of mitigation measures Bio-2A and Bio-2B which require restoration, enhancement, creation, and preservation of similar habitats at on- and off-site locations based on 2:1 or greater mitigation ratios. This would result in an overall increase in high-value habitats within the region that could be occupied by sensitive plants and wildlife. Therefore, with implementation of mitigation measures Bio-2A and Bio-2B, the temporal loss or degradation of sensitive habitats and species due to the Planned Development would not result in a cumulatively considerable contribution to the regional loss of sensitive plants and wildlife.

### 4.4.4.2 Oak Woodlands, Riparian Habitats, Jurisdictional Wetlands and Waters

Past, present and probable future cumulative projects in the region, including those listed in Table 4.0-2 of this PEIR, have resulted in, and will continue to cause, the direct loss of oak woodlands, riparian habitats (such as southern willow scrub), and jurisdictional wetlands and waters. Due to their importance to biodiversity, the baseline cumulative impact to these sensitive vegetation communities associated with development-related habitat loss or degradation within the region (San Bernardino and Riverside counties) is significant.

As discussed in Section 4.4.3.2 (Issue 2) above, the loss of sensitive vegetation communities (southern willow scrub, oak woodland, savannah oak woodland) would be compensated via implementation of mitigation measures Bio-2A and Bio-2B which require restoration, enhancement, creation, and preservation of similar habitats at on- and off-site locations based on 2:1 or greater mitigation ratios. This would result in an overall increase in these sensitive vegetation communities within the region. Therefore, with implementation of mitigation measures Bio-2A and Bio-2B, the temporal loss or degradation of oak woodlands, riparian habitats (such as southern willow scrub), and jurisdictional wetlands and waters due to the Planned Development would not result in a cumulatively considerable contribution to the regional loss of these sensitive vegetation communities.

### 4.4.4.3 Wildlife Corridors

Past, present and probable future cumulative projects in the region, including those listed in Table 4.0-2 of this PEIR, have resulted in, and will continue to cause, impacts to wildlife corridors and habitat linkages through direct habitat removal and indirect noise and lighting effects that create a barrier to wildlife movements. In combination, these impacts may cause the populations of certain wildlife species to drop below self-sustaining levels by inhibiting genetic exchange and access to habitats suitable for the reproduction of species. Therefore, the baseline cumulative impact to wildlife corridors and habitat linkages associated with development-related habitat loss or degradation within the region (San Bernardino and Riverside counties) is significant.

As discussed in Section 4.4.3.4 (Issue 4) above, the project area is likely used for local wildlife movements but not regional wildlife movements. Implementation of mitigation measures Bio-1H (night-lighting controls) and Bio-1I (temporary fencing of construction limits) would slightly reduce the construction-related and permanent impacts to local wildlife corridors and habitat linkages associated with the Planned Development. However, due to the extensive habitat loss from buildout of the Planned Development, and the substantial reduction in natural vegetation cover along the improved creek channels, there are no other feasible measures to fully mitigate the permanent impacts on local wildlife movements due to implementation of the West Oak Center and Wildwood Ranch Planning Areas. Therefore, the Planned Development would result in a cumulatively considerable contribution to the loss of wildlife corridors and habitat linkages in the region.

#### 4.4.4.4 Conflicts with Local Ordinances Protecting Biological Resources

The Yucaipa Oak Tree Conservation Ordinance (Yucaipa Development Code Section 89.0501) is intended to avoid cumulative impacts to oak trees within the city by establishing regulations to ensure their long-term sustainability. Nevertheless, past, present and probable future cumulative projects in the region, including those listed in Table 4.0-2 of this PEIR, have resulted in, and will continue to cause, the direct loss of oaks. Due to their importance to biodiversity, the baseline cumulative impact to oak trees associated with development within the city is significant.

As discussed in Section 4.4.3.5 (Issue 5) above, with implementation of mitigation measures Bio-2B and Bio-5D, the Planned Development would have a less than significant impact related to conflicts with the Yucaipa Oak Tree Conservation Ordinance, loss of oaks, and/or encroachment into the protected zone of oaks. Particularly, mitigation measure Bio-2B requires restoration, enhancement, creation, and preservation of oak woodlands at on- and off-site locations based on 2:1 or greater mitigation ratios. This would result in an overall increase in oak woodlands within the region. In addition, mitigation measure Bio-5D requires relocation of certain oaks to be impacted. Therefore, impacts to oak trees due to implementation of the Planned Development would not result in a cumulatively considerable contribution to the local loss of oaks within the city.

## 4.4.5 CEQA Checklist Items Adequately Addressed in Initial Study

***Would implementation of the Planned Development conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?***

No Habitat Conservation Plan or Natural Conservation Community Plan encompasses the project area; therefore, no further evaluation is necessary.

## 4.4.6 References

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California Native Plant Society (CNPS). 2006. Inventory of Rare and Endangered Vascular Plants of California (online edition, v7-06c). California Native Plant Society. Sacramento, CA. Available at http://www.cnps.org/inventory

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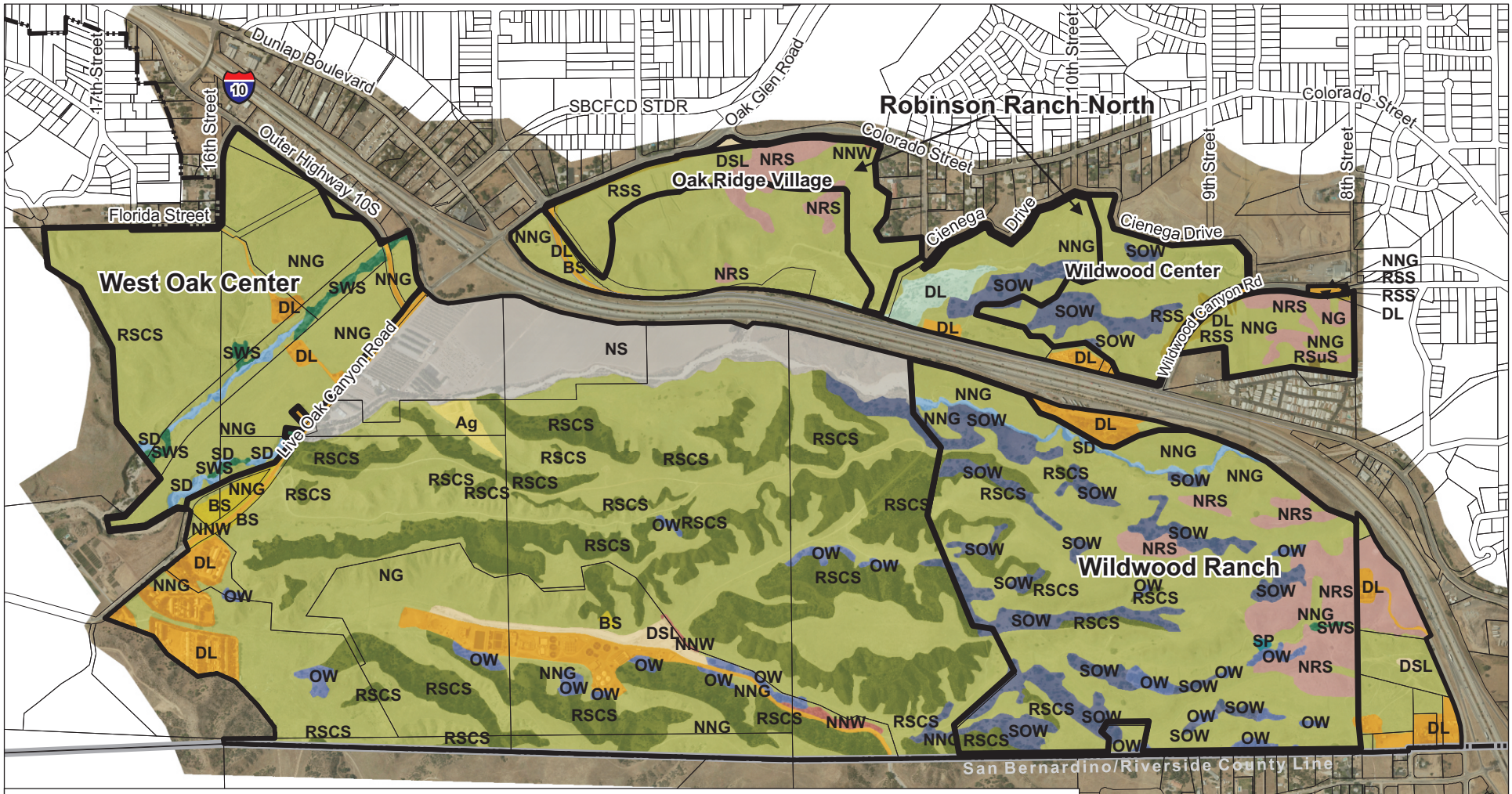
EcoSystems Restoration Associates (ERA). 2008. Yucaipa Freeway Corridor Specific Plan Biological Resources Technical Report. Prepared for City of Yucaipa. July 21, 2008.

P&D Consultants. 2008. Final Revised EIR for the Yucaipa Freeway Corridor Specific Plan (SCH No. 2006041096). October.




Source: EcoSystems Restoration Associates 2007; Hogle-Ireland, Inc. 2008

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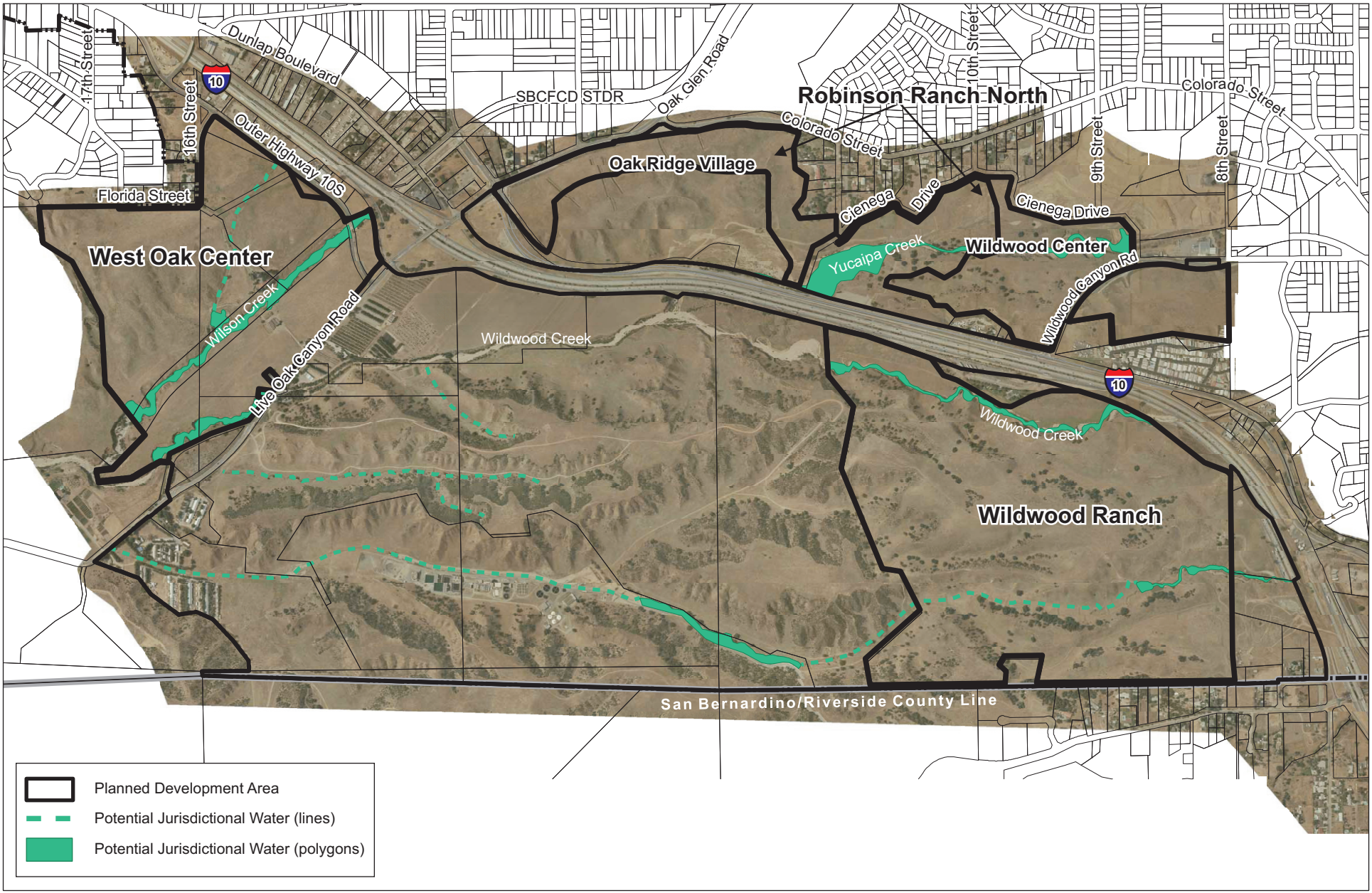
**VEGETATION COMMUNITIES WITHIN THE PROJECT AREA**
**FIGURE 4.4-1**




Source: EcoSystems Restoration Associates 2007

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**POTENTIAL JURISDICTIONAL AREAS WITHIN THE PROJECT AREA**
**FIGURE 4.4-2**

# 4.5 CULTURAL RESOURCES

This section of the PEIR describes and evaluates the potential impacts to cultural resources resulting from implementation of the Planned Development; the City of Yucaipa Conditions of Approval related to cultural resources; and mitigation measures to reduce or avoid the identified impacts. Cultural resources are defined as buildings, sites, districts, structures, or objects having historical, architectural, archaeological, or cultural importance. The potential for impacts on historical resources, archaeological resources and human burials, as well as potential effects on paleontological resources are also considered.

A historic or built environment resource is found above the ground surface, and is any building, structure, or object at least 45 years of age. Archaeological resources are generally located below the ground surface and are divided into two categories: prehistoric and historic. Prehistoric archaeological resources date from before the onset of the Spanish Colonial period (1769) and historic archaeological resources date from after the onset of the Spanish Colonial period. A historical resource is a term with a defined statutory meaning, which applies to any cultural resource listed in or eligible for listing in the California Register of Historical Resources (CRHR). This includes both significant historic and archaeological resources. Paleontological resources are the remains and/or traces of prehistoric plant and animal life exclusive of humans. Fossil remains such as bones, teeth, shells, leaves and wood are found in the geologic deposits within which they were originally buried. Paleontological resources include not only the actual fossil remains but also the collecting localities and the geologic formations containing those remains.

## 4.5.1 Environmental Setting

### 4.5.1.1 Historic Background

Prior to the appearance of European settlers, the Yucaipa Valley supported a substantial population of Native American cultural groups including the Cahuilla, Gabrieliño, and Serrano tribes. These three groups shared technology and had similar lifestyles (hunter-gatherer), although they were geographically distinct. At the time of the Spanish conquest, Yucaipa Valley was occupied by a Serrano-speaking village located north of the project area. Around 1811, many of the villagers were recruited to Mission San Gabriel, although such recruitment did not destroy the village, because evidence of native occupation of the area dates to the 1860s. However, as is similar throughout the rest of southern California, the transition to missions resulted in a loss of many traditional customs, beliefs, and rituals.

During the 1810s and the 1820s agriculture began in the Yucaipa Valley, starting with the use of grazing lands for Rancho San Bernardino, which belonged to the San Gabriel Mission. Following the secularization of missions in California during the 1830s, in 1842 Antonio Maria Lugo and his sons gained the titles for Rancho Yucaipa and Rancho San Bernardino. The Lugos raised sheep and cattle on the property, enlisting help from Cahuilla tribal members who lived in nearby areas.

In the late 1840s, the town of San Bernardino was founded by Mormon settlers, who left the area for Utah in 1857. The ownership of San Bernardino was held by the federal courts until 1865, when it was officially granted to the Lugos. Between the late 1850s and 1865, John Brown, Sr., mountain man and

early southern California settler, occupied and owned the Rancho Yucaipa property, which was given to him by the previous Mormon settlers. Trapper James Waters, a friend of John Brown, took over the Rancho in 1857 and was the de facto owner until the Lugos took possession in 1865. Waters used the land for grazing and tended hogs, sheep, and cattle. During and after the Civil War and during the 1862 mining boom, when hides and wool were in high demand, Waters sold meat and other goods to nearby residents. Wildwood Canyon, within the project area, was formerly known as Hog Canyon, where Waters was known for tending a large amount of hogs. In 1866, Waters became a member of the County Board of Supervisors and served in this position until 1871.

On January 28, 1869, Waters sold the Yucaipa Valley portion of the San Bernardino Rancho to John W. Dunlap and William Standefer, two cattlemen from Texas. By the early 1870s, these men had evicted the remaining Serrano Indians, and Standefer eventually sold his share to Dunlap. Following the death of Dunlap, the property was transferred to his wife and son, Franklin Pierce Dunlap, at which time the land became known as Dunlap Ranch. During the 1870s, more than 500 acres of Dunlap Ranch were used to cultivate grain, alfalfa and hay, leaving the rest of the land as pastureland. Franklin Pierce Dunlap built a brick mansion for his family northeast of the original ranch headquarters, also establishing a dairy operation within present day Live Oak Canyon. This canyon became known as the "Dairy Ranch" division of Dunlap Ranch, which roughly corresponds to the West Oak Center Planning Area. In the late 1870s, Dunlap Ranch began shipping its grain to Arizona, which had become profitable following the extension of the Southern Pacific Railroad near the ranch.

From 1896 to 1904, there was a drought in the southern California region, which caused Dunlap Ranch to lose a significant amount of cattle. As a result, in 1899, the Dunlap family established a water company, which was not successful due to heavy competition with more established holdings in Oak Glen to the northeast. In 1910, the Dunlaps developed and sold several square miles of property surrounding the main ranch, which became known as the Yucaipa Township.

The population of the Yucaipa Township increased to more than 1,700 people by 1930. The Great Depression caused the first serious rift in fruit production in the valley, which resulted in dislocation of people from the Yucaipa Township. Low prices and changes in the apple markets during the Great Depression caused the apple industry to lose its premier position in Yucaipa's economy, and apple production became less important to the Yucaipa Valley. At this time, poultry and egg production began in Yucaipa, but this production was later outcompeted by nearby urbanizing areas. In the late 1930s and early 1940s, abundant precipitation events resulted in an increase in dry grain farming in Yucaipa. However, over-exploitation of groundwater resources in the Yucaipa Valley caused a drop of more than 100 feet in the water table. In the 1950s, the Yucaipa Township became less rural and agricultural in its economic profile and experienced continued population growth.

Through the early decades of the twentieth century, the Dairy Ranch encompassing the bulk of the project area remained largely intact. During these periods, dairy, grain and hay production continued on the property by farmers who leased the land from the Redlands and Yucaipa Land Company. Only a few smaller parcels were separated from the Dairy Ranch property before the Redlands and Yucaipa Land Company sold the remainder of the ranch to Herschel and Mildred Powers in 1943. The Powers family owned the land until at least 1950.

### 4.5.1.2 Archaeological Resources

A Phase I Cultural Resources Inventory was completed for the Freeway Corridor Specific Plan (FCSP) EIR. This inventory included a records search at the California Historical Resources Information System (CHRIS) Archaeological Information Center (AIC) and an archaeological pedestrian survey (Applied Earthworks 2006). The AIC records search indicated that one known and previously recorded resource was located within the Planned Development (CA-SBR-915). During the pedestrian survey, eight previously unrecorded archaeological sites were detected and recorded within the Planned Development area (CA-SBR-12328H; -12329; -12330H; -12331; -12333; -12334H; and CA-SBR-12335H), and the location of CA-SBR-915 was visited to document the existing site conditions. Collectively, the records search and the pedestrian survey identified nine archaeological resources within the Planned Development. Five of these resources are comprised of historic archaeological materials, and four resources consist of prehistoric archeological materials. None of these resources were formally evaluated for significance, including whether or not the resources are considered eligible for listing in the National Register of Historic Places (NRHP), the CRHR, or any local registers. However, some preliminary information was provided about whether the sites appeared to exhibit a subsurface component, retained integrity, or whether they might be eligible for inclusion in registers of significant resources. Below is a description of each of the sites recorded within the boundaries of the three planning areas, as well as any information available about their potential to be considered significant.

## *Robinson Ranch North Planning Area*

**CA-SBR-12328H**

This historic site consists of a formed-and-poured concrete flood control dam. In 2006, the structure contained, and was surrounded by, modern debris (1970s and more recent), and appeared to have been used as a modern dump site.

**CA-SBR-12329**

This prehistoric site is a residential location containing a sparse-to-moderately dense complex lithic scatter including flaked stone, battered stone, and ground stone artifacts. This site also contains fire-altered rock and burned faunal remains.

Based upon visual scrutiny of soils within this site, there is potential for the site to exhibit a subsurface component. In addition, this site may contain information important to prehistory. The potential for a site to contain information important to prehistory can render archaeological sites potentially eligible for inclusion in the CRHR.

**CA-SBR-12330H**

This historic site consists of a cattle ranch with the following features: a corral constructed of wood and wire, a concrete feed trough, two concrete cisterns, a metal water tank, and a concrete retaining wall/cistern combination.

**CA-SBR-12331**

This prehistoric site appears to be a small, temporary campsite consisting of sparse lithic scatter of flaked stone artifacts, burned bone, fire-altered rock, and sediments.

This site appears to retain its integrity, and may contain information important to prehistory. The potential for a site to contain information important to prehistory can render archaeological sites potentially eligible for inclusion in the CRHR.

## *West Oak Center Planning Area*

**CA-SBR-915**

This prehistoric site was detected during the AIC records search, and was originally recorded in 1976 as ground stone artifacts. These artifacts were found within the subsurface during construction activities associated with the construction of I-10, and portions of the site may have been destroyed during the construction of I-10. The 2006 survey detected lithic and groundstone tools at the recorded site location. Additional artifacts may have been obscured by vegetation.

## *Wildwood Ranch Planning Area*

**CA-SBR-12333**

This prehistoric site consists of a sparse lithic scatter of one basalt secondary flake, five metavolcanic secondary flakes, and one metavolcanic spent core. The integrity of this site has been moderately impaired, as the subsurface soils have been impacted by animal burrowing and grazing.

**CA-SBR-12334H**

This historic site consists of elements of a water reservoir with the following features: an earthen dam, a drain tunnel located at the center of the dam, and a spillway located at the southwest corner of the dam. The integrity of the subsurface soils at this site have been moderately impaired by erosion; however, the features all appear to be intact.

**CA-SBR-12335H**

This historic site is a partially destroyed pump house with mechanical accoutrements of a pump and flat head, six-cylinder motor. The pump house consists of a wood frame structure with concrete floor, and is covered with galvanized corrugated sheet metal.

## 4.5.1.3 Historic Resources

According to the Phase I Cultural Resources Inventory prepared for the FCSP EIR (Applied EarthWorks 2006), one structure is located adjacent to the West Oak Center Planning Area that is aged more than 50-years. This historic age resource has the physical address of 32032 Live Oak Canyon Road, and is a single-story, wood frame home. Some of the features of this residence have been replaced since 1985, which may affect the integrity of this resource. Resources must retain integrity in order to be considered significant or historical resources pursuant to CEQA.

## 4.5.1.4 Paleontological Background and Resources

The San Bernardino County Museum (SBCM) completed a literature review for the FCSP EIR (SBCM 2007) which identified rock units and their sensitivities for containing paleontologic resources within the

FCSP area. In addition, the SBCM conducted a records search to identify known paleontological resource previously located within and near the FCSP area.

The project area is underlain by several different rock units ranging in age from the Pliocene/Pleistocene (6 million to 10,000 years ago) through the Holocene (the last 10,000 years). The locations of the rock units are depicted in Figure 4.6-1 (refer to Section 4.6, Geology and Soils, of this PEIR). Table 4.5-1 provides a description of the rock units and their paleontologic sensitivity found within the project area. The majority of the project area is defined as High Paleontological Sensitivity, which refers to sedimentary units with a high potential for containing significant nonrenewable paleontologic resources within which vertebrate or significant invertebrate fossils have been determined by previous studies to be present or likely to be present.

**Table 4.5-1 Rock Units and Paleontology Sensitivity within Project Area**

| Rock Units | Description of Rock Unit | Paleontologic Sensitivity | Planning Area |
|---|---|---|---|
| Holocene active wash sediments (Qw)<br><br>Holocene alluvial-fan deposits (Qf and Qyf5)<br><br>Holocene alluvial-valley deposits (Qya3 and Qya5) | Holocene active wash sediments, alluvial fan deposits, and axial-valley deposits generally occur in the bottoms of arroyos and canyons which incise the older sediments of the San Timoteo Formation and overlying Pleistocene axial-valley deposits. Holocene axial-valley and alluvial fan deposits and active wash sediments are too young to contain significant fossil remains and therefore have low paleontologic sensitivity. However, they may overlie subsurface sediments of the San Timoteo Formation and/or older Pleistocene alluvium which have high paleontologic sensitivity. These subsurface exposures of high paleontologic sensitivity occur at an undetermined depth. | Low- if not underlain by San Timoteo Formation and/or older Pleistocene alluvium.<br><br>High – if underlain by San Timoteo Formation and/or older Pleistocene alluvium. | Robinson Ranch North<br><br>West Oak Center and Wildwood Ranch |
| Pleistocene older alluvial-valley deposits (Qoa1) | Vertebrate fossils recovered from these sediments include mammoth, mastodon, ground sloth, dire wolf, saber-toothed cat, large and small horses, large and small camels, bison, and plant macro and micro-fossils. | High | Robinson Ranch North and Wildwood Ranch |
| Pliocene/Pleistocene sediments of the San Timoteo Formation (QTstu) | Numerous previous geologic and paleontologic investigations of these units have yielded vertebrate fossils such as mastodon, horse, camel, antelope, dog, bear, rodent and rabbit. | High | Robinson Ranch North, West Oak Center, and Wildwood Ranch |

Source: SBCM 2007

No previously known paleontological resource localities are recorded by the SBCM within the project area. However, one paleontological resource locality (SBCM 5.3.113) is situated within about one half mile to the south, along Calimesa Boulevard. Fossils from this locality include remains of an extinct horse. Additionally, several dozen paleontological resource localities are recorded south of the Wildwood Ranch Planning Area. All of these localities are recorded within the San Timoteo Formation. The proximity of these numerous localities to the project area demonstrates the very high paleontological sensitivity of the exposures of the San Timoteo Formation in this region.

## 4.5.2 Regulatory Framework

The treatment of cultural resources is governed by federal, state, and local laws and regulations. There are specific criteria for determining whether prehistoric and historic sites or objects are significant and/or protected by law. Federal and state significance criteria generally focus on the resource's integrity and uniqueness, its relationship to similar resources, and its potential to contribute important information to scholarly research. Some resources that do not meet federal significance criteria may be considered significant under state criteria. The laws and regulations seek to mitigate impacts on significant prehistoric or historic resources. Applicable laws and guidelines for protecting cultural resources are summarized below.

### 4.5.2.1 Federal

#### *The National Historic Preservation Act of 1966*

The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (NRHP) as the official federal list of cultural resources that have been nominated by state offices for their historical significance at the local, state, or national level. Listing on the NRHP provides recognition that a property is significant to the nation, the state, or the community and assumes that federal agencies consider historic values in the planning for federal and federally assisted projects. Structures and features must usually be at least 45 years old to be considered for listing on the NRHP, barring exceptional circumstances. Properties listed in the NRHP, or "determined eligible" for listing, must: 1) exhibit significance in American history, architecture, archaeology, engineering, and culture as present in districts, sites, buildings, or structures; 2) possess integrity of form, location, design, setting, materials, workmanship, feeling, or association; and 3) meet at least one of the following criteria as set forth in Title 26, Part 63 of the Code of Federal Regulations (36 CFR Part 63):

a. Are associated with events that have made a significant contribution to the broad patterns of our history
b. Are associated with the lives of persons significant in our past
c. Embody the distinctive characteristics of a type, period, or method of construction, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction
d. Have yielded or may be likely to yield, information important to history or prehistory

Eligible properties must meet at least one of the criteria and exhibit integrity. Historical integrity is measured by the degree to which the resource retains its historical attributes and conveys its historical character, the degree to which the original fabric has been retained, and the reversibility of changes to the property. Three of the four criteria are generally meant to apply to historic structures; however, Criterion D is also sometimes associated with archaeological and paleontological materials.

Archaeological site evaluation assesses the potential of each site to meet one or more of the criteria for NRHP eligibility based upon visual surface and subsurface evidence (if available) at each site location, information gathered during the literature and records searches, and the researcher's knowledge of and familiarity with the historic or prehistoric context associated with each site.

Paleontological resources are considered under Section 106 of the NHPA primarily when found in a culturally related context (i.e., fossil shells included as mortuary offerings in a burial or a rock formation containing petrified wood used as a chipped stone quarry). In such instances, the material is considered a cultural resource and is treated in the manner prescribed for the site by applicable regulations.

### *The Native American Graves Protection and Repatriation Act of 1990*

The Native American Graves Protection and Repatriation Act (NAGPRA) of 1990 provides a process for museums and federal agencies to return certain Native American cultural items – human remains, funerary objects, sacred objects, or objects of cultural patrimony – to lineal descendants and culturally affiliated Indian tribes and Native Hawaiian organizations. NAGPRA includes provisions for unclaimed and unidentifiable Native American cultural items, intentional and inadvertent discovery of Native American cultural items on federal and tribal lands, and penalties for noncompliance and illegal trafficking. Federal curation regulations are also provided which apply to collections that are excavated or removed under the authority of the Antiquities Act (16 USC 431-433), the Reservoir Salvage Act (16 USC 469-469c), Section 110 of the NHPA (16 USC 470h-2), or the Archaeological Resources Protection Act (16 USC 470aa-mm). Such collections generally include those that are the result of a prehistoric or historic resources survey, excavation, or other study conducted in connection with a federal action, assistance, license or permit.

## 4.5.2.2 State

Under CEQA, public agencies must consider the impacts of their actions on both *historical resources* and *unique archaeological resources*. Pursuant to *Public Resources Code* (PRC) Section 21084.1, a "project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." Section 21083.2 requires agencies to determine whether proposed projects would have effects on unique archaeological resources.

Historical resource is a term with a defined statutory meaning (refer to PRC Section 21084.1 and CEQA Guidelines, Section 15064.5(a) and (b)). The term applies to any resource listed in or determined to be eligible for listing in the CRHR. The CRHR includes resources listed in or formally determined eligible for listing in the NRHP, as well as some California State Historic Landmarks (CHLs) and Points of Historical Interest (PHIs).

Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the CRHR and are presumed to be historical resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC Section 5024.1 and *California Code of Regulations*, Title 14, Section 4850). Unless a resource listed in a survey has been demolished, lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource to be potentially eligible for the CRHR.

In addition to assessing whether historical resources potentially impacted by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the CRHR criteria prior to making a finding as to a proposed project's impacts to historical resources (PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a)(3)). In general, an historical

resource, under this approach, is defined as any object, building, structure, site, area, place, record, or manuscript that:

a. Is historically or archeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political or cultural annals of California; and
b. Meets any of the following criteria:
    1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
    2. Is associated with the lives of persons important in our past;
    3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
    4. Has yielded, or may be likely to yield, information important in prehistory or history. (CEQA Guidelines, Section 15064.5(a)(3))

Archaeological resources can sometimes qualify as "historical resources" (CEQA Guidelines, Section 15064.5(c)(1)). In addition, PRC Section 5024 requires consultation with the Office of Historic Preservation when a project may impact historical resources located on state-owned land.

For historic structures, CEQA Guidelines Section 15064.5(b)(3) indicate that a project that follows the Secretary of the Interior (SOI) Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, or the SOI Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, shall mitigate impacts to a level of less than significant. Potential eligibility also rests upon the integrity of the resource. Integrity is defined as the retention of the resource's physical identity that existed during its period of significance. Integrity is determined through considering the setting, design, workmanship, materials, location, feeling, and association of the resource.

As noted above, CEQA also requires lead agencies to consider whether projects will impact unique archaeological resources. PRC Section 21083.2(g) states that 'unique archaeological resource means an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- Is directly associated with a scientifically recognized important prehistoric or historic event or person. (Public Resources Code §21083.2(g))

Treatment options under Section 21083.2 include activities that preserve such resources in place and in an undisturbed state. Other acceptable methods of mitigation under Section 21083.2 include excavation and curation, or study in place without excavation and curation (if the study finds that the artifacts would not meet one or more of the criteria for defining a unique archaeological resource).

Advice on procedures to identify cultural resources, evaluate their importance, and estimate potential effects is given in several agency publications such as the series produced by the Governor's Office of Planning and Research (OPR). The technical advice series produced by OPR strongly recommends that Native American concerns and the concerns of other interested persons and corporate entities, including but not limited to, museums, historical commissions, associations and societies, be solicited as part of the process of cultural resources inventory. In addition, California law protects Native American burials, skeletal remains and associated grave goods regardless of their antiquity and provides for the sensitive treatment and disposition of those remains.

CEQA affords protection to paleontological resources, as CEQA Guidelines indicate that a project would have a significant environmental impact if it would disturb or destroy a unique paleontological resource or site or unique geologic feature. Although CEQA does not specifically define a unique paleontological resource or site, the definition of a unique archaeological resource (Section 21083.2) can be applied to a unique paleontological resource or site and a paleontological resource could be considered a historical resource if it has yielded, or may be likely to yield, information important in prehistory or history under Section 15064.5 (a)(3)(D).

## *California Public Resources Code 5097.5*

Section 5097.5 of the California Public Resources Code (PRC) provides protection for cultural and paleontological resources, where PRC 5097.5(a)) states, in part, that:

> No person shall knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over the lands.

## *California Health and Safety Code Sections 7050.5, 7051 and 7054*

Section 7050.5(b) of the California Health and Safety code specifies protocol when human remains are discovered. The code states:

> In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in section 5097.98 of the Public Resources Code.

## *California Public Resources Code Section 15064.5 (e)*

CEQA Guidelines Section 15064.5(e) requires that excavation activities be stopped whenever human remains are uncovered and that the county coroner be called in to assess the remains. If the county coroner determines that the remains are those of Native Americans, the NAHC must be contacted within 24 hours. At that time, the lead agency must consult with the appropriate Native Americans, if any, as timely identified by the NAHC. Section 15064.5 directs the lead agency (or project proponent), under certain circumstances, to develop an agreement with the Native Americans for the treatment and disposition of the remains.

## *The California NAGPRA of 2001*

The California NAGPRA, enacted in 2001, requires all state agencies and museums that receive state funding, and that have possession or control over collections of human remains or cultural items, to complete an inventory and summary of these remains and items. The California NAGPRA also provides a process for the identification and repatriation of these items to the appropriate tribes.

# 4.5.3 Project Impacts and Mitigation

## *City of Yucaipa Standard Conditions of Approval*

Tables 4.5-2 and 4.5-3 present the City of Yucaipa's standard conditions of project approval related to the reduction of impacts to cultural resources and paleontological resources, respectively. These standard conditions are tracked and monitored by the City of Yucaipa as part of their documentation for discretionary actions, and are included in the MMRP of this PEIR.

**Table 4.5-2 City of Yucaipa Conditions of Approval Related To Cultural Resources**

| Condition Number | Conditions of Approval |
|---|---|
| **Conditions of Approval for Both Subdivisions and Conditional Use Permits** | |
| Subdivision 123<br>CUP 58 | Prior to grading, a qualified archeologist shall prepare a historical resources report, conduct a field survey, and submit a historical resources management report for SBCM approval per the recommendations of the SBCM. Alternatively, arrangements acceptable to the SBCM shall be made to have present during grading a qualified archeologist monitor in the event historic resources are encountered during rough grading. The monitor shall have the authority to temporarily suspend grading operations in the vicinity of such resources until they have been evaluated and appropriate data recovery measures implemented. The results of the monitoring shall be documented in writing and submitted to the SBCM for review prior to issuance of building permits. |
| **Conditions of Approval for Subdivisions** | |
| Subdivision 109 | A qualified archeologist shall prepare a historical resources report, conduct a field survey, and submit a historical resources management report for SBCM approval per the recommendations of the SBCM. Alternatively, arrangements acceptable to the SBCM shall be made to have present during grading a qualified archeologist monitor in the event historic resources are encountered during rough grading. The monitor shall have the authority to temporarily suspend grading operations in the vicinity of such resources until they have been evaluated and appropriate data recovery measures implemented. The results of the monitoring shall be documented in writing and submitted to the SBCM for review prior to issuance of building permits. |
| Subdivision 122 | An archaeological monitor must be on site during initial rough grading activities. If prehistoric or historic resources over 50 years of age are encountered during land modification, then activities in the immediate area of the finds shall be halted so that the archaeologist can assess the find, determine its significance, and make |

**Table 4.5-2 Continued**

| Condition Number | Conditions of Approval |
|---|---|
| Subdivision 122 *(continued)* | recommendations for appropriate mitigation measures. A historical resources management report shall be submitted by the professional to document the monitoring, to evaluate resource significance and integrity, and if necessary, to evaluate project impacts and propose mitigation measures to mitigate potential adverse impacts. If human remains are encountered on the property, then the San Bernardino County Coroner's Office MUST be contacted within 24 hours of the find, and all work halted until a clearance is given by that office and any other involved agencies. Contact the County Coroner at 175 South Lena Road, San Bernardino, CA 92415-0037, or (909) 387-2543. |
| Subdivision 139 | A historical resources management report shall be submitted by the professional archeological monitor to document the monitoring of earth disturbing activities, to evaluate resource significance and integrity, and if necessary, to evaluate project impacts and propose mitigation measures for any adverse impacts. |
| **Conditions of Approval for Conditional Use Permits** | |
| CUP 57 | An archaeological monitor must be on site during any earth disturbing activities. If prehistoric or historic resources over 50 years of age are encountered during land modification, then activities in the immediate area of the finds shall be halted so that the archaeologist can assess the find, determine its significance, and make recommendations for appropriate mitigation measures. A historical resources management report shall be submitted by the professional to document the monitoring, to evaluate resource significance and integrity, and if necessary, to evaluate project impacts and propose mitigation measures to mitigate potential adverse impacts. If human remains are encountered on the property, then the San Bernardino County Coroner's Office MUST be contacted within 24 hours of the find, and all work halted until a clearance is given by that office and any other involved agencies. Contact the County Coroner at 175 South Lena Road, San Bernardino, CA 92415-0037, or (909) 387-2543. |
| CUP 60 | No archaeological work is required; however, if prehistoric or historic artifacts over 50 years of age are encountered during land modification, then activities in the immediate area of the finds shall be halted and an on-site inspection performed by a qualified archaeologist, to assess the find, determine its significance, and make recommendations for appropriate mitigation measures. If human remains are encountered on the property, then the San Bernardino County Coroner's Office MUST be contacted within 24 hours of the find, and all work halted until a clearance is given by that office and any other involved agencies. Contact the County Coroner at 175 South Lena Road, San Bernardino, CA 92415-0037 or (909) 387-2543. |
| CUP 84 | A historical resources management report shall be submitted by the professional archeological monitor to document the monitoring of earth disturbing activities, to evaluate resource significance and integrity, and if necessary, to evaluate project impacts and propose mitigation measures for any adverse impacts. |

Source: City of Yucaipa 2007.

## Table 4.5-3 City of Yucaipa Conditions of Approval Related To Paleontologic Resources

| Condition Number | Conditions of Approval |
|---|---|
| **Conditions of Approval for Both Subdivisions and Conditional Use Permits** | |
| Subdivision 124<br>CUP 59 | Prior to grading, arrangements acceptable to the SBCM shall be made to have present during grading a qualified vertebrate paleontologist to monitor in the event paleontologic resources are encountered during rough grading. The monitor shall have the authority to temporarily suspend grading operations in the vicinity of such resources until they have been evaluated and appropriate data recovery measures implemented. The results of the monitoring shall be documented in writing and submitted to the SBCM for review prior to issuance of building permits. |

Source: City of Yucaipa 2007.

### 4.5.3.1 Issue 1 – Archaeological Resources

**CULTURAL RESOURCES ISSUE 1 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development cause a substantial adverse change in the significance of an archaeological resource?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Ground disturbance activities within this planning area could damage or destroy known or unknown subsurface archaeological resources. | Potentially Significant. | Avoid and/or preserve in place (Cul-1A); conduct Phase II testing (Cul-1B); initiate Phase III data recovery program (Cul-1C); prepare final reports (Cul-1D); and monitor for resources during ground disturbance (Cul-1E); Curation and processing (Cul-1F). | Less than significant. |
| ***West Oak Center:*** Ground disturbance activities within this planning area could damage or destroy known or unknown subsurface archaeological resources. | Potentially Significant. | Avoid and/or preserve in place (Cul-1A); conduct Phase II testing (Cul-1B); initiate Phase III data recovery program (Cul-1C); prepare final reports (Cul-1D); and monitor for resources during ground disturbance (Cul-1E); Curation and processing (Cul-1F). | Less than significant. |
| ***Wildwood Ranch:*** Ground disturbance activities within this planning area could damage or destroy known or unknown subsurface archaeological resources. | Potentially Significant. | Avoid and/or preserve in place (Cul-1A); conduct Phase II testing (Cul-1B); initiate Phase III data recovery program (Cul-1C); prepare final reports (Cul-1D); and monitor for resources during ground disturbance (Cul-1E); Curation and processing (Cul-1F). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the Planned Development would have a significant impact if it would cause a substantial adverse change in the significance of an archaeological resource. If an archaeological resource qualifies as a historical resource under CRHR criteria, then it is treated as a historical resource for the purposes of CEQA.

Implementation of the Planned Development would have a significant impact on an archaeological resource if it would result in the following:

- Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines; or
- Disturb any human remains, including those interred outside of formal cemeteries (e.g., at historic homesteads, as part of an archaeological habitation site).

# Impact Analysis

A Phase I Cultural Resources Inventory was completed for the FCSP EIR (Applied EarthWorks 2006). The FCSP EIR project area was subject to a records search at the Archaeological Information Center (AIC), a Sacred Lands File (SLF) Search from the Native American Heritage Commission (NAHC), and an intensive pedestrian survey. The results of these efforts informed program-level recommendations generated in support of the FCSP. For this reason, the majority of the impact analysis was deferred until project-specific development was proposed. Therefore, while this inventory report includes discussions on the presence or absence of resources within the larger project site, additional documentation and fieldwork will be needed to ensure that potential impacts to archaeological resources are effectively mitigated to less than significant levels. This additional work has been incorporated into the mitigation measures in this PEIR for archaeological resources, if avoidance of a potentially significant archaeological site is not considered feasible. Under CEQA, an archaeological site is considered potentially significant until formally evaluated.

The results of the NAHC SLF search indicated the presence of a known Native American cultural resource within close proximity to the Planned Development. In addition, the AIC records search indicated that one resource is known within the West Oak Center Planning Area (CA-SBR-915), and that human burials are known within and near the Planned Development project area. During the pedestrian survey, eight new archaeological sites were detected and recorded onto Department of Parks and Recreation (DPR) 523 forms and submitted to the AIC in accordance with standard professional practice. However, none of these archaeological resources were evaluated for significance under CEQA. These archaeological sites are described above in Section 4.5.1.2.

## *Robinson Ranch North Planning Area*

The Robinson Ranch North Planning Area contains four known archaeological sites: CA-SBR-12328H, CA-SBR-12329, CA-SBR-12330H, and CA-SBR12331. Ground disturbing activities associated with development of this planning area could result in the physical demolition, destruction, or alteration of known resources within these sites and/or other unknown significant archaeological resources that are buried underground, as well as their immediate surroundings, such that the significance of these resources could be materially impaired.

## *West Oak Center Planning Area*

The West Oak Center Planning Area contains one previously recorded archaeological site: CA-SBR-915. This site was relocated during the 2006 investigation conducted as part of the FCSP EIR as a sparse scatter of lithic and groundstone tools with additional artifacts potentially obscured by vegetation. This site is known to have a subsurface component through construction activities completed in 1976. Thus, ground disturbing activities associated with development of this planning area could result in the physical demolition, destruction, or alteration of known resources within this site and/or other unknown significant archaeological resources that are buried underground, as well as their immediate surroundings, such that the significance of these resources could be materially impaired.

## *Wildwood Ranch Planning Area*

The Wildwood Ranch Planning Area contains three known archaeological sites: CA-SBR-12333, CA-SBR-12334H, and CA-SBR-12335H. Ground disturbing activities associated with development of this planning area could result in the physical demolition, destruction, or alteration of known resources within these sites and/or other unknown significant archaeological resources that are buried underground, as well as their immediate surroundings, such that the significance of these resources could be materially impaired.

Under CEQA, public agencies must consider the effects of their actions on *unique archaeological resources*. PRC Section 21083.2 requires agencies to determine whether proposed projects would have effects on *unique archaeological resources*. PRC Section 21083.2(g) states that *unique archaeological resource* means an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; or has a special and particular quality such as being the oldest of its type or the best available example of its type; or is directly associated with a scientifically recognized important prehistoric or historic event or person. Because none of the archaeological resources found within the Planned Development project area have been evaluated for significance, it is unknown as to whether any of the resources would be considered a *unique archaeological resource* for the purposes of CEQA. For this reason, impacts on archaeological resources are considered potentially significant for all of the Planning Areas. Additional work for cultural resources will be required to determine whether any of the resources are considered *unique archaeological resources*, and this additional work has been incorporated into the mitigation measures below if avoidance of a potentially significant archaeological site is not considered feasible. Under CEQA, an archaeological site is considered potentially significant until formally evaluated.

In addition, and based upon the frequency of known archaeological sites throughout the entire Planned Development, there is high potential for the project area to contain significant, subsurface cultural deposits in previously undisturbed soils. Thus, the project area is considered to have a high sensitivity for significant cultural resources, including Native American resources. For this reason, and to ensure that potential impacts to archaeological resources are effectively mitigated to less than significant levels, archaeological monitoring is recommended during project-related ground disturbance. The need for mitigation-monitoring has also been incorporated into the mitigation measures.

# Mitigation Measures

Implementation of the following mitigation measures would provide a progressive mitigation program for avoiding and/or mitigating impacts on archaeological resources. These measures apply to all three planning areas, and would reduce impacts to a less than significant level.

**Avoidance and Preservation in Place**

***Cul-1A*** During subsequent environmental review of Final Development Plan applications for future projects that would implement the Robinson Ranch Planned Development, the project applicant(s) shall retain a qualified archaeologist (i.e., meets the Secretary of Interior's Standards and Guidelines). The applicant(s) shall, in consultation with the archaeologist,

consider means to avoid impacts to potentially significant archaeological resources, including the known resources located within each planning area, as well as those sites containing Native American human remains. Avoidance or preservation in place may be attained by reducing ground disturbance within each planning area, including minor modifications of building footprints, landscape modification, placement of protective fill, establishment of a preservation easement, or other means.

If avoidance of potentially significant archaeological resources is feasible, then these resources shall be placed within permanent planning area-specific conservation easements or dedicated open space areas.

Where avoidance of potentially significant archaeological resources is not feasible, capping with sterile sediments and avoidance landscaping shall be considered the next most favorable management option. In doing so, capping the resource(s) will ensure that indirect impacts from increased public availability to these sites are avoided.

If avoidance and/or preservation-in-place of potentially significant archaeological resources are not feasible, then mitigation measure Cul-1B shall be implemented.

**Phase II Testing**

***Cul-1B*** Prior to issuance of a grading permit, the archaeologist shall develop a Phase II (i.e., test-level) Research Design detailing how the archaeological resources investigation will be executed, and providing specific research questions that will be addressed through the Phase II Testing Program. The archaeologist shall ensure that potentially significant archaeological resource(s) and site(s) are investigated pursuant to the standards, guidelines, and principals of the Advisory Council's Treatment of Archaeological Properties: A Handbook (ACHP 1980). The Phase II Testing Program shall be designed to further define site boundaries and to assess the structure, content, nature, and depth of subsurface cultural deposits and features. Emphasis shall also be placed on assessing site integrity and the site's potential to address regional archaeological research questions.

These data shall then be used to address the National Register of Historic Places (NRHP)/California Register of Historic Resources (CRHR) eligibility requirements for the potentially significant archaeological resource, and make recommendations as to the suitability of the resource for listing on either Register. The research design shall be submitted to the City of Yucaipa for approval prior to implementation of the Phase II Testing Program.

After the City of Yucaipa approves the research design, the archaeologist shall complete the Phase II Testing Program as specified in the research design. A participant-observer from the appropriate Native American band or tribe shall be present during Phase II archaeological excavations involving sites of Native American concern. The results of this program shall be presented in a technical report that follows the California Office of Historic Preservation (SHPO) Archaeological Resource Management Report Recommended Contents and Format Guidelines (SHPO 1990). This report shall be submitted to the City of Yucaipa for approval prior to issuance of a grading permit.

If the archaeological resource is determined ineligible for listing on the NRHP or CRHR upon completion of the Phase II Testing Program, then no further cultural resources management of this resource would be required, and the Phase II Program would suffice as mitigation of project impacts to the resource.

If the archaeological resource is identified as being significant and potentially eligible for listing on either the NRHP or CRHR, and project designs cannot be altered to avoid impacting the site, then mitigation measure Cul-1C shall be implemented.

**Phase III Data Recovery Program**

***Cul-1C*** A Phase III Data Recovery Program shall be initiated to mitigate project effects to significant archaeological resources identified during the Phase II Testing Program as being potentially eligible for listing on either the NRHP or CRHR. The archaeologist shall develop a Data Recovery Treatment Plan detailing the objectives of the Phase III Program, including specific testable hypotheses pertinent to the research design and relative to the site(s) under study. This plan shall be submitted to the City of Yucaipa, the appropriate Native American band or tribe (if applicable), and the SHPO (for NRHP eligible resources only) for approval prior to implementation of the Data Recovery Program.

After approval of the treatment plan, the Phase III Data Recovery Program for affected, eligible site(s) shall be completed by the archaeologist. Typically, such program involves the excavation of a statistically representative sample of the site(s) to preserve those resource values that qualify the site(s) as being eligible for listing on the NRHP/CRHR. Again, a participant-observer from the appropriate Native American band or tribe shall be present during archaeological data-recovery excavations involving sites of Native American concern. At the conclusion of the program, a Phase III Data Recovery Report shall be prepared following SHPO's guidelines (SHPO 1990). This report shall be submitted to the City of Yucaipa, the appropriate Native American band or tribe (if applicable), and the SHPO (for NRHP eligible resources) for approval prior to the issuance of a grading permit.

**Final Reports**

***Cul-1D*** The final technical reports detailing the results of the Phase II Testing or Phase III Data Recovery programs shall be submitted to the San Bernardino Archaeological Information Center of the California Historical Resource Inventory System where they would be available to other researchers. In addition, final Phase III Data Recovery Reports shall be submitted to local libraries, schools, and historical societies to enable the general public to learn about their local cultural heritage.

**Monitoring during Ground Disturbance**

***Cul-1E*** Prior to issuance of a grading permit for approved Final Development Plans for future projects that would implement the Robinson Ranch Planned Development, the project applicant(s) shall retain a registered professional archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, to monitor all ground-disturbing activities that extend into natural sediments. The archaeologist shall prepare a Mitigation

Plan which provides for the identification and evaluation of archaeological resources inadvertently discovered during ground-disturbing activities, as outlined below.

Prior to ground disturbance activities:

i. A preconstruction meeting shall be held that includes the archaeologist, Native American monitor, construction manager, and/or grading contractor, and other appropriate personnel so the archaeologist can discuss the archaeological monitoring program.

ii. The archaeologist shall (at that meeting or subsequently) submit to the City of Yucaipa a copy of the site/grading plan that identifies areas to be monitored as well as areas that may require delineation of grading limits.

iii. The archaeologist shall also coordinate with the construction manager and/or grading contractor on the grading schedule to identify when and where monitoring is to begin, including the start date for monitoring.

The archaeological monitor shall be present during grading/excavation, and the monitor shall be empowered to halt or divert earthmoving operations in the event that potentially significant cultural resources are encountered. Any resources detected during the monitoring program should be recorded onto appropriate DPR 523 forms and evaluated for significance. Significance evaluations shall be undertaken in consultation with the archaeologist, City of Yucaipa and the Native American community, as appropriate. If the discovered resource(s) is determined to be potentially significant, then mitigation measures Cul-1C and Cul-1D shall be implemented.

The results of the mitigation monitoring program shall be documented in a technical report or memorandum, or another format acceptable to the City of Yucaipa. This technical report or memorandum shall also be submitted to the San Bernardino County Museum, upon acceptance by the City of Yucaipa.

If human remains are discovered, then mitigation measure Cul-4A shall be implemented.

**Collection and Curation**

***Cul-1F*** All archaeological materials recovered during implementation of the Phase II Testing or Phase III Data Recovery programs or during monitoring of ground-disturbance activities shall be processed (e.g., cleaned, cataloged, described, and analyzed) by the archaeologist. Following completion of laboratory and analytical procedures, all project-related collections shall be suitably packaged and transferred to a curation facility that meets the standards of 36 CFR 79 for long-term storage. Materials to be curated include archaeological specimens and samples, field notes, feature and burial records, maps, plans, profile drawings, photo logs, photographic negatives, special studies, and copies of the final technical reports. Applicable provisions in the Native American Graves Protection Repatriation Act pertaining to Native American burials, sacred objects, and objects of cultural patrimony shall be

implemented when ownership of the collections transfer to a curation repository that receives federal funding.

### 4.5.3.2 Issue 2 – Historical Resources

**CULTURAL RESOURCES ISSUE 2 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development cause a substantial adverse change in the significance of an historical resource?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** No historic structures exist within this planning area. | Potentially Significant. | No mitigation required. | Less than significant. |
| ***West Oak Center:*** One potentially historic structure exists within this planning area. | Potentially Significant. | Conduct formal evaluation (Cul-2A) and implement a documentation and treatment program, if necessary (Cul-2B). | Less than significant. |
| ***Wildwood Ranch:*** No historic structures exist within this planning area. | Potentially Significant. | No mitigation required. | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the Planned Development would have a significant impact if it would cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.

## Impact Analysis

A Phase I Cultural Resources Inventory was completed for the FCSP EIR (Applied EarthWorks 2006). The FCSP EIR project area was subject to a records search at the Archaeological Information Center (AIC), a Sacred Lands File (SLF) Search from the Native American Heritage Commission (NAHC), and an intensive pedestrian survey. The results of these efforts informed program-level recommendations generated in support of the FCSP. For this reason, the majority of the impact analysis was deferred until project-specific development was proposed. Therefore, while this inventory report includes discussions on the presence or absence of resources within the larger project site, additional documentation and fieldwork will be needed to ensure that potential impacts to historical resources are effectively mitigated to less than significant levels. None of the known resources or the resources detected during the pedestrian survey have been evaluated for significance. Therefore, their eligibility for inclusion in the National Register of Historic Places (NRHP) or the CRHR has not been determined. Resources listed in the NRHP are also considered CRHR-eligible resources. This additional work has been incorporated into the mitigation measures for one historic resource, as well as all known archaeological resources, if avoidance of potentially significant archaeological sites (i.e. historical resources) or the historic resource are not considered feasible. Under CEQA, an archaeological site and all historic resources are considered potentially significant (i.e. historical resources) until formally evaluated.

The results of the NAHC SLF search indicated the presence of a known Native American cultural resource within close proximity to the Planned Development. In addition, the AIC records search indicated that one resource is known within the West Oak Center Planning Area (CA-SBR-915), and that human burials are known within and near the Planned Development project area. During the pedestrian survey, eight new archaeological sites were detected and recorded onto Department of Parks and Recreation (DPR) 523 forms and submitted to the AIC in accordance with standard professional practice. However, none of these archaeological resources were evaluated for significance under CEQA. These archaeological sites are described above in Section 4.5.1.2. In addition, one historic resource consisting of a single-family residence addressed at 32032 Live Oak Canyon Road is known adjacent to the West Oak Center Planning Area Section. This resource is described in Section 4.5.1.3.

## *Robinson Ranch North Planning Area*

The Robinson Ranch North Planning Area contains four known archaeological sites: CA-SBR-12328H, CA-SBR-12329, CA-SBR-12330H, and CA-SBR12331. Ground disturbing activities associated with development of this planning area could result in the physical demolition, destruction, or alteration of known resources, and if these resources are considered historical resources via future evaluation, such activities could cause a substantial adverse change in the significance of a historical resource.

## *West Oak Center Planning Area*

The West Oak Center Planning Area contains one previously recorded archaeological site: CA-SBR-915. This site was relocated during the 2006 investigation conducted as part of the FCSP EIR as a sparse scatter of lithic and groundstone tools with additional artifacts potentially obscured by vegetation. This site is known to have a subsurface component through construction activities completed in 1976. Thus, ground disturbing activities associated with development of this planning area could result in the physical demolition, destruction, or alteration of known resources, and if this resource is considered a historical resource via future evaluation, such activities could cause a substantial adverse change in the significance of a historical resource. In addition, and as stated in Section 4.5.1.3 above, there is one historic structure adjacent to the West Oak Center Planning Area, which may be considered a historical resource via future evaluation.

## *Wildwood Ranch Planning Area*

The Wildwood Ranch Planning Area contains three known archaeological sites: CA-SBR-12333, CA-SBR-12334H, and CA-SBR-12335H. Ground disturbing activities associated with development of this planning area could result in the physical demolition, destruction, or alteration of known resources, and if these resources are considered historical resources via future evaluation, such activities could cause a substantial adverse change in the significance of a historical resource.

Historical resources consist of any resource listed in or determined to be eligible for listing in the CRHR. The CRHR includes resources listed in or formally determined eligible for listing in the NRHP, as well as some California State Historic Landmarks (CHLs) and Points of Historical Interest (PHIs). This can include both historic or built environment and archaeological resources. An archaeological site may be considered an historical resource if it is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California or if it meets the criteria for listing on the CRHR per PRC Section 5024.1, Title 14 California Code of Regulations (CCR), and Section

4850. CEQA directs lead agencies to first evaluate an archaeological site to determine if it meets the criteria for listing in the CRHR. If an archaeological site is an historical resource, in that it is listed or eligible for listing in the CRHR, potential adverse impacts to it must be considered as stated in PRC Sections 21084.1 and 21083.2(l). If an archaeological site is considered not to be an historical resource, but meets the definition of a *unique archeological resource* as defined in PRC § 21083.2, then it would be treated in accordance with the provisions of that section (See Cul-1B and Cul-1C). Because none of the resources found within the project area have been evaluated for significance, it is unknown as to whether any of the resources would be considered historical resources for the purposes of CEQA. For this reason, additional work for cultural resources has been incorporated into the mitigation measures for archaeological resources, and is supplemented by the measure below.

## Mitigation Measures

Because implementation of all of the planning areas could result in potential impacts to historical resources, implementation of Cul-1a through Cul-1f (as appropriate) would apply to all archaeological resources. These mitigation measures would reduce impacts to the potentially historical resources comprised of archaeological resources. The following measures would apply to the single historic resource known adjacent to the West Oak Planning Area (32032 Live Oak Canyon Road). Incorporation of this mitigation measure would reduce impacts to this resource to a less than significant level:

***Cul-2A*** Prior to modifications or demolition of the structure at 32032 Live Oak Canyon Road, this structure shall be formally evaluated by a certified architectural historian to determine its historical significance. The architectural historian shall conduct a historic building assessment, recorded onto a California Department of Parks and Recreation (DPR) 523 form. The DPR 523 form shall be filed with the San Bernardino County Museum to receive a Primary number. Should the analysis involved in completing the DPR 523 form indicate that the structure does not meet the eligibility criteria for listing on the NRHP or CRHR, then no further research and documentation would be necessary. If, however, the structure is determined to be a significant cultural resource, and therefore a historical resource pursuant to CEQA, then measure Cul-2B shall be implemented.

***Cul-2B*** The architectural historian shall oversee the following documentation and treatment program for the structure at 32032 Live Oak Canyon Road, if it is determined to be significant historical resource:

i. Prior to alteration, remodeling, renovation, relocation and/or demolition of the historical resource, the architectural historian shall document the structure and associated landscaping and setting via still and video photography (to be provided on a CD-ROM) and shall prepare a written record in accordance with the standards of the Historic American Building Survey (HABS) or Historic American Engineering Record (HAER), including accurate scaled mapping, architectural descriptions, and scaled architectural plans (if available). The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site-specific and comparative archival research, and oral history collection as appropriate.

ii. If the historical resource will be altered, remodeled, renovated or relocated, then all work shall be conducted in compliance with the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings" (Weeks and Grimmer 1995).

iii. If the historical resource will be demolished, then additional mitigation beyond HABS/HAER documentation may be necessary. The extent of mitigation shall depend upon the importance of the historical resource and shall be determined in consultation with the SHPO (for an NRHP eligible resource). Mitigation may include, but not be limited to, the preparation/dissemination of an informational brochure, interpretive displays about the history of the structure and the area, website development and links to other historical buildings, and other measures.

iv. Within three months after completion of documentation and treatment of the affected historical resource, a copy of the photographic and written record and HABS/HAER report shall be submitted to the San Bernardino County Museum.

### 4.5.3.3 Issue 3 – Paleontological Resources

**CULTURAL RESOURCES ISSUE 3 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Formations in this planning area have a high potential for significant paleontological resources and grading could affect such resources. | Potentially Significant. | Implement monitoring, notification and salvage program (Cul-3A through Cul-3D). | Less than significant. |
| ***West Oak Center:*** Formations in this planning area have a high potential for significant paleontological resources and grading could affect such resources. | Potentially Significant. | Implement monitoring, notification and salvage program (Cul-3A through Cul-3D). | Less than significant. |
| ***Wildwood Ranch:*** Formations in this planning area have a high potential for significant paleontological resources and grading could affect such resources. | Potentially Significant. | Implement monitoring, notification and salvage program (Cul-3A through Cul-3D). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the Planned Development would have a significant impact if it would directly or indirectly destroy, disturb, or remove a unique paleontological resource or site or unique geologic feature.

## Impact Analysis

As described in Section 4.5.1.5 above, all three planning areas are underlain by subsurface exposures with high paleontological sensitivities that are likely to contain significant nonrenewable fossil resources, including the San Timoteo Formation (QTstu) which is known to contain a large amount of fossils. Fossils from mammals recovered from the San Timoteo Formation include mastodon, horse, camel, antelope, dog, bear, rodent, and rabbit. These fossils may have been deposited between 1.3 million years ago (mya) and 4 mya. The Robinson Ranch North and Wildwood Center planning areas also contain old axial-valley deposits, which are also known as having a high potential to contain paleontological resources.

In addition, surface exposures with low paleontological sensitivities are likely to overlie highly sensitive subsurface exposures at an unknown depth. Ground disturbance (e.g., grading and trenching activities) associated with the Planned Development may result in the destruction of significant nonrenewable paleontological resources. Therefore, implementation of the Planned Development would result in a significant impact to paleontological resources.

## Mitigation Measures

Implementation of the following mitigation measures, which apply to all three planning areas, would reduce potential impacts to paleontological resources to a level of less than significant:

***Cul-3A*** Prior to issuance of a grading permit for approved Final Development Plans for future projects that would implement the Robinson Ranch Planned Development, the project applicant(s) shall retain a qualified paleontological monitor. A record of monitoring activity shall be submitted to the City of Yucaipa each month and at the end of monitoring.

***Cul-3B*** Prior to issuance of a grading permit for approved Final Development Plans for future projects that would implement the Robinson Ranch Planned Development, and in consultation with the qualified paleontologist, the applicant shall obtain a curation agreement with a regional curation facility (i.e., the San Bernardino County Museum or a similar accredited institution) to process and house significant paleontological resources collected on the site (if any) during monitoring.

***Cul-3C*** In the event fossils are discovered during grading, the paleontological monitor shall notify the construction manager who shall redirect work away from the location of the discovery, so that the fossils can be removed by the paleontologist for significance evaluations. The construction manager shall be notified by the paleontologist when the fossils have been removed, at which time the construction manager shall direct work to continue in the location of the fossil discovery.

***Cul-3D*** For fossils removed from the construction site in accordance with measure Cul-3B that are determined to be significant, the paleontologist shall prepare and implement a data recovery plan. The plan shall include, but not be limited to, the following measures:

i. The paleontologist shall ensure that all significant fossils collected are cleaned, identified, catalogued, and permanently offered for curation with an appropriate institution with a research interest in the materials;

ii. The paleontologist shall ensure that specialty studies are completed, as appropriate, for any significant fossil collected; and

iii. The paleontologist shall ensure that the offered curation of fossils are completed in consultation with the City of Yucaipa. A letter of acceptance from the curation institution shall be submitted to the City of Yucaipa, if the entity desires to accept the items.

### 4.5.3.4 Issue 4 – Human Remains

**CULTURAL RESOURCES ISSUE 4 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development disturb any human remains, including those interred outside of formal cemeteries?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Ground disturbance activities within this planning area could damage or destroy unknown subsurface human remains. | Potentially Significant. | Comply with California Health and Safety Code Section 7050.5, CEQA Guidelines 15064.5(d), and Public Resources Code 5097.98 procedures upon discovery (Cul-4A). | Less than significant. |
| ***West Oak Center:*** Ground disturbance activities within this planning area could damage or destroy unknown subsurface human remains. | Potentially significant. | Comply with California Health and Safety Code Section 7050.5, CEQA Guidelines 15064.5(d), and Public Resources Code 5097.98 procedures upon discovery (Cul-4A). | Less than significant. |
| ***Wildwood Ranch:*** Ground disturbance activities within this planning area could damage or destroy unknown subsurface human remains. | Potentially significant. | Comply with California Health and Safety Code Section 7050.5, CEQA Guidelines 15064.5(d), and Public Resources Code 5097.98 procedures upon discovery (Cul-4A). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the Planned Development would have a significant impact if it would disturb any human remains, including those interred outside of formal cemeteries. Section 15064.5(d) and (e) of the CEQA Guidelines assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. These procedures are detailed under PRC Section 5097.98.

## Impact Analysis

According to the Phase I Cultural Resources Inventory prepared for the FCSP EIR (Applied EarthWorks 2006), there are archaeological sites in the vicinity of the project area where Native American human remains have been discovered as isolated burials and cremations. As such, it is reasonable to assume that other remains could be located within the project area. Therefore, implementation of the Planned Development could disturb or destroy buried Native American human remains, resulting in a significant impact. Consistent with state laws protecting Native American human remains (i.e., Health and Safety Code Section 7050.5 and PRC Section 5097.98), sites containing such resources must be identified and treated in a sensitive manner.

## Mitigation Measures

Implementation of the following mitigation measures, which apply to all three planning areas, would reduce potential impacts to buried Native American human remains to a level of less than significant:

***Cul-4A*** Prior to issuance of a grading permit for approved Final Development Plans for future projects that would implement the Robinson Ranch Planned Development, the project applicant(s) shall retain a registered professional archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, to monitor all ground-disturbing activities that extend into natural sediments. The archaeologist shall implement the mitigation measures identified in Cul-1E. In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, State CEQA Guidelines 15064.5(d), and PRC Section 5097.98 shall be implemented. Specifically, in accordance with PRC Section 5097.98, the San Bernardino County Coroner shall be notified within 24 hours of the discovery of potentially human remains. The Coroner shall then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC shall then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification.

The MLD shall then have the opportunity to recommend the means for treating or disposing of, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the applicant(s) or authorized representative(s) rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the applicant(s), then the archaeologist shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

# 4.5.4 Cumulative Impacts and Mitigation

**CULTURAL RESOURCES CUMULATIVE ISSUE SUMMARY**

**Would implementation of the Robinson Ranch Planned Development have a cumulatively considerable contribution to a cumulative cultural resources impact considering past, present, and probable future projects?**

| *Cumulative Impact* | *Significance* | *Robinson Ranch Contribution* |
|---|---|---|
| ***Archaeological Resources:*** Regional loss of archaeological resources. | Significant. | Not cumulatively considerable with implementation of mitigation measures Cul-1A through Cul-1F. |
| ***Historic Resources:*** Regional loss of historic resources. | Significant. | Not cumulatively considerable with implementation of mitigation measures Cul-2A and Cul-2B. |
| ***Paleontological Resources:*** Regional loss of paleontological resources. | Significant. | Not cumulatively considerable with implementation of mitigation measures Cul-3A through Cul-3C. |
| ***Human Remains:*** Regional disturbance of human remains. | Significant. | Not cumulatively considerable with implementation of mitigation measure Cul-4A. |

## 4.5.4.1 Archaeological Resources

As described in Table 4.0-1, the geographic context for the analysis of cumulative impacts for archaeological resources includes the entire archaeological record in the counties of San Bernardino and Riverside. There is always a possibility that unknown, buried archaeological materials could be uncovered with implementation of any project located in a previously undisturbed area during ground disturbing activities. Many of the cumulative projects listed in Table 4.0-2 are proposed on currently undeveloped sites that would have the potential to impact archaeological resources. Therefore, the baseline cumulative impact associated with archaeological resources is considered significant.

Several archaeological sites are known within the Planned Development and other sites may exist but have not yet been discovered. As discussed in Section 4.5.3.1 above, any impact to archaeological sites resulting from implementation of the Planned Development would have a cumulatively considerable contribution to a significant cumulative impact on archaeological resources within San Bernardino and Riverside counties. However, with implementation of mitigation measures Cul-1A through Cul-1E, known and unknown significant archaeological resources discovered during ground disturbance activities would be recovered and curated, if not avoided or protected in place. Therefore, with mitigation, the Planned Development would not have a cumulatively considerable contribution to a significant cumulative impact on archaeological resources.

## 4.5.4.2 Historical Resources

As described in Table 4.0-1, the geographic context for the analysis of cumulative impacts for historical resources includes a half-mile radius surrounding the Planned Development based on the cultural resources records search for the FCSP EIR (Applied EarthWorks 2006). The records search identified two California Historical Landmarks and one historic structure within the general vicinity of the project area. These three historic resources are not located within or near cumulative projects. However, as

discussed in Section 4.5.3.2 above, there are two structures located just east of the Wildwood Ranch Planning Area over 45 years of age that may be historically significant. Future development within the FCSP could result in significant impacts to these structures. Further, there may be other potentially significant historic structures that could be impacted by future development within the FCSP. Therefore, the future baseline cumulative impact associated with historical resources is considered significant.

Any impact to significant historic resources resulting from implementation of the Planned Development would have a cumulatively considerable contribution to a significant cumulative impact on historic resources within the vicinity of the project area. However, with implementation of mitigation measures Cul-2A and Cul-2B, potential historic resources would be identified and either protected through rehabilitation or preservation, or documented prior to alteration, remodeling, renovation, relocation and/or demolition. Therefore, with mitigation, the Planned Development would not have a cumulatively considerable contribution to a significant cumulative impact on historic resources.

### 4.5.4.3 Paleontological Resources

As described in Table 4.0-1, the geographic context for the analysis of cumulative impacts for paleontological resources is the entire paleontological record within San Bernardino and Riverside counties. As discussed in Sections 4.5.1.5 and 4.5.3.3 above, the Planned Development is underlain by San Timoteo Formation and old axial-valley deposits, which are both known as having a high potential to contain paleontological resources. These formations extend beyond the project area and underlay many of the cumulative projects listed in Table 4.0-2. Future development could potentially damage or destroy unknown paleontological resources, which would result in a significant cumulative impact to these resources. Therefore, the baseline cumulative impact associated with paleontological resources is considered significant.

Without mitigation, the ground disturbing activities associated with the Planned Development would have a cumulatively considerable contribution to a significant cumulative impact on paleontological resources within the region. However, with paleontological monitoring, as well as collection and curation upon discovery of unknown resources (mitigation measures Cul-3A and Cul-3B), the Planned Development would not have a cumulatively considerable contribution to a significant cumulative impact on paleontological resources.

### 4.5.4.4 Human Remains

As described in Table 4.0-1, the geographic context for the analysis of cumulative impacts for Native American human remains includes San Bernardino and Riverside counties. As discussed in 4.5.3.4 above, there are archaeological sites in the vicinity of the Planned Development where Native American human remains have been discovered as isolated burials and cremations. Many of the cumulative projects listed in Table 4.0-2 are proposed on currently undeveloped sites that would have the potential to uncover human remains. Therefore, the baseline cumulative impact associated with Native American human remains is considered significant.

Several archaeological sites are known within the project area and other sites may exist but have not yet been discovered. Native American human remains may be associated with these sites. Any disruption of these remains would result in a significant impact. Therefore, without mitigation, the Planned

Development would have a cumulatively considerable contribution to a significant cumulative impact on Native American human remains. However, with implementation of mitigation measure Cul-4A, any discovered remains would be protected through compliance with Health and Safety Code 7050.5, State CEQA Guidelines 15064.5(d), and Public Resources Code 5097.98. Therefore, with mitigation, the Planned Development would not have a cumulatively considerable contribution to a significant cumulative impact on Native American human remains.

## 4.5.5 CEQA Checklist Items Adequately Addressed in Initial Study

All checklist items in the Initial Study were addressed in the analyses above.

## 4.5.6 References

Applied EarthWorks. 2006. Phase I Cultural Resources Inventory of the Yucaipa Specific Plan Study Area. Prepared for P&D Consultants. September.

City of Yucaipa. 2004. General Plan Update. September.

P&D Consultants. 2008. Final Revised EIR for the Yucaipa Freeway Corridor Specific Plan (SCH No. 2006041096). October.

San Bernardino County Museum (SBCM). 2007. Letter to P&D Consultants re: Paleontology Review, Yucaipa Freeway Corridor Specific Plan, Calimesa and Yucaipa, San Bernardino County, California. April 30.

State Office of Historic Preservation (SHPO). 1990. Archaeological Resource Management Report Recommended Contents and Format Guidelines.

Weeks and Grimmer. 1995. Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

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# 4.6 GEOLOGY AND SOILS

This section of the PEIR describes and evaluates the potential impacts with respect to geology, soils, and seismicity resulting from implementation of the Planned Development; the City of Yucaipa Conditions of Approval related to cultural resources; and mitigation measures to reduce or avoid the identified impacts.

## 4.6.1 Environmental Setting

### 4.6.1.1 Geology

The project area is located in the southwestern part of the city, in the Yucaipa Valley, a subsection of the Transverse Ranges physiographic province of southern California. The Transverse Ranges are an east-west trending series of mountain ranges with narrow intermountain valleys. The mountain ranges are associated with a series of faults consisting of moderate to large displacement. The most prominent of these is the San Andreas Fault Zone, which separates the Transverse Ranges from the Mojave Desert to the northeast. The San Andreas Fault Zone consists of a series of fault strands running northwest-southeast.

A geologic formation is a body of crustal rock identified by its lithic characteristics (e.g., grain size, texture, color, mineral content, fossil content) and stratigraphic position. Table 4.6-1 relates the epochal time periods associated with the geologic formations described in this section. The geologic formations within the project area, based on the Geologic Map of the Yucaipa Quadrangle (USGS 2003), include the San Timoteo sandstone and gravel beds (Pleistocene to Pliocene), axial valley deposits (late to middle Pleistocene and latest Quaternary to Holocene), and alluvial-fan deposits (latest Holocene). The basement complex underlying these formations likely consists of metamorphic or igneous rocks of Mesozoic or older age.

Figure 4.6-1 identifies the geologic formations that underlie the project area, in addition to the Chicken Hill Fault, Banning Fault, and an Alquist-Priolo Special Study Zone, which are discussed further in Section 4.6.1.3 below.

### 4.6.1.2 Topography

The Robinson Ranch North Planning Area consists of gently rolling to moderately steep hills, with a general southerly slope. This planning area is cut by several deep ravines. In some ravines, the upper San Timoteo beds have eroded away and older bedrock is exposed in small areas. The topography in the Wildwood Ranch and West Oak Center Planning Areas consists of branching drainages formed by tributaries of Wildwood Creek, which drain to the west.

**Table 4.6-1 Time Period Definitions for Epochs/Geologic Formations**

| Epoch | Time Relevant to Present |
|---|---|
| **Quaternary Period** | |
| Holocene | 10,000 years ago to the present |
| Pleistocene | 1.8 million-10,000 years ago |
| **Tertiary Period** | |
| Pliocene | 5-1.8 million years ago |
| Miocene | 24-5 million years ago |
| Oligocene | 34-24 million years ago |
| Eocene | 55-34 million years ago |
| Paleocene | 65-55 million years ago |
| **Mesozoic Era** | |
| Cretaceous Period | 144-65 million years ago |
| Jurassic Period | 206-144 million years ago |
| Triassic Period | 248-206 million years ago |

Source: SDNHM 2008

## 4.6.1.3 Seismicity, Landslides, and Liquefaction

### *Seismicity and Faults*

An "active fault" is generally defined as having surface displacement during Holocene time (the last 11,000 years). The California Geological Survey (CGS) defines a "potentially active fault" as having been active during Quaternary time (the past 1,600,000 years). These definitions are used to delineate "Earthquake Fault Zones/Special Study Zones" as required by the Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code Sections 2621-2630). Refer to Section 4.6.2.2 below for discussion of the Alquist-Priolo Act. The project area is located in a seismically active region, and is traversed by two faults: one potentially active and the other not known to be active. In addition, the project area is located approximately four miles south of the San Andreas Fault Zone which is capable of producing major earthquakes (Richter magnitude greater than 7.5).

**Chicken Hill Fault**

According to the *Geologic Map of the Yucaipa Quadrangle* (USGS 2003), the southwest-northeast trending Chicken Hill Fault runs along the southeastern edge of the West Oak Center Planning Area and the northwestern edge of Oak Ridge Village in the Robinson Ranch North Planning Area (Figure 4.6-1). The observed fault line north of I-10 is depicted on Figure 4.6-1, and its trace is inferred to the south of I-10. This fault is shown (though not named) on the *Fault Map of California* as having been active in the late Quaternary and, therefore, is considered potentially active. As depicted in Figure 4.6-1, a segment of this fault north of I-10 which traverses the Oak Ridge Village portion of Robinson Ranch North Planning Area is designated within an Alquist-Priolo "Earthquake Fault Zone/Special Study Zone." In 1998, a trenching investigation indicated three periods of movement along the Fault (P&D Consultants 2008). The most recent movements appeared to have occurred during Holocene time. Based on this

finding, a Restricted Use Zone designation was established by the Freeway Corridor Specific Plan (FCSP) over a portion of the Alquist-Priolo "Earthquake Fault Zone/Special Study Zone" within Oak Ridge Village (Robinson Ranch North Planning Area), with restricted use boundaries offset by 50 feet from the displacement features.

**Banning Fault**

According to the *Geologic Map of the Yucaipa Quadrangle* (USGS 2003), the northwest-southeast trending Banning Fault runs across the southernmost tip of the West Oak Center Planning Area and to the southwest of the Wildwood Ranch Planning Area past the San Bernardino/Riverside County line (Figure 4.6-1). The position of this fault section is inferred, as it is obscured by younger alluvial sediments. This fault is considered active to the west of the project area (an earthquake occurred along the fault in the city of Redlands in July 2005), with a maximum probable earthquake magnitude of 7.2, or possibly more if caused by an earthquake along the San Andreas Fault Zone to the north. However, the fault section in the vicinity of the project area is not regarded as active by CGS because it does not appear to control or influence the drainage patterns in these planning areas.

## *Landslides*

Landslides may occur in certain soil or rock types on steep or moderately steep slopes where water seepage or other factors result in failure of the cohesion of the material. Landslide deposits typically have an irregular, hummocky appearance, often with a visible break (scarp) on the slope above the deposit. Landslide-prone deposits can fail due to ground shaking during an earthquake, though landslides can also occur without seismic activity. A small and very local landslide or slump occurs on the hill southeast of the rest stop along I-10, apparently due to erosion of the bank of a local stream. No landslides are indicated within the project area based on the Geologic Map of the Yucaipa Quadrangle (USGS 2003). In addition, the majority of the project area is designated as "Low to Moderate" landslide susceptibility in the Geologic Overlay Districts map of the Yucaipa General Plan.

## *Liquefaction*

Liquefaction typically occurs in water-saturated, fine-grained sediments in areas of very low slope. Ground shaking during an earthquake can cause such sediments to fail (liquefy), damaging existing structures. According to the City of Yucaipa General Plan, the potential for liquefaction in the majority of the Planned Development project area is low. This finding is based on the lack of presence of the sediments and groundwater table conditions outlined above. Portions of the site, however, could be subject to seasonal increases in liquefaction potential along watercourses in the area, such as Yucaipa, Wildwood, and Wilson Creeks. In these areas, the depth to groundwater could be lessened during the winter rainy season, resulting in an increased potential for liquefaction in these areas.

### 4.6.1.4 Soils and Related Hazards

The project area is underlain by the following soil types (Figure 4.6-2): Hanford coarse sandy loam (HaC), Ramona sandy loam (RmC, RmE2), San Emigdio sandy loam (SaD), San Emigdio fine sandy loam (ScC), San Timoteo loam (SgF2), Saugus sandy loam (ShF), Tujunga gravelly loamy sand (TvC), and Psamments and Fluvents (Ps). Psamments and fluvents are not specific soil types, but rather generic terms that identify alluvial soils that are frequently flooded. Table 4.6-2 lists some of the relevant characteristics of

these soils. Mostly medium- to coarse-grained sandy loams, often with gravel or cobbles, occur within the project area. These types of soils generally have high permeability and low potential for shallow groundwater and low liquefaction potential. In general, the soils in the Robinson Ranch North Planning Area tend to be coarser, better-drained and less prone to runoff than the soils in the West Oak Center and Wildwood Ranch Planning Areas.

There are two additional hazards associated with soils: lateral spreading and subsidence. Lateral spreading typically occurs in areas of substantial topographic slope when the imposed load, for example a building, exceeds the load-bearing capacity of the soil. Subsidence is the downward settling of surface materials caused by natural or artificial removal of underlying support. Soil subsidence typically occurs in areas underlain at shallow depth by water-saturated soils. Extraction of groundwater, whether for beneficial use or dewatering of excavations, may result in a loss of hydrostatic pressure causing the soil to become unstable and collapse. No areas of subsidence or lateral spreading are known to have occurred within the project area.

### 4.6.1.5 Groundwater

According to the technical memorandum regarding hazardous materials and water wells prepared for the FSCP EIR (P&D Consultants 2006), the depth to groundwater varies from 250 to 320 feet within the project area, and is closer to the surface along Yucaipa, Wilson and Wildwood creeks during the winter rainy season.

**Table 4.6-2 Soil Types and Characteristics**

| Soil Type (symbol) | Origin | General Location | Planning Area | Drainage | Runoff | Permeability |
|---|---|---|---|---|---|---|
| Hanford coarse sandy loam (HaC) | Coarse alluvium from granite | Stream bottoms, floodplains, alluvial fans | Robinson Ranch North, Wildwood Ranch | Well drained | Negligible to low | Moderately rapid |
| San Timoteo loam (SgF2) | Shale, sandstone, weathered granite | Uplands | Robinson Ranch North, West Oak Center | Well drained | Very low to medium | Moderately rapid |
| San Emigdio sandy loam (SaD) | Sedimentary rocks | Alluvial fans and floodplains | Robinson Ranch North, Wildwood Ranch | Well drained | Negligible to low | Moderately rapid |
| Ramona sandy loam (RmC, RmE2) | Granitic rocks | Terraces and alluvial fans | Robinson Ranch North, West Oak Center, Wildwood Ranch | Well drained | Slow to rapid | Moderately slow |
| Saugus sandy loam (ShF) | Weakly cemented sediments | Dissected terraces and foothills | West Oak Center, Wildwood Ranch | Well drained | Medium to rapid | Moderate |
| Tujunga gravelly loamy sand (TvC) | Granitic rocks | Alluvial fans, floodplains | Robinson Ranch North | Excessive | Negligible to very low | Rapid |

Source: USDA NRCS 2007

# 4.6.2 Regulatory Framework

## 4.6.2.1 Federal

### *Uniform Building Code*

The Uniform Building Code (UBC) is a model building code that provides the basis for the California Building Code (CBC). The UBC defines different regions of the United States (U.S.) and ranks them according to their seismic hazard potential. There are four types of these regions, which include Seismic Zones 1 through 4, with Zone 1 having the least seismic potential and Zone 4 having the highest seismic potential. The project area is located in Seismic Zone 4.

### *Clean Water Act*

The Clean Water Act (CWA) was designed to restore and maintain the chemical, physical, and biological integrity of the waters of the U.S. The CWA also directs states to establish water quality standards for all waters of the U.S. and to review and update such standards on a triennial basis. In California, the U.S. Environmental Protection Agency has delegated responsibility for implementation of portions of the CWA to the State Water Resources Control Board (SWRCB) and the Regional Water Quality Control Board (RWQCB), including water quality control programs such as the National Pollutant Discharge Elimination System (NPDES) program. The NPDES program is a set of permits that apply to various activities that generate pollutants with potential to impact water quality.

The NPDES permit system was established in the CWA to regulate both point-source discharges (a municipal or industrial discharge at a specific location or pipe) and nonpoint-source discharges (diffuse runoff of water from adjacent land uses) to surface waters of the U.S. For nonpoint-source discharges, the NPDES program establishes a comprehensive storm water quality program to manage urban storm water and minimize pollution of the environment to the Maximum Extent Practicable. Construction activities subject to NPDES regulations must obtain coverage under the State-wide Construction General Permit (NPDES No. CAS000002 and Order No. 2009-0009-DWQ) issued by the SWRCB.

## 4.6.2.2 State

### *California Building Code*

California law provides a minimum standard for building design through the California Building Code (CBC). The CBC is based on the UBC, with amendments for California conditions. Chapter 23 of the CBC contains specific requirements for seismic safety. Chapter 29 of the CBC regulates excavation, foundations, and retaining walls. Chapter 33 of the CBC contains specific requirements pertaining to site demolition, excavation and construction to protect people and property from hazards associated with excavation cave-ins and falling debris or construction materials. Chapter 70 of the CBC regulates grading activities, including drainage and erosion control. Construction activities are subject to occupational safety standards for excavation, shoring, and trenching as specified in California Occupational Safety and Health Administration regulations (Title 8 of the California Code of Regulations) and in Section A33 of the CBC.

## *Alquist-Priolo Earthquake Fault Zoning Act of 1972*

Seismically active areas in California are subject to special requirements under the Act. The purpose of this Act is to ensure that urban development and certain habitable structures do not cross active faults, and to thereby mitigate the hazard of earthquake fault rupture. Under the Act, a series of "Earthquake Fault Zones/Special Study Zones" based on the corresponding topographic maps have been prepared by the CGS showing the location of known active faults in California that are regarded as posing significant seismic hazards. Cities and counties must withhold development permits within these zones until geologic investigations demonstrate that the project sites are not threatened by surface displacement from future faulting. The Special Studies Zones map of the Yucaipa quadrangle is the principal resource in evaluating the potential for surface fault rupture within the project area. As indicated in Section 4.6.1.3 above, Figure 4.6-1 identifies an Alquist Priolo "Earthquake Fault Zone/Special Study Zone" traversing a portion of the Oak Ridge Village in the Robinson Ranch North Planning Area, encompassing the Chicken Hill Fault.

## *Seismic Hazards Mapping Act*

The CGS, formerly the California Department of Conservation, Division of Mines and Geology (CDMG), provides guidance with regard to seismic hazards. Under this Act, Seismic Hazard Zones are identified and mapped to assist local governments in land use planning. Special Publications 117, "Guidelines for Evaluating and Mitigating Seismic Hazards in California" (CDMG 1999), provides guidance for the evaluation and mitigation of earthquake-related hazards for projects proposed within these designated zones. The intent of this publication is to protect the public from the effects of strong ground shaking, liquefaction, landslides, ground failure, or other hazards caused by earthquakes.

## *Construction Storm Water Permits*

In California, storm water runoff from construction activities that result in soil disturbances of one or more acres (and projects that meet other specific criteria) is governed by the SWRCB under NPDES No. CAS000002 and Order No. 2009-0009-DWQ. The Santa Ana RWQCB enforces the Construction General Permit for projects located in the city, including the project area. For the Planned Development, the landowners for future projects that implement the Robinson Ranch Preliminary Development Plans are required to obtain coverage under this Construction General Permit prior to commencement of construction activities. The Construction General Permit outlines the requirements for preparation of a Storm Water Pollution Prevention Plan (SWPPP) that specifies BMPs and monitoring programs if there is a failure of BMPs or if the site discharges directly to a water body on the 303(d) list for sediment. The approved SWPPP shall address erosion-control BMPs for both construction and long-term operations on each development site, as required by the Construction General Permit. Such BMPs include, but are not limited to, the following actions:

- Minimize disturbance to existing vegetation and slopes.
- Provide temporary hydroseeding of cleared vegetation and graded slopes as soon as possible following grading activities for areas that will remain in disturbed condition (but will not be subject to further construction activities) for a period greater than two weeks during the construction phase.

- Construct drainage control devices (e.g., storm drains, brow ditches, subdrains) to direct surface water runoff away from slopes and other graded areas.

The recently adopted Construction General Permit (September 2, 2009) includes the following new requirements:

- **Risk-Based Permitting Approach.** Three Risk Levels are possible for a construction site. Risk is calculated in two parts: (1) Project Sediment Risk and (2) Receiving Water Risk.
- **Numeric Action Levels.** Numeric action levels (NALs) are provided for pH and turbidity.
- **Numeric Effluent Limitations.** Daily average numeric effluent limitations (NELs) are provided for pH during any construction phase where there is a high risk of pH discharge, and daily average NELs are provided for turbidity for all discharges in Risk Level 3.
- **Minimum Requirements Specified.** Additional minimum BMPs are required that were previously only suggested by guidance.
- **Effluent Monitoring and Reporting.** Effluent monitoring and reporting for pH and turbidity are required in storm water discharges to determine compliance with, or exceedance of, the NALs and NELs.
- **Receiving Water Monitoring and Reporting.** Some Risk Level 3 dischargers must monitor receiving waters and conduct bio-assessments.
- **Post-Construction Storm Water Performance Standards.** Runoff reduction requirements are specified for all sites not covered by a MS4 NPDES permit to avoid, minimize and/or mitigate post-construction storm water runoff impacts.
- **Rain Event Action Plan.** A Rain Event Action Plan (REAP) is required to protect all exposed portions of a site within 48 hours prior to any likely precipitation event.
- **Annual Reporting.** All dischargers for projects covered by the Construction General Permit, and that are under construction for more than one continuous three-month period, must submit information and annually certify that their site is in compliance with these requirements.
- **Certification/Training Requirements for Key Project Personnel.** Key personnel including SWPPP preparers and inspectors must have specific training or certifications to ensure their level of knowledge and skills are adequate to design, evaluate and monitor BMPs that comply with the Construction General Permit requirements.

### 4.6.2.3 Local

## *City of Yucaipa Subdivision Regulations*

**Development Code**

Chapter 2 (Erosion and Sediment Control) of the Yucaipa Development Code requires a soil erosion and sediment control plan to be prepared and submitted to the City Engineer prior to issuance of a building or grading permit. The plan shall include phased grading to limit the amount of disturbed areas that could be built on, resurfaced, or landscaped at any one time. The plan shall also require prompt revegetation after final grading to control erosion.

**Municipal Code**

Section 13.04.190 (Storm Drain System) of the Yucaipa Municipal Code requires all qualifying land development/redevelopment projects to submit to the City Engineer and have approved a Storm Water Quality Management Plan (SWQMP) prior to issuance of a building or grading permit. The SWQMP shall identify all BMPs that will be incorporated into the project to control storm water and non-storm water pollutants during and after project construction, and shall be revised as necessary during the life of the project. The Planned Development falls under this requirement.

Please note that all construction and development within the city must also comply with applicable provisions of the most recent adopted version of the UBC. In case of a conflict between the UBC and the city's subdivision regulations, those of the UBC shall prevail.

# 4.6.3 Project Impacts and Mitigation

## *City of Yucaipa Standard Conditions of Approval*

Table 4.6-2 presents the City of Yucaipa's standard conditions of project approval related to the reduction of geology and soils impacts. These standard conditions are tracked and monitored by the City of Yucaipa as part of their documentation for discretionary actions, and are included in the MMRP of this PEIR.

**Table 4.6-2 City of Yucaipa Conditions of Approval Related to Geology and Soils**

| Condition Number | Conditions of Approval |
|---|---|
| **Conditions of Approval for Both Subdivisions and Conditional Use Permits** | |
| Subdivision 130<br>CUP 51 | Prior to signing of the improvement plans, any proposed grading within the road right-of-way shall be done under the direction of a Soils Testing Engineer, hired by the applicant. Compaction tests of embankment construction, trench backfill, and all subgrades shall be performed at no cost to the city. Prior to placement of any base materials, and/or paving, a written report shall be submitted by the applicant's engineer to the City Engineer for review and approval. |
| **Conditions of Approval for Subdivisions** | |
| Subdivision 51 | A preliminary soils report shall be filed with and approved by the City Engineer. |
| Subdivision 52 | A geology report, prepared by a Licensed Engineering Geologist, shall be submitted to and approved by the City Engineer. |

Source: City of Yucaipa 2007

### 4.6.3.1 Issue 1 – Exposure to Seismic Related Hazards

**GEOLOGY AND SOILS ISSUE 1 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development expose people or structures to potential adverse effects resulting from the rupture of a known earthquake fault, strong seismic groundshaking, seismic related ground failure, or liquefaction?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Development may expose people and structures to potential adverse effects from seismic related hazards. | Significant. | Implement recommendations from site-specific geotechnical studies (Geo-1A). | Less than significant. |
| ***West Oak Center:*** Development may expose people and structures to potential adverse effects from seismic related hazards. | Significant. | Implement recommendations from site-specific geotechnical studies (Geo-1A). | Less than significant. |
| ***Wildwood Ranch:*** Development may expose people and structures to potential adverse effects from seismic related hazards. | Significant. | Implement recommendations from site-specific geotechnical studies (Geo-1A). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the Planned Development would have a significant impact if it would expose people or structures to 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;
- strong seismic ground shaking; or
- seismic-related ground failure, including liquefaction.

## Impact Analysis

## *Robinson Ranch North Planning Area*

**Fault Rupture**

As stated in Section 4.6.1.3 above, a portion of the site is identified as a Alquist-Priolo "Earthquake Fault Zone/Special Study Zone" within the Oak Ridge Village portion of this Planning Area (Figure 4.6-1). This zone designation requires planned commercial and residential land uses to maintain a 50-foot setback from the Chicken Hill Fault to avoid and/or minimize exposure of people or structures to increased risk of injury or loss due to seismic-induced fault rupture. Because the Land Use Plan for Oak Ridge Village Subarea shows future development in the Special Study Zone, potential impacts associated with fault rupture within the Robinson Ranch North Planning Area would be significant.

**Ground Shaking**

The Robinson Ranch North Planning Area is subject to ground shaking due to proximity to the San Andreas Fault Zone; its location in the seismically active southern California region; and the presence of the Chicken Hill Fault within the planning area. Although hazards associated with ground shaking would be minimized through compliance with the CBC, given the number of faults in the region, impacts due to seismic ground shaking would be significant.

**Liquefaction**

The soils and groundwater conditions within this planning area create a low potential for liquefaction. The only portion of this planning area that could be potentially affected by liquefaction is along Yucaipa Creek, where groundwater tables could be seasonally higher at certain times of the year. However, the proposed Land Use Plan designates an Open Space corridor along the creek to buffer adjacent planned residential uses. In addition, appropriate measures will be identified during engineering studies for future development to ensure compliance with FEMA regulations relative to construction within this creek's 100-year floodplain. Such measures will address the proper treatment of potentially liquefiable soils associated with building construction within this floodplain. Therefore, with implementation of Open Space buffers and specified building design measures for construction within FEMA floodplains, potential impacts associated with liquefaction within the Robinson Ranch North Planning Area would be less than significant.

## *West Oak Center Planning Area*

**Fault Rupture**

As stated in Section 4.6.1.3 above, the inferred Chicken Hill Fault trace extends along the southeastern portion of the West Oak Center Planning Area, adjacent to Yucaipa Creek, and the Banning Fault trace extends across the southernmost tip (Figure 4.6-1). The Land Use Plan designates an Open Space corridor along Yucaipa Creek to buffer adjacent planned business park uses. To the extent the Chicken Hill Fault would be located within the Yucaipa Creek Open Space easement, planned business park uses would not be affected by seismic-induced fault rupture. However, portions of both the Chicken Hill and Banning faults appear to extend through planned business park uses within this planning area, which could expose people or structures to increased risk of injury or loss due to seismic-induced fault ruptures. Therefore, potential impacts associated with fault rupture within the West Oak Center Planning Area would be significant.

**Ground Shaking**

The West Oak Center Planning Area is subject to ground shaking due to proximity to the San Andreas Fault Zone; its location in the seismically active southern California region; and the presence of the Chicken Hill and Banning faults within the planning area. Although hazards associated with ground shaking would be minimized through compliance with the CBC, given the number of faults in the region, impacts due to seismic ground shaking would be significant.

**Liquefaction**

The soils and groundwater conditions within this planning area create a low potential for liquefaction. The only portion of this planning area that could be potentially affected by liquefaction is along Wilson

and Yucaipa Creeks, where groundwater tables could be seasonally higher at certain times of the year. However, the proposed Land Use Plan designates Open Space corridors along the creeks to buffer adjacent planned residential, commercial, and business park uses. In addition, appropriate measures will be identified during engineering studies for future development to ensure compliance with FEMA regulations relative to construction within these creeks' 100-year floodplains. Such measures will address the proper treatment of potentially liquefiable soils associated with building construction within these floodplains. Therefore, with implementation of Open Space buffers and specified building design measures for construction within FEMA floodplains, potential impacts associated with liquefaction within the West Oak Center North Planning Area would be less than significant.

## *Wildwood Ranch Planning Area*

**Fault Rupture**

As shown on Figure 4.6-1, the Banning Fault trace extends to the southwest of the Wildwood Ranch Planning Area, and planned residential land uses in the vicinity of this fault would not be exposed to increased risk of injury or loss due to seismic-induced fault ruptures. Therefore, potential impacts associated with fault rupture within the Wildwood Ranch Planning Area would be less than significant.

**Ground Shaking**

The Wildwood Ranch Planning Area is subject to ground shaking due to proximity to the Banning Fault and San Andreas Fault Zone; and its location in the seismically active southern California region. Although hazards associated with ground shaking would be minimized through compliance with the CBC, given the number of faults in the region, impacts due to seismic ground shaking would be significant.

**Liquefaction**

The soils and groundwater conditions within this planning area create a low potential for liquefaction. The only portion of this planning area that could be potentially affected by liquefaction is along Wildwood Creek, where groundwater tables could be seasonally higher at certain times of the year. However, the proposed Land Use Plan designates Open Space corridors along the creek to buffer adjacent planned residential, commercial, and business park uses. In addition, appropriate measures will be identified during engineering studies for future development to ensure compliance with FEMA regulations relative to construction within these creeks' 100-year floodplains. Such measures will address the proper treatment of potentially liquefiable soils associated with building construction within these floodplains. Therefore, with implementation of Open Space buffers and specified building design measures for construction within FEMA floodplains, potential impacts associated with liquefaction within the Wildwood Ranch Planning Area would be less than significant.

# Mitigation Measures

Implementation of the following mitigation measure, which applies to all three planning areas, would reduce impacts related to fault rupture and ground shaking to a level of less than significant:

***Geo-1A*** During subsequent environmental review of Final Development Plan applications for future projects that would implement the Robinson Ranch Planned Development, geotechnical

studies, including project-specific subsurface exploration and laboratory testing, shall be prepared by a State of California Certified Engineering Geologist to address site-specific geotechnical considerations. The scope of the geotechnical studies shall be based on the underlying geotechnical conditions of the individual sites. The purpose of the geotechnical studies is to:

i. Evaluate subsurface conditions in the area of proposed structures;

ii. Provide specific data on potential geologic and geotechnical hazards; and

iii. Provide information pertaining to the engineering characteristics of earth materials in the project sites.

From this data, recommendations for grading/earthwork, surface/subsurface drainage, temporary/permanent dewatering, foundations, pavement structural sections, and other pertinent geotechnical design considerations shall be formulated and included in the grading and building plans for individual developments. General recommendations are as follows:

i. **Fault Rupture:** Establish a no-build zone consisting of a setback of fifty feet along the Chicken Hill Fault within the Oak Ridge Village Subarea on both sides of the identified fault zone. Also, determine the extent and nature of the inferred Chicken Hill Fault within the West Oak Center Planning Area and prescribe appropriate setbacks or other protective measures, if warranted, in accordance with applicable laws, regulations, and building codes in place at the time of project implementation..

ii. **Seismic Ground Shaking:** Provide measures to prevent risk of loss, injury or death involving seismic ground shaking by constructing new development to the latest adopted building codes. Identify areas that are designated as Restricted Use Zones by the Yucaipa General Plan (i.e., areas where development is prohibited within 50 feet of a zone), specifically the Alquist-Priolo “Earthquake Fault Zone/Special Study Zone” in the Robinson Ranch North Planning Area.

iii. **Liquefiable and Expansive Soils:** For areas of planned development where liquefiable and soils exist, provide measures for the design of foundations, slabs, flatwork and other improvements to avoid or minimize damage from liquefaction and/or soil expansion.

iv. **Landslides:** Implement applicable techniques such as stabilization (i.e., construction of buttress fills, retaining walls, or other structural support to remediate the potential for instability of cut slopes composed of landslide debris); remedial grading and removal of landslide debris (e.g., over-excavation and recompaction); or avoidance (e.g., structural setbacks).

v. **Lateral Spreading:** Provide measures to prevent lateral spreading by appropriate load distribution, foundation construction, pilings, retaining walls or other engineering controls.

### 4.6.3.2 Issue 2 – Soil Erosion or Topsoil Loss

**GEOLOGY AND SOILS ISSUE 2 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development result in substantial soil erosion or the loss of topsoil?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Compliance with the NPDES Construction General Permit and Yucaipa Subdivision Regulations would reduce erosion impacts associated with grading and construction activities. | Less than significant. | No mitigation required. | Less than significant. |
| ***West Oak Center:*** Compliance with the NPDES Construction General Permit and Yucaipa Subdivision Regulations would reduce erosion impacts associated with grading and construction activities. | Less than significant. | No mitigation required. | Less than significant. |
| ***Wildwood Ranch:*** Compliance with the NPDES Construction General Permit and Yucaipa Subdivision Regulations would reduce erosion impacts associated with grading and construction activities. | Less than significant. | No mitigation required. | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the Planned Development would have a significant impact if it would result in substantial soil erosion or the loss of topsoil.

## Impact Analysis

The following discussion is relevant to all three planning areas.

Vegetation removal and ground disturbance activities associated with the Planned Development would result in wind and water erosion hazards leading to soil erosion or topsoil loss. These activities would accelerate erosion rates over existing conditions, with the highest erosion potential occurring on manufactured slopes and in disturbed or graded areas near natural drainages. Soil removal associated with grading and excavation activities would also reduce soil cohesion due to the generally loose and unconsolidated nature of newly graded areas (prior to compaction), which would increase topsoil erosion. Further, any stockpiled soils could be exposed to erosive forces such as wind and water. In addition, implementation of the Planned Development would result in an increase of impervious surfaces and runoff rates compared to existing conditions which could increase erosion along natural drainages within the project area and downstream.

As described in Section 4.6.2.2 above, any landowner/developer engaged in one acre or more of land disturbance associated with the Planned Development is required to implement a SWPPP in accordance with the NPDES Construction General Permit. In addition, as described in Section 4.6.2.3 above, the Yucaipa Subdivision Regulations require implementation of both a soil erosion and sediment control

plan and SWQMP. These state and local requirements identify BMPs to reduce impacts related to polluted storm water runoff associated with ground disturbance and construction activities. Typical BMPs include minimizing and stabilizing disturbed areas, protecting slopes and channels, and installing construction site perimeter sediment controls. Therefore, with mandatory compliance of the NPDES Construction General Permit and applicable requirements of the Yucaipa Subdivision Regulations, the construction-related erosion impacts associated with implementation of the Planned Development would be less than significant.

## Mitigation Measures

Because impacts related to soil erosion or topsoil loss would be less than significant due to compliance with the NPDES Construction General Permit and applicable requirements of the Yucaipa Subdivision Regulations, no additional mitigation is required.

## 4.6.3.3 Issue 3 – Soil Stability

**GEOLOGY AND SOILS ISSUE 3 SUMMARY**

**Would the Robinson Ranch Planned Development be located on a geologic unit or soil that is unstable, or that would become unstable as a result of development, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Development is proposed on soils that are susceptible to landslides and lateral spreading. | Significant. | Implement recommendations from site-specific geotechnical studies (Geo-1A). | Less than significant. |
| ***West Oak Center:*** Development is proposed on soils that are susceptible to landslides and lateral spreading. | Significant. | Implement recommendations from site-specific geotechnical studies (Geo-1A). | Less than significant. |
| ***Wildwood Ranch:*** Development is proposed on soils that are susceptible to landslides and lateral spreading. | Significant. | Implement recommendations from site-specific geotechnical studies (Geo-1A). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the Planned Development would have a significant impact if it would be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Planned Development, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse that would expose people or structures to potential adverse effects including the risk of loss, injury, or death.

## Impact Analysis

The following discussion is relevant to all three planning areas. Impacts associated with liquefaction and ground failure (collapse) are addressed in Section 4.6.3.1 (Issue 1) above.

**Landslides**

As stated in Section 4.6.1.3 above, no landslides are indicated within the project area based on the Geologic Map of the Yucaipa Quadrangle (USGS 2003), and the majority of the project area is designated as "Low to Moderate" landslide susceptibility in the Yucaipa Geologic Overlay Districts map. Although considered low, there is a potential for excavation and grading activities associated with the Planned Development to cause local landslides within the project area and expose people or structures to potential adverse effects including the risk of loss, injury, or death. Therefore, potential impacts associated with landslides due to implementation of the Planned Development would be significant.

**Lateral Spreading**

The soils within the project area generally consist of sandy loams and loamy sands which have a relatively moderate potential for lateral spreading and could result in mechanical failure under load, during or because of development. Therefore, potential impacts associated with lateral spreading due to implementation of the Planned Development would be significant.

**Subsidence**

The Planned Development does not propose groundwater, oil, or natural gas withdrawal which would typically lead to subsidence effects. Additionally, the depth to groundwater underlying the areas proposed for Planned Development varies from 250 to 320 feet (P&D Consultants 2006). Therefore, any subsidence effects resulting from implementation of the Planned Development would be less than significant.

## Mitigation Measures

Implementation of mitigation measure Geo-1A, which applies to all three planning areas, would reduce impacts related to landslides and lateral spreading to a level of less than significant.

### 4.6.3.4 Issue 4 – Expansive Soils

**GEOLOGY AND SOILS ISSUE 4 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development be located on expansive soils, as defined in Table 18-a-B of the UBC (1994), creating substantial risks to life or property?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Areas of expansive soils could exist and expose people and structures to hazards. | Significant. | Implement recommendations from site-specific geotechnical studies (Geo-1A). | Less than significant. |
| ***West Oak Center:*** Areas of expansive soils could exist and expose people and structures to hazards. | Significant. | Implement recommendations from site-specific geotechnical studies (Geo-1A). | Less than significant. |
| ***Wildwood Ranch:*** Areas of expansive soils could exist and expose people and structures to hazards. | Significant. | Implement recommendations from site-specific geotechnical studies (Geo-1A). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the Planned Development would have a significant impact if it is located on expansive soils, as defined in Table 18-1-B of the UBC (1994 or most current edition), creating substantial risks to life or property.

## Impact Analysis

The following discussion is relevant to all three planning areas. Expansive soils are high in clays or silts that swell and shrink with wetting and drying, respectively. This shrinking and swelling can be detrimental to foundations, concrete slabs, flatwork, and pavement. Soils within the project area are primarily sandy loams and loamy sands which are not generally categorized as expansive. However, pockets of expansive soils may exist and could expose people and structures to hazards. Therefore, potential impacts associated with expansive soils due to implementation of the Planned Development would be significant.

## Mitigation Measures

Implementation of mitigation measure Geo-1A, which applies to all three planning areas, would reduce impacts related to expansive soils to a level of less than significant.

# 4.6.4 Cumulative Impacts and Mitigation

**GEOLOGY AND SOILS CUMULATIVE ISSUE SUMMARY**

**Would implementation of the Robinson Ranch Planned Development have a cumulatively considerable contribution to a cumulative geology and soils impact considering past, present, and probable future projects?**

| *Cumulative Impact* | *Significance* | *Robinson Ranch Contribution* |
|---|---|---|
| Localized soil erosion or loss of topsoil in affected watersheds due to development. | Significant. | Not cumulatively considerable due to compliance with the NPDES Construction General Permit and Yucaipa Subdivision Regulations. |

As indicated in Table 4.0-1 of this PEIR, impacts relative to seismic hazards and other geologic/soil conditions (i.e., fault rupture, groundshaking, ground failure, liquefaction/collapse, landslides, lateral spreading, subsidence, and expansive soils) are generally specific to the individual project sites. Therefore, these issues are not subject to a cumulative impact analysis, and are not addressed in this section.

## 4.6.4.1 Soil Erosion or Topsoil Loss

As indicated in Table 4.0-1 of this PEIR, the geographic context for the analysis of cumulative impacts relative to soil erosion encompasses the Yucaipa Creek, Wildwood Creek and Wilson Creek watersheds. This is because rainfall erosion of soils exposed by land disturbance activities can lead to siltation effects, as sediment-laden runoff is carried along drainage facilities and natural water courses by storm water flows. Land disturbance activities may include agricultural practices, cattle grazing and land development (e.g., vegetation clearing, grading, excavation, trenching), and these activities are expected to continue within the cumulative impact study area. Even with the promulgation of NPDES storm water regulations, land disturbance activities throughout these watersheds will continue to contribute, however incrementally, to downstream siltation effects within the regional watercourses. Therefore, the baseline cumulative impact to the Yucaipa Creek, Wildwood Creek and Wilson Creek watersheds due to downstream siltation effects from soil erosion associated with basin-wide land disturbance activities is significant.

As discussed in Section 4.6.3.2 above, the Planned Development would implement standard erosion control measures in accordance with the NPDES Construction General Permit (NPDES No. CAS000002 and Order No. 2009-0009-DWQ) and applicable requirements in the Yucaipa Subdivision Regulations. Therefore, as a result of compliance with these requirements, ground disturbance activities associated with the Planned Development would not result in a cumulatively considerable contribution to downstream siltation effects from soil erosion within the local watersheds.

## 4.6.5 CEQA Checklist Items Adequately Addressed in Initial Study

***Would the Planned Development have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?***

The Planned Development would connect to sewer services that are currently available to the property and will not use septic tanks. Based upon this condition, no further evaluation is necessary.

## 4.6.6 References

City of Yucaipa. 2008. Yucaipa Freeway Corridor Specific Plan. November.

City of Yucaipa. 2007. Standard Conditions of Approval. Revised February 14; Revised March 14.

City of Yucaipa. 2004. General Plan Update. September.

Department of Conservation, Division of Mines and Geology (CDMG). 1999. Special Publication 42: Fault-Rupture Hazard Zones in California.

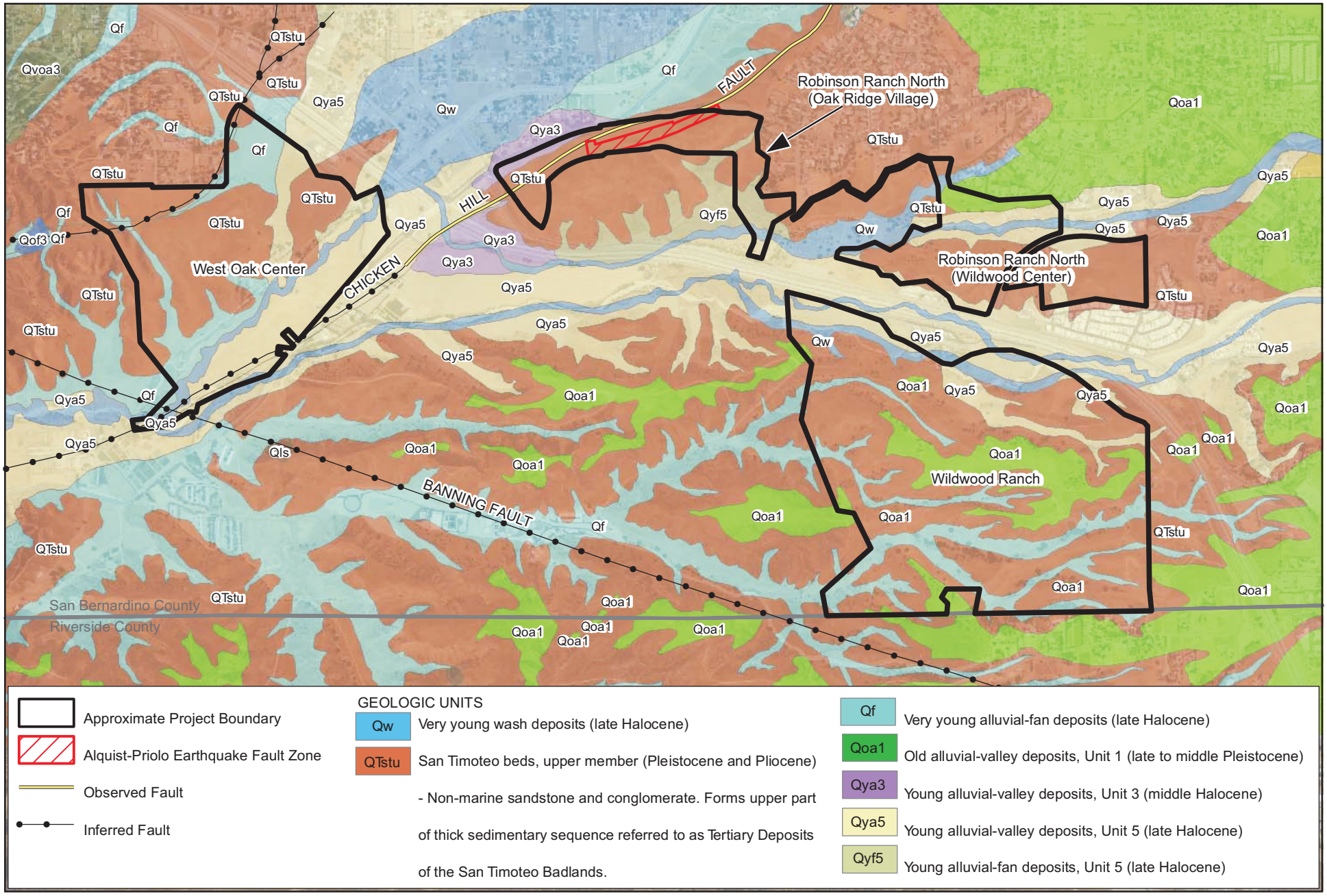
P&D Consultants. 2008. Final Revised EIR for the Yucaipa Freeway Corridor Specific Plan (SCH No. 2006041096). October.

P&D Consultants. 2006. Technical Memorandum: Hazardous Materials/Hazardous Wastes and Water Well Information for Yucaipa Freeway Corridor Specific Plan. Prepared for City of Yucaipa. February.

San Diego Natural History Museum (SDNHM). 2008. *Geologic Time Scale.* Last accessed on January 5, 2009. Available at www.sdnhm.org/exhibits/mystery/fg_timeline.html

United States Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS). 2007. Official soil series descriptions. Available at http://ortho.ftw.nrcs.usda.gov/cgi-bin/osd/osdnamequery.cgi

United States Geological Survey (USGS). 2003. Geologic Map of the Yucaipa 7.5-minute Quadrangle, San Bernardino and Riverside Counties, California. Open-File Report 03-301.



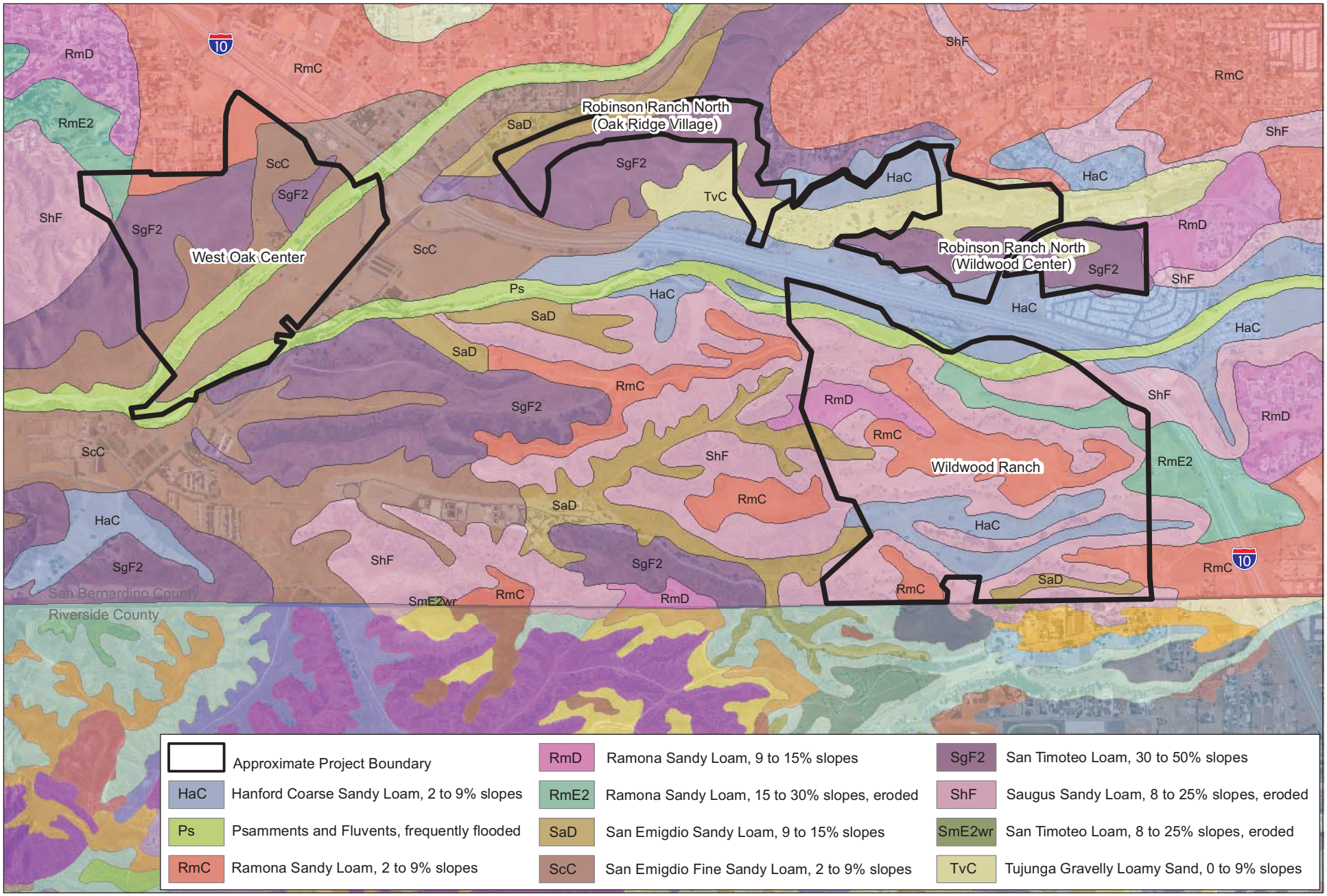

Source: National Agriculture Imagery Program , 2009; USGS 2006

PBSJ

0 750 1,500 Feet

N

**GEOLOGIC FORMATIONS WITHIN THE PROJECT AREA**
**FIGURE 4.6-1**




Source: National Agriculture Imagery Program , 2009; California Department of Conservation, 2008

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0 750 1,500
Feet

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**SOILS WITHIN THE PROJECT AREA**
**FIGURE 4.6-2**

# 4.7 HAZARDS AND HAZARDOUS MATERIALS

This section of the PEIR describes and evaluates the potential impacts with respect to public exposure to hazardous materials and hazardous materials sites and wildland fire hazards resulting from implementation of the Planned Development; the City of Yucaipa Conditions of Approval related to hazards and hazardous materials; and mitigation measures to reduce or avoid the identified impacts.

## 4.7.1 Environmental Setting

The term "hazardous material" is defined in various ways for different regulatory programs. This PEIR uses the definition from the California Health and Safety Code, Section 25501(n) and (o), which defines a hazardous material as:

> "Any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. 'Hazardous materials' include, but are not limited to, hazardous substances, hazardous wastes, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment."

Federal agencies that regulate hazardous materials include the U.S. Environmental Protection Agency (EPA) and the Occupational Safety and Health Administration (Fed/OSHA). At the state level, agencies such as the California Department of Toxic Substances Control (DTSC), California Occupational Safety and Health Administration (Cal/OSHA), and the California Office of Emergency Services (OES) govern the use of hazardous materials. Locally, the San Bernardino County Department of Public Health, Division of Environmental Health Services, is the agency generally entrusted with the monitoring and enforcement of various laws and regulations governing the handling, use, transportation, storage, and disposal of hazardous materials.

### 4.7.1.1 Use and Disposal of Hazardous Materials

Hazardous materials in various forms can cause death, serious injury, long-lasting health effects, and damage to buildings, homes, and other property. Many products containing hazardous chemicals are also used and stored in homes and businesses routinely. The majority of the project area is undeveloped and uninhabited land, so the current level of use of hazardous materials on the site is minimal, if any.

### 4.7.1.2 Transportation of Hazardous Materials

Hazardous materials are shipped daily on the nation's highways, railroads, waterways, and pipelines. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by the DTSC. I-10 which traverses the project area is an important transportation corridor, spanning from Los Angeles in the west, across the southern United States, to Florida in the east. Traffic on this highway includes the transport of hazardous materials as part of

interstate commerce. The U.S. Department of Transportation (USDOT), Office of Hazardous Materials Safety, prescribes strict regulations for the safe transport of hazardous wastes, as outlined in Title 49 of the Code of Federal Regulations (CFR). The California Highway Patrol (CHP) has the primary responsibility for enforcing federal and state regulations and responding to hazardous waste transportation emergencies in California. Specifically, Section 31303 of the California Vehicle Code requires the use of state or interstate highways that offer the shortest overall transit time when hazardous wastes are transported. The San Bernardino County Fire Department, Hazardous Materials Division, regulates the transport of hazardous materials along the portion of I-10 near the project area.

### 4.7.1.3 Listed Hazardous Materials Sites

The potential exists for portions of the project area to have been contaminated by hazardous materials as a result of former uses, leaks from unidentified underground storage tanks (UST), or unidentified buried debris that could contain hazardous substances or by-products. A variety of government data sources are available to identify sites that may have been subject to a release of hazardous substances or that may have supported a use that resulted in a hazardous condition on site. The following data sources were reviewed for the Freeway Corridor Specific Plan (FCSP) EIR (P&D Consultants 2008) to determine if there are any listed hazardous materials sites located within the project area or on adjacent lands: (1) federal American Society for Testing and Materials (ASTM) standard databases; (2) California ASTM standard databases; (3) federal ASTM supplemental databases; (4) state and local ASTM supplemental databases; (5) Brownfields databases; and (6) the Environmental Data Resources Proprietary Historical Databases.

Based on this data review, no listed hazardous materials sites occur within the project area. Off site, the Yucaipa Lift Station was identified as the only listed hazardous materials site within close proximity to the project area. The Yucaipa Lift Station is located at 32280 Live Oak Canyon Road and is adjacent to the eastern boundary of the West Oak Center Planning Area. No other listed hazardous materials sites occur within one mile of the project area.

The Yucaipa Lift Station is a sewage treatment facility that is part of the larger Henry N. Wochholz Wastewater Treatment Facility (HWWTF), operated by the Yucaipa Valley Water District (YVWD). The Yucaipa Lift Station is an inactive hazardous materials handler, containing an inactive UST and an inactive aboveground storage tank (AST), and is a generator of hazardous waste, specifically aqueous solutions with organic residues. In 1997, there was an incident involving an equipment failure that resulted in the release of an unstated quantity of raw sewage into Yucaipa Creek.

### 4.7.1.4 Emergency Response and Evacuation Plans

The City takes part in California's emergency planning and response mutual aid system, which was designed to ensure that adequate resources, facilities, and other support are provided to jurisdictions whenever their own resources prove to be inadequate to cope with a given situation. This statewide system includes several discipline-specific mutual aid systems, such as, but not limited to, fire and rescue, law enforcement, and emergency managers. Regional Disaster Medical Health Coordinators have been identified for each mutual aid region to coordinate medical mutual aid during disasters. In the event of a disaster, the Yucaipa Mutual Aid Coordinators would be assigned to the Yucaipa Emergency Operations Center which would service the project area.

The Yucaipa Emergency Operations and Hazard Mitigation Plan outlines the response procedures for extraordinary events or disasters, from preparation through recovery. The plan describes the process for identifying hazards, risks and vulnerabilities; identifies and prioritizes mitigation actions; encourages development of local mitigation; and provides technical support for those efforts. A hazard analysis and probability matrix is included in the plan which describes the responsibilities of each department based on each identified hazard or threat.

### 4.7.1.5 Wildland Fires

The project area consists of undeveloped land with large areas of non-native grasslands and scrub vegetation. Grasses and scrub vegetation are considered to present a substantial fire hazard, particularly in times where the vegetation is dry and temperatures are hot.

According to the FCSP EIR, the Fires and Wildland Urban Interface (WUI) map prepared by the Fire and Resource Assessment Program of the California Department of Forestry and Fire Protection (now known as CalFire) shows the portion of the project area north of I-10 (Robinson Ranch North) as having moderate fire threat, and the area south of I-10 (West Oak Center and Wildwood Ranch Planning Areas) as having a very high fire threat.

The City of Yucaipa has established Fire Safety Overlay Districts (FSODs) in areas of significant fire hazard (Yucaipa Municipal Code Sec. 85.020201-85.020230). FSODs are subject to special requirements regarding construction, building separations, design requirements, and erosion and sediment control. Land within FSOD 2 is described as "relatively flat and is either partially or completely developed, or, if it is not developed, is usually suitable for development. Present and future development within Area 2 is exposed to the impacts of wildland fires and other natural hazards primarily due to its proximity to Area 1." FSOD 1 "includes wildland areas that are marginally developable, areas which are not likely to be developed, and the area of transition between wildlands and areas that are partially developed or are likely to be developed in the future." The West Oak Center Planning Area is located in FSOD 1. The Robinson Ranch North and Wildwood Ranch Planning Areas are within FSOD 2.

The City of Yucaipa and CalFire have a joint agreement in which CalFire will provide wildland fire protection for 5,800 acres within City jurisdiction, which includes the project area. In the event of a wildland fire, CalFire will provide aircraft, bulldozers, hand crews, and related support personnel and equipment to the City at no additional cost. If there is simultaneously an emergency incident within the City, additional equipment can be dispatched from federal, state, and county agencies.

There are three fire stations located in the City of Yucaipa: Yucaipa Station No. 551, Crafton Hills Fire Station No. 552 and Wildwood Fire Station 553. Station No. 551 was constructed by CalFire for the purpose of wildland fire protection and the remaining two stations provide typical structural fire protection services to the City. Station No. 551 operates and maintains two engine companies and is staffed by four full-time firefighters and three seasonal firefighters. Outside fire season (January through April), the City funds the staffing and equipment to maintain year-round coverage for one of the two fire engines. Additional information regarding firefighting resources can be found in Section 4.12, Public Services.

## 4.7.2 Regulatory Framework

### 4.7.2.1 Federal

#### *Resource Conservation and Recovery Act of 1976, as amended by the Hazardous and Solid Waste Amendments of 1984*

The Resource Conservation and Recovery Act (RCRA) provides for the "cradle to grave" regulation of hazardous wastes. Any business, institution, or other entity that generates hazardous waste is required to identify and track its hazardous waste from the point of generation until it is recycled, reused, or disposed. DTSC is responsible for implementing the RCRA program in California.

#### *Comprehensive Environmental Response, Compensation, and Liability Act of 1980 and the Superfund Amendments and Reauthorization Act of 1986*

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, established prohibitions and requirements concerning closed and abandoned hazardous waste sites; provided for liability of persons responsible for releases of hazardous waste at these sites; and established a trust fund to provide for cleanup when no responsible party could be identified. The Superfund Amendments and Reauthorization Act (SARA), which amended CERCLA, stresses the importance of permanent remedies and innovative treatment technologies in cleaning up hazardous waste sites; requires Superfund actions to consider the standards and requirements found in other state and federal environmental laws and regulations; provides new enforcement authorities and settlement tools; increases state involvement in every phase of the Superfund program; increases the focus on human health problems posed by hazardous waste sites; encourages greater citizen participation in making decisions on how sites should be cleaned up; and increases the size of the trust fund to $8.5 billion.

#### *Emergency Planning and Community Right-to-Know Act of 1986*

The Emergency Planning and Community Right-to-Know Act (EPCRA), also known as SARA Title III, requires state and local agencies to plan for chemical emergencies. Reported information is then made publicly available so that interested parties may become informed about potentially dangerous chemicals in their community. EPCRA Sections 301-312 are administered by EPA's Office of Emergency Management. EPA's Office of Information Analysis and Access implements the EPCRA Section 313 program. In California, SARA Title III is implemented through the California Accidental Release Prevention Program (CalARP).

#### *Hazardous Materials Transportation Act of 2006*

The USDOT regulates hazardous materials transport under Title 49 CFR. State agencies with primary responsibility for enforcing federal and state regulations and responding to hazardous materials transportation emergencies are the CHP and California Department of Transportation (Caltrans). These agencies also handle permitting for hazardous materials transportation.

### *International Fire Code*

The International Fire Code (IFC), created by the International Code Council, is the primary means for authorizing and enforcing procedures and mechanisms to ensure the safe handling and storage of any substance that may pose a threat to public health and safety. The IFC regulates the use, handling, and storage requirements for hazardous materials at fixed facilities. The IFC and the International Building Code use a hazard classification system to determine protective measures for fire and life safety. These measures may include construction standards, separations from property lines, and specialized equipment. To ensure that these safety measures are met, the IFC employs a permit system based on hazard classifications. The IFC is updated every three years.

## 4.7.2.2 State

### *Cortese List*

The Cortese List is used by state and local agencies and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites. Government Code Section 65962.5(a) requires the California Environmental Protection Agency (Cal/EPA) to develop and annually update the Cortese List. DTSC is responsible for a portion of the information contained in the List. Other state and local agencies are required to provide additional hazardous materials release information for the List.

### *Hazardous Materials Release Response Plans and Inventory Act*

Section 25503.5, Chapter 6.95 of the California Health and Safety Code requires facilities that use, produce, store, or generate hazardous substances in quantities above certain limits to establish and implement a Hazardous Materials Management Plan, or Business Plan. The plan must disclose the types, quantities, and storage locations of such materials. The law also requires a site-specific emergency response plan, employee training, and designation of emergency contact personnel.

### *Title 23 of the California Code of Federal Regulations, UST Act*

A UST monitoring and response program is required under Title 23 CCR and Chapter 6.7 of the California Health and Safety Code. The program was developed to ensure that the facilities meet regulatory requirements for design, monitoring, maintenance, and emergency response in operating or owning USTs.

### *AST Act*

The AST Act requires registration and spill prevention programs for ASTs that store petroleum. Certified Unified Program Agencies (CUPAs) are responsible for the implementation, enforcement, and administration of this program. The San Bernardino County Fire Department, Hazardous Materials Division, is the CUPA for the county and is the local administering agency for this program.

### *Senate Bill 1889, Accidental Release Prevention Law/CalARP of 1997*

Senate Bill 1889 required California to implement a new federally mandated program governing the accidental airborne release of chemicals promulgated under Section 112 of the Clean Air Act. CalARP

replaced the previous California Risk Management and Prevention Program and incorporated the mandatory federal requirements. CalARP addresses accidental release procedures for facilities that contain "regulated substances" which are defined as chemicals that pose a threat to public health and safety or the environment because they are highly toxic, flammable, or explosive.

## *Title 22 CCR, California Hazardous Waste Control Law*

The DTSC regulates the generation, transportation, treatment, storage, and disposal of hazardous waste under RCRA and the California Hazardous Waste Control Law. Both laws impose "cradle to grave" regulatory systems for handling hazardous waste in a manner that protects human health and the environment. Cal/EPA has delegated some of its authority under the California Hazardous Waste Control Law to county health departments and other CUPAs, including the San Bernardino County Fire Department, Hazardous Materials Division, as stated above.

## *Emergency Response to Hazardous Materials Incidents*

California has developed an Emergency Response Plan to coordinate emergency services provided by federal, state, and local governments and private agencies. The plan is administered by the California OES and includes response to hazardous materials incidents. OES coordinates the response of other agencies, including Cal/EPA, CalFire, CHP, California Department of Fish and Game (CDFG), Regional Water Quality Control Board (RWQCB), South Coast Air Quality Management District (SCAQMD), and San Bernardino County Fire Department.

## *Title 27 CCR, Solid Waste*

Title 27 CCR contains a classification system that applies to solid wastes that cannot be discharged directly or indirectly to waters of the State and which therefore must be discharged to waste management sites for treatment, storage, or disposal. The California Integrated Waste Management Board and its certified Local Enforcement Agency regulate the operation, inspection, permitting and oversight of maintenance activities at active and closed solid waste management sites and operations.

## *Title 24 CCR, California Fire Code*

The California Fire Code (CFC) is contained in Chapter 9 of Title 24 CCR, and was created by the California Building Standards Commission based on the IFC created by the International Code Council. It is the primary means for authorizing and enforcing procedures and mechanisms to ensure the safe handling and storage of any substance that may pose a threat to public health and safety. The CFC regulates the use, handling, and storage requirements for hazardous materials at fixed facilities. The CFC and California Building Code use a hazard classification and permitting system to determine and implement measures to protect fire and life safety. These measures may include construction standards, separations from property lines, and specialized equipment. The CFC is updated every three years.

## *California Education Code*

The California Education Code (CEC) establishes the law for California public education. CEC requires that the DTSC be involved in the environmental review process for the proposed acquisition and/or construction of school properties that will use state funding. The CEC requires a Phase I Environmental

Site Assessment be completed prior to acquiring a school site or engaging in a school construction project. Depending on the outcome of the Phase 1 Environmental Site Assessment, a Preliminary Environmental Assessment and remediation may be required. The CEC also requires proposed school sites that are within two miles of an airport to be reviewed by Caltrans Division of Aeronautics. If Caltrans does not support the proposed site, no state or local funds can be used to acquire the site or construct the school.

### *State Fire Regulations*

State fire regulations are set forth in Sections 13000 et seq. of the California Health and Safety Code, which include regulations concerning building standards (as also set forth in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training. The state Fire Marshal enforces these regulations and building standards in all state-owned buildings, state-occupied buildings, and state institutions.

### *California Emergency Services Act*

This Act was adopted to establish the state's roles and responsibilities during human-made or natural emergencies that result in conditions of disaster and/or extreme peril to life, property, or the resources of the state. This Act is intended to protect the lives and property of the people of the state under such conditions.

## 4.7.2.3 Local

### *City of Yucaipa Emergency Operations Plan*

The City of Yucaipa's emergency response policies and procedures are contained in the Emergency Operations Plan (EOP), adopted 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 agencies and special districts. Standard Operating Procedures (SOPs) for each affected City department are set forth in Annex I of the document. 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.

### *City of Yucaipa Hazards Mitigation Plan*

The Yucaipa Hazards Mitigation Plan was adopted in 2005, and fulfills the requirements of the Disaster Mitigation Act of 2000. This plan outlines processes that the City shall use to identify hazards, risks, and vulnerabilities that currently exist or are anticipated to occur within Yucaipa and its surrounding areas. It also identifies and prioritizes mitigation actions, encourages further development of mitigation, and provides technical support for mitigating hazards.

# 4.7.3 Project Impacts and Mitigation

## *City of Yucaipa Standard Conditions of Approval*

Table 4.7-1 presents the City of Yucaipa's standard conditions of project approval related to the reduction of hazards and hazardous materials impacts. These standard conditions are tracked and monitored by the City of Yucaipa as part of their documentation for discretionary actions, and are included in the MMRP of this PEIR.

**Table 4.7-1 City of Yucaipa Conditions of Approval Related to Hazards and Hazardous Materials**

| Condition Number | Conditions of Approval |
|---|---|
| **Conditions of Approval for Both Subdivisions and Conditional Use Permits** | |
| Subdivision 142<br>CUP 90 | A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis. |
| Subdivision 144<br>CUP 92 | Fire hydrants shall be installed and operational as per approved water system delivery plans prior to any framing, construction, or delivery of combustible materials to the project site. |
| Subdivision 145<br>CUP 93 | A water storage and delivery system for temporary use during construction and meeting Fire Department fire flow requirements shall be installed prior to framing, construction, or delivery of combustible materials to project site. |
| Subdivision 19<br>CUP 20 | This project is protected by the Yucaipa Fire Department/CalFire. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Marshall for verification of current fire protection development requirements. All new construction shall comply with the adopted Uniform Fire Code and all applicable statutes, codes, ordinances, standards and policies of the Yucaipa Fire Department/CalFire. |
| Subdivision 22<br>CUP 23 | Fire Department access roads and/or public/private streets shall meet the Fire Department minimum width standard of twenty-four (24) feet. Within FR-1 zone minimum width shall be twenty-six (26) feet. Access roads shall be paved (asphalt/concrete) and in place prior to placement of combustible material on site. Fire Department minimum paving thickness shall be no less than four (4) inches. This standard shall not lessen other agency requirements. |
| Subdivision 25<br>CUP 26 | Cul-de-sac and dead-end streets shall not exceed 350 feet in FR-1 areas. In all other areas, cul-de-sacs shall not exceed six hundred (600) feet in total length, unless otherwise approved by the Fire Department. |
| Subdivision 27<br>CUP 27 | Approved fire hydrants capable of supplying required fire flow shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants meeting the required fire flow shall be provided. |
| Subdivision 28<br>CUP 28 | Fire hydrant spacing shall be:<br>Single-family residential: 600 feet<br>Multi-family residential: 300 feet<br>High-density residential: 300 feet<br>Commercial or retail: 300 feet<br>Fire hydrants shall be installed at locations to be determined by Fire Department. Required fire flow to be determined by Fire Department. Minimum fire flow shall not be less than 1500 gallons per minute. |
| Subdivision 29<br>CUP 30 | In areas without water-serving utilities, a water storage and delivery system for permanent use shall be based on NFPA-1231 and the Uniform Fire Code. The system shall be a minimum storage capacity of 5,000 gallons or an approved NFPA-13, 13D or 13R automatic fire sprinkler system with 10 minute storage. Fire suppression system shall be installed prior to construction and shall be maintained as a condition of occupancy. |
| Subdivision 30<br>CUP 31 | Where an automatic extinguishing system or standpipe system is in place, system shall be serviced and maintained in operating condition according to NFPA and California State Fire Marshall requirements. |

**Table 4.7-1 Continued**

| Condition Number | Conditions of Approval |
|---|---|
| **Conditions of Approval for Subdivisions** | |
| Subdivision 48 | A greenbelt or fuel modification zone plan shall be required and bonded for this project. Fuel modification plan requirements shall be site specific to this project. The applicant shall submit a fuel modification plan to the Fire Department for review and comments or approval. Maintenance provisions of the fuel modification zone shall be approved by the Fire Department. Maintenance of the fuel modification zone, located in designated open space, and enforcement of the fuel modification zone, within the property of individual property owners, shall be the responsibility of a homeowners' association or other approved maintenance authority that is acceptable to the Fire Department. |
| Subdivision 110 | Prior to recordation, the applicant shall submit a risk assessment study or site assessment and a cleanup plan of the identified contaminate site for review and approval. For information, contact County Fire Department/Hazardous Materials Division/Local Oversite Program at (909) 386-8401. |
| **Conditions of Approval for Conditional Use Permits** | |
| CUP 15 | All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that visual and public health nuisances are minimized. |
| CUP 78 | Prior to the approval of a development project or issuance of a building permit, applicant shall obtain a notice of requirement to comply with or determination of exemption from the Risk Management Plan (RMP). Contact County Fire Department/Hazardous Materials Division/Emergency Response and Enforcement Section at (909) 386-8401. |
| CUP 79 | Prior to building permit, applicant shall submit a report for risk assessment of potential health hazards from exposure to hazardous materials. For information, contact County Fire Department/Hazardous Materials Division/Local Oversite Program at (909) 386-8401. |

Source: City of Yucaipa 2007

### 4.7.3.1 Issue 1 – Hazardous Materials Transport, Use and Disposal

**HAZARDS AND HAZARDOUS MATERIALS ISSUE 1 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** The transport, use, and disposal of hazardous materials could pose a hazard to the public and environment; however, these activities are, and would continue to be, comprehensively managed by federal, state and local laws and regulations. | Less than Significant. | No mitigation required. | Less than Significant. |
| ***West Oak Center:*** The transport, use, and disposal of hazardous materials could pose a hazard to the public and environment; however, these activities are, and would continue to be, comprehensively managed by federal, state and local laws and regulations | Less than Significant. | No mitigation required. | Less than Significant. |
| ***Wildwood Ranch:*** The transport, use, and disposal of hazardous materials could pose a hazard to the public and environment; however, these activities are, and would continue to be, comprehensively managed by federal, state and local laws and regulations. | Less than Significant. | No mitigation required. | Less than Significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would create a hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.

## Impact Analysis

The following analyses are relevant to all three planning areas.

## *Hazardous Materials Transportation*

Hazardous materials are shipped daily on the nation's highways, railroads, waterways, and pipelines. The use of hazardous materials from construction and operational activities associated with the Planned Development would require an increase in the transportation of hazardous materials to and from the project area. As described in Section 4.7.2.1 above, the USDOT Office of Hazardous Materials Safety prescribes strict regulations for the transport of hazardous materials pursuant to Title 49 CFR. The transport of hazardous materials along I-10 near the project area is also subject to regulations established by the CHP pursuant to the California Vehicle Code. Additional regulations that would be required of those transporting hazardous materials on or off site include RCRA, which provides the "cradle to grave" regulation of hazardous wastes; Hazardous Materials Transportation Act, which governs the transport of hazardous materials on roadways in the United States; Title 22 CCR, which regulates the generation, transportation, treatment, storage and disposal of hazardous waste; Title 27

CCR, which regulates the treatment, storage and disposal of solid wastes; and the County Consolidated Fire Code, which regulates hazardous materials and hazardous substance releases. Therefore, through compliance with applicable regulations, hazards to the public or the environment through the routine transport of hazardous materials associated with implementation of the Planned Development would be less than significant.

### *Hazardous Materials Use*

Implementation of the Planned Development would result in the use of hazardous materials in varying quantities during construction and operational activities. During construction, a variety of hazardous substances and wastes would be stored, used, and generated in active construction zones. These would include fuels for machinery and vehicles, new and used motor oils, cleaning solvents, paints, sealants, and applicators containing such materials. Upon completion of construction, some of the commercial and business park operations may involve the generation and use of varying quantities of hazardous materials/wastes such as oils and solvents for auto repair, dyes for textiles and apparel, and metal coating for limited manufacturing.

Activities within residential development and improved open space areas would also involve the increased use of hazardous materials, although at lower levels than that for commercial and business park operations. For example, hazardous materials would be used in small quantities in residential development for housekeeping purposes. Fertilizers and pesticides could be used as part of routine maintenance activities within improved open space areas (i.e., landscaping). The use of hazardous materials resulting from the Planned Development could result in exposure of the public and environment to potential hazards and safety risks; however, these activities are, and would continue to be, comprehensively managed by federal, state and local agency laws and regulations, as described in Section 4.7.2 above. Therefore, through compliance with applicable regulations, hazards to the public or the environment through the use of hazardous materials associated with implementation of the Planned Development would be less than significant.

### *Hazardous Materials Disposal*

The use of hazardous materials during construction and operational activities associated with the Planned Development would result in the need for disposal of hazardous materials. The majority of hazardous waste cannot be disposed of in a landfill and must be sent to a treatment, storage, and disposal facility regulated to handle these materials. Disposal of hazardous materials resulting from the Planned Development could result in exposure of the public and environment to potential hazards and safety risks; however, these activities are, and would continue to be, comprehensively managed by federal, state and local agency laws and regulations, as described in Section 4.7.2 above. Therefore, through compliance with applicable regulations, hazards to the public or the environment through the disposal of hazardous materials associated with implementation of the Planned Development would be less than significant.

## Mitigation Measures

Because potential hazards related to the transportation, use and disposal of hazardous materials would be less than significant due to compliance with applicable laws, regulations, programs, practices, and procedures; therefore, no mitigation is required.

## 4.7.3.2 Issue 2 – Accidental Releases

**HAZARDS AND HAZARDOUS MATERIALS ISSUE 2 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Safeguards mandated by applicable laws and regulations would minimize the risk of accidents from the transportation, use, and disposal of hazardous materials. | Less than Significant. | No mitigation required. | Less than significant. |
| ***West Oak Center:*** Safeguards mandated by applicable laws and regulations would minimize the risk of accidents from the transportation, use, and disposal of hazardous materials. | Less than Significant. | No mitigation required. | Less than significant. |
| ***Wildwood Ranch:*** Safeguards mandated by applicable laws and regulations would minimize the risk of accidents from the transportation, use, and disposal of hazardous materials. | Less than Significant. | No mitigation required. | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would create a hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the likely release of hazardous materials into the environment. Accidental release of hazardous materials would be injurious to the health and safety of persons if released and exposed to the public.

## Impact Analysis

The following analysis is relevant to all three planning areas.

As discussed above in Section 4.7.3.1 (Issue 1), implementation of the Planned Development would involve the transport, use and disposal of hazardous materials. The presence of hazardous materials represents a potential threat to human health and the environment if an accidental spill, leak, fire, explosion, or pressure release were to occur. Compliance with existing regulations minimizes the potential for an accidental release of hazardous materials associated with these activities. For example, the transport of hazardous materials is regulated by the USDOT Office of Hazardous Materials Safety pursuant to Title 49 CFR, and by the CHP pursuant to the California Vehicle Code.

The California Health and Safety Code (Section 25503.5, Chapter 6.95) requires a Hazardous Materials Management Plan (or Business Plan) for applicable commercial and business park operations that use, produce, store, or generate hazardous substances in quantities above certain limits. These plans would address the planned response in the event of a hazardous materials release as well as emergency and

spill response procedures, including specific emergency response instructions, locations of personnel and equipment resources (i.e., telephone numbers, fire extinguishers, spill kits, safety showers/ eyewashes, first aid kits, etc.), and specialty hazard instructions and appropriate training. The plans would also be consistent with applicable state and local regulations as described in Section 4.7.2 above, including the CalARP (Section 112 of the Clean Air Act), the California Emergency Services Act and Emergency Response Plan administered by the California OES, and the Yucaipa EOP adopted in 2003.

Compliance with all applicable federal, state and local laws related to the transportation, storage, use and disposal of hazardous materials would minimize the potential for a release of hazardous materials while providing for prompt and effective cleanup if an accidental release does occurs. Therefore, through compliance with applicable regulations, hazards to the public or the environment from reasonably foreseeable upset or accident conditions involving the likely release of hazardous materials associated with implementation of the Planned Development would be less than significant.

## Mitigation Measures

Implementation of the Planned Development would have a less than significant impact related to reasonably foreseeable upset or accident conditions involving the likely release of hazardous materials due to compliance with applicable laws, regulations, programs, practices, and procedures; therefore, no mitigation measures are required.

## 4.7.3.3 Issue 3 – Hazards to Nearby Schools

**HAZARDS AND HAZARDOUS MATERIALS ISSUE 3 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development result in hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or future school?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Safeguards mandated by applicable laws and regulations would minimize potential health or safety risks to schools from hazardous emissions or handling of hazardous substances associated with the Planned Development. | Less than significant. | No mitigation required. | Less than significant. |
| ***West Oak Center:*** Safeguards mandated by applicable laws and regulations would minimize potential health or safety risks to schools from hazardous emissions or handling of hazardous substances associated with the Planned Development. | Less than significant. | No mitigation required. | Less than significant. |
| ***Wildwood Ranch:*** Safeguards mandated by applicable laws and regulations would minimize potential health or safety risks to schools from hazardous emissions or handling of hazardous substances associated with the Planned Development. | Less than significant. | No mitigation required. | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would result in a health or safety risk based on activities that result in hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or future school (kindergarten through 12th grade).

## Impact Analysis

The following analysis is relevant to all three planning areas.

The project area does not currently contain a school. Dunlap Elementary School is the closest existing school to the project area. This school facility is located approximately one-half mile north of the Oak Ridge Village Subarea within the Robinson Ranch North Planning Area. Therefore, the Planned Development would not result in a health or safety hazard based on hazardous activities within one-quarter mile of an existing school (kindergarten through 12th grade).

The increase in population from implementation of the Planned Development would require the construction of at least three elementary schools and one middle school. Any new schools created for the Planned Development would be subject to all existing safety requirements and standards established by state and federal law. With approval by each school district's governing board, the California Department of Education determines the site selection for new schools based on guidance provided in *School Site Selection and Approval Guide*. New schools would meet the requirements set forth in Public Resources Code, Section 21151.8; California Education Code, Section 17213; Title 5 CCR, Sections 14011(h) and (i); and Title 14 CCR Section 15093. As described in Section 4.7.2.2 above, the CEC requires a Phase I Environmental Site Assessment prior to acquiring a school site or new school construction, and completion of remediation if required based on a Preliminary Environmental Assessment. Therefore, through compliance with applicable regulations, potential health or safety risks to schools from hazardous emissions or handling of hazardous materials associated with implementation of the Planned Development would be less than significant.

## Mitigation Measures

Implementation of the Planned Development would have a less than significant impact related to potential hazards to existing and future schools due to compliance with applicable laws, regulations, programs, practices, and procedures; therefore, no mitigation measures are required.

### 4.7.3.4 Issue 4 – Wildland Fires

**HAZARDS AND HAZARDOUS MATERIALS ISSUE 4 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** The Planned Development could expose people and structures to a significant risk of loss, injury, or death involving wildland fires. | Significant. | Implement a fire protection plan (Haz-4A). | Less than significant. |
| ***West Oak Center:*** The Planned Development could expose people and structures to a significant risk of loss, injury, or death involving wildland fires. | Significant. | Implement a fire protection plan (Haz-4A). | Less than significant. |
| ***Wildwood Ranch:*** The Planned Development could expose people and structures to a significant risk of loss, injury, or death involving wildland fires. | Significant. | Implement a fire protection plan (Haz-4A). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

## Impact Analysis

The following analysis is relevant to all three planning areas.

Generally, two types of adverse effects are associated with wildland fires: 1) the immediate effects that occur during a wildland fire event; and 2) the effects that occur in the aftermath. Regarding the latter, wildfires may result in the loss or permanent change of natural resources, in addition to the loss of life and property. Although wildfires are considered a natural process necessary to the functioning of many ecosystems, a wildfire's aftermath typically leaves land scorched and exposed. Until the land rehabilitates, the exposed soils may contribute to adverse environmental impacts including air and water pollution and unstable soils conditions such as mudslides and erosion. The end result of uncontrolled wildfire also includes debris from burned structures, some of which can be highly toxic and adversely impact the environment by polluting local waterways, such as streams and rivers.

Refer to Section 4.7.1.5 above for a discussion of the FSODs that occur within the project area. The Planned Development would allow development within and adjacent to wildlands identified on the CalFire's WUI Fire Threat Map. Natural areas adjacent to the Robinson Ranch North Planning Area are designated as having moderate fire threat, and natural areas adjacent to the West Oak Center and Wildwood Ranch Planning Areas have a very high fire threat designation. Although wildfires are

common in San Bernardino County, locating high-density land uses adjacent to or within a WUI can result in increased fire-related risks to people and structures. Therefore, implementation of the Planned Development would result in urbanized areas adjacent to fire-prone wildlands and potential exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, which would be considered a significant impact.

### Mitigation Measures

Implementation of the following mitigation measure, which applies to all three planning areas, would reduce impacts related to wildland fire risk to a level of less than significant:

***Haz-4A*** As part of subsequent environmental review for future specific projects that would implement the Robinson Ranch Planned Development, and which are adjacent to wildlands identified on the California Department of Forestry and Fire Protection (CalFire) Wildland Urban Interface (WUI) map, the project applicant shall prepare a fire protection plan for approval by the City of Yucaipa Fire Department and CalFire. This plan shall include a site fire risk analysis, and identify fuel modification, building design and construction, and other pertinent development infrastructure criteria to mitigate potential wildland fire risk, to the satisfaction of the Yucaipa Fire Department and CalFire.

## 4.7.4 Cumulative Impacts and Mitigation

The cumulative projects listed in Table 4.0-2 of this PEIR would result in an incremental increase in the amount of hazardous materials transported, used, stored, treated, and disposed of City-wide due to an increase in businesses, industries, and residences that regularly use hazardous materials. Although each development site would have unique hazardous materials considerations, as with the Planned Development, it is expected that the cumulative projects would be required to comply with applicable federal, state and local statutes, laws, regulations, requirements, policies, practices and procedures pertaining to hazardous materials. All of the cumulative projects would also be subject to existing and future plans or programs of enforcement by the appropriate regulatory agencies.

In addition, as indicated in Table 4.0-1 of this PEIR, the following issues related to hazards and hazardous materials are either site-specific or incident-specific: create a hazard to the public or the environment through the routine transport, use or disposal of hazardous materials; involve the likely release of hazardous materials through reasonably foreseeable upset or accident conditions; result in hazardous emissions or handling of hazardous materials within one-quarter mile of an existing or future school; and expose people or structures to a significant risk of loss, injury, or death involving wildland fires. However, the potential for activities associated with the Planned Development and the cumulative projects to cause any of these effects to occur simultaneously is remote. Therefore, these issues are not subject to a cumulative impact analysis, and are not addressed in this section.

## 4.7.5 CEQA Checklist Items Adequately Addressed in Initial Study

***Is the project area 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, such that the Planned Development would result in a safety hazard for people residing or working in the project area?***

The project area is not within two miles of an airport of any type; therefore, the Planned Development would not result in a safety hazard for people residing or working in the project area. No further evaluation is necessary.

***Is the project area within the vicinity of a private airstrip, such that the Planned Development would result in a safety hazard for people residing or working in the project area?***

The project area is not within the vicinity of a private airstrip; therefore, the Planned Development would not result in a safety hazard for people residing or working in the project area. No further evaluation is necessary.

***Would the Planned Development impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?***

The Planned Development would involve improving surrounding roadways, such as Oak Glen Road, Calimesa Boulevard, Live Oak Canyon Road and Outer Higher South, and constructing new internal roadways. Emergency access provisions would be implemented, as required by the City of Yucaipa Fire and Public Works departments, for these new and improved roadways within and adjacent to the project area. Emergency response plans are event-based and none of these roadways have yet been identified for evacuation purposes. Therefore, no further evaluation is necessary.

## 4.7.6 References

California Department of Forestry and Fire Protection (CDF). n.d. *Characterizing the Fire Threat to Wildland-Urban Interface Areas in California*. Last accessed on May 11, 2010. Available at http://frap.cdf.ca.gov/projects/wui/525_CA_wui_analysis.pdf.

City of Yucaipa. 2007. Standard Conditions of Approval. Revised February 14; Revised March 14.

P&D Consultants. 2008. Final Revised EIR for the Yucaipa Freeway Corridor Specific Plan (SCH No. 2006041096). October.

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# 4.8 HYDROLOGY AND WATER QUALITY

This section of the PEIR describes existing conditions within the project area and in surrounding areas with respect to hydrology and water quality; the potential physical environmental effects (direct, indirect, and/or cumulative) related to these issues resulting from implementation of the Planned Development; the City of Yucaipa Conditions of Approval related to hydrology and water quality; and mitigation measures to reduce or avoid the identified impacts.

## 4.8.1 Environmental Setting

### 4.8.1.1 Hydrology

#### *Regional Watershed*

The project area is located in the Santa Ana River Hydrologic Unit of the Santa Ana Region as defined in the Santa Ana Region Basin Plan (Basin Plan) (RWQCB 2008). The Santa Ana River Hydrologic Unit is a regional watershed that includes portions of Orange, Riverside, San Bernardino, and Los Angeles counties. In its entirety, this watershed is approximately 2,800 square miles in area. Its headwaters are within the San Gabriel and San Bernardino mountains, and it drains westerly to the Pacific Ocean. This regional watershed is further divided into six hydrologic areas: Lower Santa Ana River, Middle Santa Ana River, Lake Mathews, Colton-Rialto, Upper Santa Ana River, and San Timoteo.

The project area is located within the Yucaipa Creek Hydrologic Subarea (Yucaipa Creek Watershed) of the San Timoteo Hydrologic Area. The Yucaipa Creek Watershed encompasses approximately 40 square miles and ultimately drains into San Timoteo Creek. Six major drainages occur within this watershed: Yucaipa Creek, Wildwood Creek, Wilson Creek, Gateway Wash, Oak Glen Creek, and Chicken Springs Wash.

Topography and rainfall vary throughout this watershed, with elevations ranging between 1,900 and 8,700 feet above mean sea level and annual rainfall ranging from 10 to 25 inches. The majority of the annual rainfall occurs during winter months, from January to April, with the rest of the year remaining fairly dry.

#### *Storm Water Drainage*

The project area is primarily undeveloped and lacks improved drainage facilities. The San Bernardino County Flood Control District owns and maintains flood control and drainage facilities in the vicinity. The Yucaipa Master Drainage Plan describes existing storm drain facilities, outlines the needs regarding drainage for the City, and proposes improvements to meet these needs. In addition, the Yucaipa Master Drainage Plan describes hydrological and hydraulic design criteria for the proposed storm drain system.

#### *Project Area Drainage Features*

Yucaipa, Wildwood, and Wilson creeks occur within the project area (Figure 4.8-1). Yucaipa Creek extends across the north portion of Wildwood Center Subarea and along the southwestern border of the

Oak Ridge Village Subarea of the Robinson Ranch North Planning Area. Yucaipa Creek flows to the southwest and merges with Wildwood Creek, south of I-10. Wildwood Creek traverses the northern portion of the Wildwood Ranch Planning Area in a westerly direction, paralleling I-10, and further downstream it flows along the southern tip of the West Oak Center Planning Area. Wilson Creek traverses the West Oak Center Planning Area in a southwest direction between its northeast and southern borders, and then merges with Yucaipa Creek to the south of this planning area before entering Live Oak Canyon.

Many of the existing drainage channels within the project area are composed of coarse alluvium, which is an unstable material when subject to high stream velocities. Areas along both Wildwood and Wilson creeks demonstrate evidence of severe erosion and bank instability (i.e., highly incised channels with steep, almost vertical, channel banks). Inadequate flow conveyance is evident due to the existence of expansive floodplains, which demonstrate that these creeks have a history of overflowing. Culverts and storm drains under I-10 cannot always accommodate runoff during rainy periods, resulting in diversion of drainage patterns, local erosion, or local flooding north of the freeway.

### 4.8.1.2 Groundwater

The project area is located in the South Coast Hydrologic Region, specifically within the Yucaipa Sub-basin of the Upper Santa Ana Valley Basin. The Yucaipa Sub-basin is bounded on the north by the San Andreas Fault, on the west by the Redlands Fault and Crafton Hills, on the south by the Banning Fault, and on the east by Yucaipa Hills. Characteristics of the Yucaipa Sub-basin are provided below.

#### *Groundwater Quality*

According to the Freeway Corridor Specific Plan (FCSP) EIR (P&D Consultants 2008), groundwater in the Yucaipa Sub-basin is calcium-sodium bicarbonate in character. Water sampled from 43 public supply wells show an average total dissolved solids (TDS) content of approximately 322 milligrams per liter (mg/L) with a range of 200 to 630 mg/L. Table 4.8-1 summarizes the number of constituent groups found in public supply wells in the Yucaipa Sub-basin with a concentration above a Maximum Contaminant Level (MCL). All water contains dissolved constituents, or measurable natural minerals or gases, most of which are harmless up to certain levels. However, at some level most naturally occurring constituents, along with those introduced by human activities, are considered contaminants. Standards for MCLs of constituents in drinking water are promulgated under the federal Safe Drinking Water Act of 1974 and its amendments. There are primary and secondary standards. Primary standards are for the protection public health and are legally enforceable. Secondary standards are for the protection of aesthetic qualities, such as taste, odor and appearance, and cosmetic qualities, such as skin or tooth discoloration, and are generally non-enforceable. In California, secondary standards are legally enforceable for all new drinking water systems and new sources developed by existing public water suppliers.

Table 4.8-1 shows that elevated levels of nitrates ($NO_3$) were found in some groundwater samples from public supply wells, which may indicate recharge of water from agricultural areas. The federal and state MCL for $NO_3$ is 45 mg/L; historically, high $NO_3$ levels have been prevalent in some of these public supply wells.

**Table 4.8-1 Yucaipa Sub-Basin Water Quality in Public Supply Wells**

| Constituent Group[1] | Number of Wells Sampled[2] | Number of Wells With a Concentration Above MCL[3] |
|---|---|---|
| Inorganics – Primary | 43 | 1 |
| Radiological | 44 | 1 |
| Nitrates | 46 | 12 |
| Pesticides | 43 | 4 |
| Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs) | 44 | 1 |
| Inorganics - Secondary | 43 | 4 |

(1) A description of each member in the constituent groups and a generalized discussion of the relevance of these groups are included in *California's Groundwater – Bulletin 118* (DWR 2004).

(2) Represents distinct number of wells sampled as required under California Department of Health Services Title 22 program from 1994 through 2000.

(3) Each well reported with a concentration above a MCL was confirmed with a second detection above a MCL. This information is intended as an indicator of the types of activities that cause contamination in a given basin. It represents the water quality at the sample location. It does not indicate the water quality delivered to the consumer. More detailed drinking water quality information can be obtained from the local water purveyor and its annual Consumer Confidence Report.

Source: DPR 2007

The Yucaipa Valley Water District (YVWD) supplies most of the City's water, and would also provide water services to the Planned Development. YVWD wells are equipped with sodium hypochlorite storage and chemical feed equipment to disinfect the groundwater prior to introduction into their distribution system. However, some of YVWD's wells have experienced high $NO_3$ levels if not pumped on a regular basis, as indicated above. In light of this, YVWD typically will not utilize a well if the $NO_3$ level is equal to or greater than 40 mg/L, even though the MCL for $NO_3$ is 45 mg/L.

## *Groundwater Levels*

The groundwater level within the Yucaipa Sub-basin is at depths of between 200 and 290 feet below the surface (P&D Consultants 2008). According to the Technical Memorandum regarding hazardous materials and water wells prepared for the FSCP EIR (P&D Consultants 2008), the depth to groundwater varies from 250 to 320 feet within the project area, and is much less along Yucaipa and Wildwood creeks. Historical data compiled by the California Department of Water Resources (DWR) indicates the maximum yield of groundwater wells within the Yucaipa Sub-basin was 2,800 gallons per minute (gpm) in 2003. Well yields in recent years average 206 gpm. However, the groundwater basin is not currently in an overdraft state (DWR 2004), a condition which occurs when water removal exceeds water recharge.

## *Groundwater Pumping and Recharge*

YVWD owns and maintains approximately 40 active and standby groundwater wells within the Yucaipa Sub-basin (YVWD 2006). YVWD anticipates using only 20 groundwater wells by the year 2015, and retiring the additional 20 wells. The Western Heights Mutual Water Company (WHMWC) and South Mesa Mutual Water Company (SMMWC) also pump groundwater from the Yucaipa Sub-basin. In 2008,

YVWD reported pumping over 11,000 acre-feet per year[1] (af/yr) from all active groundwater wells combined, and the WHMWC and SMWC reported a combined annual pumping of approximately 4,800 af/yr.

Recharge percolates into the Yucaipa Sub-basin from precipitation but more predominantly from infiltration of water collected in overlying streams. Recharge may also occur from underflow where fractures in the bedrock collect water that then flows into the sub-basin. Some recharge also occurs through artificial recharge, which is defined as artificially increasing the amount of water that enters a groundwater basin. The YVWD requires new developments to include soft-bottom surface water detention basins to facilitate percolation and recharge of surface waters into the aquifer.

### 4.8.1.3 Surface Water Quality

This section discusses the existing water quality of the surface runoff from the drainages within the project area. Runoff is defined as surface water that flows from a defined area due to rainfall, in which case it is also referred to as storm water. Non-storm water is defined as runoff from activities other than rainfall, such as irrigation, washing, leaks in pipes, and air conditioner condensation.

#### *Primary Pollutants*

General hydrologic characteristics, land uses, and activities that involve pollutants have the greatest influence on the water quality of runoff from a given area. The principal existing land use within the project area is livestock grazing. The primary storm water pollutants associated with grazing include sediments, nutrients, bacteria and viruses. Other typical pollutants found in surface water runoff within the project area include trash and debris, oil and grease, pesticides, heavy metals, organic compounds, and oxygen demanding substances. Table 4.8-2 summarizes these common types of runoff-related pollutants. If improperly managed, these pollutants can be deposited onto impermeable surfaces such as streets, parking lots and walkways, and when exposed to precipitation or non-storm water events, are washed downstream into the drainage systems and receiving waters.

#### *Receiving Waters*

Receiving waters is a general term typically used to describe any water body, such as a creek, river, lake, bay, or ocean, which receives runoff. Receiving waters within the project area include Yucaipa, Wildwood, and Wilson creeks which drain into San Timoteo Creek and ultimately the Santa Ana River. Each of these receiving waters is identified as an inland surface stream in the Basin Plan, and none are on the Regional Water Quality Control Board's (RWQCB) 303(d) List of Impaired Water Bodies. As designated in the Basin Plan, beneficial uses[2] for these receiving waters are discussed below. Table 4.8-3 provides definitions for the applicable beneficial use designations. These beneficial uses are considered to be intermittent because water conditions do not allow them to exist year-round.

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1 The amount of water required to cover one acre (43,560 square feet) to a depth of one foot.

2 Those uses, users, or activities that benefit from the presence of the water and could be adversely impacted if water quality were degraded.

## Table 4.8-2 Common Types of Urban Runoff or Storm Water-Related Pollutants

| | |
|---|---|
| Sediments | Sediments are soils or other surface materials that have eroded and then been transported or deposited by the action of wind, water, ice, or gravity. Sediments can increase turbidity, clog fish gills, reduce spawning habitat, lower young aquatic organisms survival rates, smother bottom dwelling organisms, and suppress aquatic vegetation growth. |
| Nutrients | Nutrients are inorganic substances, such as nitrogen and phosphorus. Nutrients commonly exist in the form of mineral salts that are either dissolved or suspended in water. Primary sources of nutrients in urban runoff are fertilizers and eroded soils. Excessive discharge of nutrients into water bodies and streams can cause excessive aquatic algae and plant growth. Such excessive production, referred to as cultural eutrophication, may lead to excessive decay of organic matter in the water body, loss of oxygen in the water, release of toxins into the sediment, and the eventual death of aquatic organisms. |
| Metals | Metals are raw material components in non-metal products such as fuels, adhesives, paints, and other coatings. Primary sources of metal pollution in storm water are typically those of commercially available metals and metal products. Metals of concern include cadmium, chromium, copper, lead, mercury, and zinc. Lead and chromium have been used as corrosion inhibitors in primer coatings and cooling tower systems. At low concentrations naturally occurring in soil, metals are not toxic; however, at higher concentrations certain metals can be toxic to aquatic life. Humans can be impacted from contaminated groundwater resources, and bioaccumulation of metals in fish and shellfish. Environmental concerns regarding the potential for release of metals into the environment have led to the restriction of metal usage in certain applications. |
| Organic Compounds | Organic compounds are carbon based. Commercially available or naturally occurring organic compounds are found in pesticides, solvents, detergents, and hydrocarbons. Organic compounds can, at certain concentrations, indirectly or directly constitute a hazard to life or health. When rinsing off objects, toxic levels of solvents and cleaning compounds can be discharged into storm drains. Dirt, grease, and grime retained in the cleaning fluid or rinse water may also absorb levels of organic compounds that are harmful or hazardous to aquatic life. |
| Trash & Debris | Trash (such as paper, plastic, polystyrene packing foam, and aluminum materials) and biodegradable organic matter (such as leaves, grass cuttings, mulch, sawdust, and food waste) are general waste products on the landscape. The presence of trash and debris may have a significant impact on the recreational value of a water body and aquatic habitat. Excess organic matter can create a high biochemical oxygen demand in a stream and thereby lower its water quality. Also, in areas where stagnant water exists, the presence of excess organic matter can promote septic conditions resulting in the growth of undesirable organisms and the release of odorous and hazardous compounds such as hydrogen sulfide. |
| Oxygen Demanding Substances | This category includes biodegradable organic material as well as chemicals that react with dissolved oxygen in water to form other compounds. Proteins, carbohydrates, and fats are examples of biodegradable organic compounds. Compounds such as ammonia and hydrogen sulfide are examples of oxygen demanding compounds. Oxygen demand of a substance can lead to the depletion of dissolved oxygen in a water body and possibly the development of septic conditions. |
| Oil and Grease | Oil and grease are categorized as high molecular weight organic compounds. Primary sources of oil and grease are petroleum hydrocarbon products, motor products from leaking vehicles, esters, oils, fats, waxes, and high molecular-weight fatty acids. Introduction of these pollutants into water bodies is very possible due to the wide uses and applications of some of these products in municipal, residential, commercial, industrial, and construction areas. Elevated oil and grease contents can decrease the aesthetic value of the water body, as well as the water quality. |
| Bacteria and Viruses | Bacteria and viruses are ubiquitous microorganisms that thrive under certain environmental conditions. Their proliferation is typically caused by the transport of animal or human fecal wastes from the watershed. Water containing excessive bacteria and viruses can alter the aquatic habitat and create a harmful environment for humans and aquatic life. Also, the decomposition of excess organic waste causes increased growth of undesirable organisms in the water. |
| Pesticides | Pesticides (including herbicides) are chemical compounds commonly used to control nuisance growth or the prevalence of organisms. Excessive application of pesticides may result in runoff containing toxic levels of its active components. |

**Table 4.8-3 Applicable Beneficial Use Designations**

| Designation | Abbrev. | Definition |
|---|---|---|
| Municipal and Domestic Supply | MUN | Includes uses of water for community, military, or individual water supply systems including, but not limited to, drinking water supply. |
| Agricultural Supply | AGR | Includes uses of water for farming, horticulture, or ranching including, but not limited to, irrigation, stock watering, or support of vegetation for range grazing. |
| Groundwater Recharge | GWR | Includes uses of water for natural or artificial recharge for groundwater for purposes that may include, but are not limited to future extraction, maintaining water quality or halting saltwater intrusion into freshwater aquifers. |
| Contact Water Recreation | REC1 | Includes uses of water for recreational activities involving body contact with water, where ingestion of water is reasonably possible. These uses include, but are not limited to, swimming, wading, water-skiing, skin and SCUBA diving, surfing, white water activities, fishing, or use of natural hot springs. |
| Non-contact Water Recreation | REC2 | Includes the uses of water for recreational activities involving proximity to water, but not normally involving body contact with water, where ingestion of water is reasonably possible. These uses include, but are not limited to, picnicking, sunbathing, hiking, beachcombing, camping, boating, tidepool and marine life study, hunting, sightseeing, or aesthetic enjoyment in conjunction with the above activities. |
| Warm Freshwater Habitat | WARM | Includes uses of water that supports warm water ecosystems including, but not limited to, preservation or enhancement of aquatic habitats, vegetation, fish, or wildlife, including invertebrates. |
| Cold Freshwater Habitat | COLD | Includes uses of water that support cold water ecosystems including, but not limited to, preservation or enhancement of aquatic habitats, vegetation, fish, or wildlife, including invertebrates. |
| Wildlife Habitat | WILD | Includes uses of water that support terrestrial ecosystems including, but not limited to, preservation and enhancement of terrestrial habitats, vegetation, wildlife, or wildlife water and food sources. |
| Rare, Threatened, or Endangered Species | RARE | Includes uses of water that support habitats necessary, at least in part, for the survival and successful maintenance of plant or animal species established under state or federal law as rare, threatened or endangered. |

Source: RWCQB 2008

### Yucaipa Creek

Existing or potential beneficial uses include municipal and domestic supply (MUN), groundwater recharge (GWR), contact water recreation (REC1), non-contact water recreation (REC2), warm freshwater habitat (WARM), and wildlife habitat (WILD).

### Wildwood Creek

Existing or potential beneficial uses include MUN, GWR, REC1, REC2, COLD, and WILD.

### Wilson Creek

Existing or potential beneficial uses include MUN, GWR, REC1, REC2, cold freshwater habitat (COLD), and WILD.

**San Timoteo Creek**

Yucaipa Creek (including waters from Wilson and Wildwood creeks) joins the San Timoteo Creek approximately three miles southwest of the West Oak Center Planning Area. Existing or potential beneficial uses include agricultural supply (AGR), GWR, REC1, REC2, WARM, and WILD.

**Santa Ana River**

San Timoteo Creek joins the Santa Ana River near the intersection of I-215 and I-10, approximately ten miles northeast of the project area. Existing or potential beneficial uses include MUN, AGR, GWR, REC1, REC2, WARM, WILD, and rare, threatened, or endangered species (RARE).

### 4.8.1.4 Flood Hazards

Figure 4.8-1 shows the 100- and 500-year floodplains along the reaches of Yucaipa, Wildwood, and Wilson creeks that traverse the project area, as mapped by the Federal Emergency Management Agency (FEMA) on their Flood Insurance Maps (FIRM) and by the Yucaipa General Plan Hazards Overlay Districts Map. FEMA Floodway Zones are also identified along the reaches of Yucaipa and Wilson creeks that traverse the project area.

## 4.8.2 Regulatory Framework

### 4.8.2.1 Federal

#### *Clean Water Act*

Section 303 of the Clean Water Act (CWA) requires states to adopt water quality standards for all surface waters of the United States (U.S.) and to review and update such standards on a triennial basis. Section 303(c)(2)(b) of the CWA requires states to adopt numerical water quality standards for toxic pollutants for which the U.S. Environmental Protection Agency (EPA) has published water quality criteria and which reasonably could be expected to interfere with designated uses of a water body. Section 304(a) requires EPA to publish water quality criteria that accurately reflects the latest scientific knowledge on the extent of all effects on health and welfare that may be expected from the presence of pollutants in water. Where multiple uses exist, water quality standards must protect the most sensitive use. Water quality standards are typically numeric, although narrative criteria based upon bio-monitoring methods may be employed where numerical standards cannot be established or where they are needed to supplement numerical standards. Section 402 of the CWA prohibits the discharge of pollutants into waters of the U.S. from any point-source without a National Pollutant Discharge Elimination System (NPDES) permit.

Other provisions of the CWA related to basin planning include Section 208, which authorizes the preparation of waste treatment management plans, and Section 319, which mandates specific actions for the control of pollution from non-point sources. The EPA has delegated responsibility for implementation of portions of the CWA, including water quality control programs such as the NPDES (see discussion below), to the State Water Resources Control Board (SWRCB) and the nine individual RWQCBs in the state.

### *NPDES Permit Program – Phase I*

The NPDES program is a set of permits that apply to various activities that generate pollutants with the potential to impact water quality. In November 1990, under Phase I of the Urban Runoff Management Strategy, the EPA published NPDES permit application requirements for municipal, industrial, and construction stormwater discharges. With regard to municipalities, the permit application requirements are directed at jurisdictions owning or operating municipal separate storm sewer systems (MS4s) serving populations of 100,000 or more, or contributing significant pollutants to waters of the U.S. Such municipalities are required to obtain coverage under an MS4 permit and develop and implement an Urban Runoff Management Program (URMP) to reduce pollutants in urban runoff and storm water discharges that are contributing a substantial pollutant load to their systems. Rather than establishing *numeric* effluent limits, the EPA established *narrative* effluent limits for urban runoff, including the requirement to implement appropriate best management practices (BMPs).

The NPDES permit system was established in the CWA to regulate both point-source discharges (a municipal or industrial discharge at a specific location or pipe) and non-point source discharges (diffuse runoff of water from adjacent land uses) to surface waters of the U.S. For point-source discharges, each NPDES permit contains limits on allowable concentrations and mass emissions of pollutants contained in the discharge. For non-point source discharges, the NPDES program establishes a comprehensive storm water management program, which consists of characterizing receiving water quality, identifying harmful constituents and targeting potential sources of pollutants, to minimize pollution of the environment to the maximum extent practicable (MEP). To achieve the MEP standard, municipalities must employ whatever BMPs are technically feasible and are not cost prohibitive.

## 4.8.2.2 State

### *Porter-Cologne Water Quality Control Act*

The Porter-Cologne Water Quality Control Act authorizes the SWRCB to adopt, review, and revise policies for all waters of the state (including both surface and groundwater) and directs the RWQCBs to develop regional Basin Plans. Basin Plans are designed to preserve and enhance the quality of water resources for the benefit of present and future generations. Such plans designate beneficial uses of surface and ground waters, designate water quality objectives for the reasonable protection of those uses, and establish an implementation plan to achieve the objectives.

All projects resulting in discharges, whether to land or water, are subject to Section 13263 of the California Water Code and are required to obtain approval of Waste Discharge Requirements (WDRs) from the RWQCBs. The RWQCBs enforce non-NPDES WDRs for land and groundwater-related discharges of process and wash-down wastewater and privately or publicly treated domestic wastewater. WDRs for discharges to surface waters also serve as NPDES permits.

### *Construction Storm Water Permits*

Refer to Section 4.6.2.2 (Geology and Soils, Construction Storm Water Permits) of this PEIR for a discussion of the state-wide storm water construction requirements for projects that result in soil disturbances of one or more acres, pursuant to the Construction General Permit approved by the SWRCB (NPDES No. CAS000002 and Order No. 2009-0009-DWQ). For the Planned Development, the

landowners for future projects that implement the Robinson Ranch Preliminary Development Plans are required to obtain coverage under this Construction General Permit prior to commencement of construction activities. The Construction General Permit outlines the requirements for preparation of a Storm Water Pollution Prevention Plan (SWPPP) that specifies BMPs to prevent storm water runoff pollution associated with both construction and long-term operations. In addition to the erosion-control measures listed in Section 4.6.2.2 (Geology and Soils, State Regulatory Framework) of this PEIR, other construction-related BMPs required by the Construction General Permit include, but are not limited to, the following actions:

- Remove sediment from surface runoff before it leaves the construction site through the use of silt fences or other similar devices around the site perimeter.
- Protect storm drain inlets downstream of the construction site to eliminate entry of sediment.
- Prevent off-site tracking of soil through the use of gravel strips or wash facilities at exit areas.
- Protect or stabilize stockpiled soils.
- Implement proper storage, use, and disposal of construction materials.
- Continually inspect and maintain BMPs through the duration of construction.

### *Cobey-Alquist Floodplain Management Act of 1965*

Under the Cobey-Alquist Floodplain Management Act, local governments are encouraged to plan, adopt, and enforce land use regulations for floodplain management to protect people and property from flooding hazards. This Act also identifies requirements that jurisdictions must meet in order to receive state financial assistance for flood control. The Act supports restrictive general plan policies and zoning provisions with respect to floodplain management. This Act recommends incorporation of policies and programs for prevention of community flood hazards into General Plan Safety Elements, and incorporation of consistent land use designations for areas affected by floodways and floodplains into General Plan Land Use Elements.

## 4.8.2.3 Local

### *Santa Ana River Basin Plan*

The Basin Plan for the Santa Ana Region establishes water quality standards for ground and surface waters in the region, and includes an implementation plan to achieve and maintain these standards. The RWQCB regulates waste discharges to minimize and control their effects on the quality of the region's ground and surface waters. Permits are issued under a number of programs and authorities. The terms and conditions of these discharge permits are enforced through a variety of technical, administrative, and legal means. Water quality problems in the region are listed in the Basin Plan, along with their causes. For water bodies in which the designated beneficial uses are not being met, plans for improving water quality are included. In some cases, it has been necessary for the RWQCB to completely prohibit the discharge of certain materials in specific areas. Details on these prohibitions also appear in the Basin Plan.

### *City of Yucaipa Subdivision Regulations*

Refer to Section 4.6.2.3 (Geology and Soils, City of Yucaipa Subdivision Regulations) of this PEIR for a discussion of the erosion-control and SWQMP requirements contained in the Yucaipa Development Code and Municipal Code.

### *Yucaipa Valley Water District Requirements*

In 2008, the YVWD adopted a number of requirements that apply to new developments within its service area (YVWD 2008). A number of these requirements apply to the analysis in this section:

- Dual Plumbed Communities – Non-potable water must be used to irrigate all greenbelt areas, commercial landscape areas, roadway medians, front yards of individual homes, and rear yards of individual homes prior to occupancy.
- Surface Water Detention Basins – New developments must incorporate soft-bottom drainage channels and detention basins as needed to maintain the percolation rates currently experienced on the development site and to provide flood control as per the requirements of the respective flood control agency. Channels and detention basins require design approval by YVWD to ensure subsurface facilities are not impacted by the recharge of surface water.
- Any water facilities constructed as part of a project's development must meet YVWD guidelines and meet associated functional, operational, and aesthetic criteria.

## 4.8.3 Project Impacts and Mitigation

### *City of Yucaipa Standard Conditions of Approval*

Table 4.8-4 presents the City of Yucaipa's standard conditions of project approval related to the reduction of hydrology and water quality impacts. These standard conditions are tracked and monitored by the City of Yucaipa as part of their documentation for discretionary actions, and are included in the MMRP of this PEIR.

**Table 4.8-4 City of Yucaipa Conditions of Approval Related to Hydrology and Water Quality**

| Condition Number | Conditions of Approval |
|---|---|
| **Conditions of Approval for Both Subdivisions and Conditional Use Permits** | |
| Subdivision 31<br>CUP 32 | The natural drainage courses traversing the site shall not be occupied or obstructed. |
| Subdivision 33<br>CUP 33 | Applicant shall demonstrate that the site does not create concentrated discharges to adjacent properties and/or public right-of-way in excess of historical flows. If project does create concentrated or sheet flows off site that are greater than historical, the applicant shall demonstrate that the downstream facilities can accommodate flows; otherwise, applicant shall provide on-site detention for excess flows. |
| Subdivision 55<br>CUP 34 | Adequate provisions shall be made to intercept and conduct the tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties at the time the site is developed. |

**Table 4.8-4 Continued**

| Condition Number | Conditions of Approval |
|---|---|
| Subdivision 63 CUP 46 | Permanent drainage improvements are required, per the appropriate master plan of drainage, to intercept and conduct the larger flows through or around the site in an approved manner. For the sizing of roadway storm drains and locations of catch basins in streets the storm drain system shall be designed to:<br>a. Collect a 25-year storm recurrence interval within the street section (top of curb to top of curb).<br>b. Collect and contain the 100-year interval within the roadway right-of-way.<br>c. Applicant shall verify that downstream facilities and drainage channels accepting site flows are not adversely affected by the increased flows. |
| Subdivision 125 CUP 42 | Applicant shall submit a Notice of Intent and comply with the requirements of the General Construction Activity Storm Water Permit from the SWRCB if the project site is one acre or greater. In addition, the SWPPP is required to be submitted to the City Engineer for review and approval. |
| Subdivision 127 CUP 43 | Prior to the alteration of any wetland habitats, the required permits or authorized clearance shall be obtained from the Department of Fish and Game in accordance with the Section 1600 et seq. of the State Fish and Game Code, from the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act, and from the Santa Ana RWQCB in accordance with Section 401 of the Clean Water Act. |
| Subdivision 128 CUP 44 | Groundwater pollution from urban run-off water generated by the project shall be mitigated using various structural and non-structural best management practices, per the requirements of the Santa Ana RWQCB (909-782-4130), and/or as indicated in the "New Development/Redevelopment Guidelines." All provisions of the Water Quality Management Plan shall be met. |
| **Conditions of Approval for Subdivisions** | |
| Subdivision 36 | Lots adjacent to water-carrying streets shall be adequately elevated above the top of curb, or block walls provided, or both, to minimize the possibility of street flows entering the lots. |
| Subdivision 40 | Slope rights shall be dedicated on the Final Tract Map where necessary. |
| Subdivision 56 | Adequate City Drainage Easements (minimum 15 feet wide) shall be provided over the natural drainage courses and/or drainage facilities. The easements shall be designed to contain the 100-year frequency storm flow plus bulking and freeboard per City Standard Criteria. Flowage easements or City Drainage Easements shall be obtained where diversion or concentration of runoff from the site or drainage facilities dewaters onto private property. |
| Subdivision 57 | Detention basins shall be designed and constructed in accordance with the criteria set forth in the City Detention Basin Policy. All work shall be reviewed and approved by the City Engineer. |
| Subdivision 58 | Detention basins for the purposes of water quality filtration shall be designed and constructed in accordance with the criteria set forth in the City Detention Basin Policy. All work shall be reviewed and approved by the City Engineer. |
| Subdivision 59 | Should the use of detention basins be determined not appropriate in this case, the applicant shall design an alternate method, approved by the City Engineer. |
| Subdivision 60 | The developer shall provide a financial mechanism for the maintenance of the detention basins which shall be set in place and approved by the City Engineer. |
| Subdivision 62 | The major natural drainage course(s) traversing the site shall be delineated on the Final Map. Adequate easements and building setback lines should be designed, offered and dedicated on the Final Map as "City Easements." Survey data regarding top of bank and/or channel cross-sections shall be provided to the Engineering Division. |
| Subdivision 66 | A Registered Civil Engineer shall investigate and design adequate drainage facilities to intercept and conduct the drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. |
| Subdivision 72 | All required public road and drainage improvements shall be bonded in accordance with the Development Code and City Bonding Policy unless constructed and approved prior to recordation. |
| Subdivision 79 | Right-of-way and improvements (including off site) to transition traffic and drainage flows from proposed to existing shall be required as necessary. |

**Table 4.8-4 Continued**

| Condition Number | Conditions of Approval |
|---|---|
| Subdivision 129 | The applicant shall include design features to direct storm water run-off flows into landscaped pervious areas before any run-off flows into public rights-of-way. |
| Subdivision 133 | In the event construction is required in established flood overflow areas, structures shall be elevated above the determined flood stage levels in an approved manner which will neither impede nor deflect flood flows. |
| **Conditions of Approval for Conditional Use Permits** | |
| CUP 52 | A topographic map shall be provided to facilitate the design and review of necessary drainage facilities at the time the site is developed. |

Source: City of Yucaipa 2007

## 4.8.3.1 Issue 1 – Drainage Alteration, Erosion and Siltation

**HYDROLOGY AND WATER QUALITY ISSUE 1 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development substantially alter existing drainage patterns, including the alteration of a water course, or substantially increase the rate of surface runoff in a manner which would result in erosion or siltation on or off site?**

| *Impact* | *Significance before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations would reduce erosion impacts associated with grading and construction activities. Design of channel improvements would reduce downstream siltation effects from increased runoff rates due to additional impervious surfaces. | Less than significant. | Compliance with NPDES requirements (Hyd-1A). | Less than significant. |
| ***West Oak Center:*** Compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations would reduce erosion impacts associated with grading and construction activities. Design of channel improvements would reduce downstream siltation effects from increased runoff rates due to additional impervious surfaces. | Less than significant. | Compliance with NPDES requirements (Hyd-1A). | Less than significant. |
| ***Wildwood Ranch:*** Compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations would reduce erosion impacts associated with grading and construction activities. Design of channel improvements would reduce downstream siltation effects from increased runoff rates due to additional impervious surfaces. | Less than significant. | Compliance with NPDES requirements (Hyd-1A). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would substantially alter existing drainage patterns in the project area and surrounding areas,

including the alteration of a water course, or substantially increase the rate of surface runoff in a manner which would result in erosion or siltation on or off site.

## Impact Analysis

The following analyses are relevant to all three planning areas.

### *Impacts from Construction Activities*

The Planned Development would involve the following ground disturbance activities that would alter existing drainage patterns within the project area and result in exposed soils being susceptible to erosion by wind or water: grading, clearing, trenching, excavation, and stockpiling of soils and materials. In addition, all three creeks that traverse the project area would be altered as part of future development (refer to Section 3.8.3, Project Description, Drainage System, of this PEIR), which would affect flows during construction of channel improvements. These activities would result in on-site erosion and downstream siltation off site. Refer to Section 4.6.3.2 (Issue 2 – Soil Erosion or Topsoil Loss) for evaluation of erosion impacts. As described in Sections 4.6.2.2, 4.6.2.3, and 4.6.3.2 in the Geology and Soils Section of this PEIR, with mandatory compliance of the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations, the construction-related erosion impacts due to implementation of the Planned Development would be less than significant.

### *Impacts Following Construction*

Following construction, the Planned Development would result in permanent alteration of the project area's drainage patterns through paving and construction of buildings, facilities, and the circulation network. Further, the Planned Development would result in a substantial increase in the amount of impervious surfaces throughout the project area compared to existing conditions, which would increase the rate and amount of surface runoff, which in turn could result in substantial siltation effects within downstream reaches of Yucaipa, Wilson, and Wildwood creeks. However, one of the channel improvement design options described in Section 3.8.3 (Project Description, Drainage System) of this PEIR is intended to convey the flows from surface runoff in a manner that would reduce the potential for downstream siltation. This would be accomplished through a combination of riprap side slopes and bottom sections, grade control check dams at 500-foot intervals for velocity and erosion control, and regional storm water detention facilities on Wilson Creek and Wildwood Creek upstream of the project area. With incorporation of these drainage improvements, downstream siltation effects due to implementation of the Planned Development would be less than significant.

## Mitigation Measures

Potential impacts to site drainage and hydrology would be less than significant due to compliance with applicable laws, regulations, programs, practices, and procedures. For clarification purposes, mitigation to that effect is provided below.

***Hyd-1A*** Prior to issuance of a grading permit, developers of future projects that implement the Planned Development shall submit evidence of compliance with all applicable NPDES

requirements, including preparation of an approved SWPPP. The SWPPP shall specify BMPs to prevent storm water runoff pollution associated with both construction and long-term operations. These BMPs shall include, but not be limited to, the following actions:

i. Removal of sediment from surface runoff before it leaves the construction site through the use of silt fences or other similar devices around the site perimeter.

ii. Protection of storm drain inlets downstream of the construction site to eliminate entry of sediment.

iii. Prevention of off-site tracking of soil through the use of gravel strips or wash facilities at exit areas.

iv. Protection and stabilization of stockpiled soils.

v. Implementation of proper storage, use, and disposal of construction materials.

vi. Continual inspection and maintenance of BMPs through the duration of construction.

### 4.8.3.2 Issue 2 – Groundwater Supply and Recharge

**HYDROLOGY AND WATER QUALITY ISSUE 2 SUMMARY**

**Would the Robinson Ranch Planned Development substantially deplete supplies of groundwater resources or interfere substantially with groundwater recharge?**

| *Impact* | *Significance before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Compliance with YVWD's Strategic Plan would ensure adequate groundwater supplies. The Planned Development would not interfere substantially with groundwater recharge. | Less than significant. | Compliance with YVWD Strategic Plan requirements (See Util-2B in Section 4.15). | Less than significant. |
| ***West Oak Center:*** Compliance with YVWD's Strategic Plan would ensure adequate groundwater supplies. The Planned Development would not interfere substantially with groundwater recharge. | Less than significant. | Compliance with YVWD Strategic Plan requirements (See Util-2B in Section 4.15). | Less than significant. |
| ***Wildwood Ranch:*** Compliance with YVWD's Strategic Plan would ensure adequate groundwater supplies. The Planned Development would not interfere substantially with groundwater recharge. | Less than significant. | Compliance with YVWD Strategic Plan requirements (See Util-2B in Section 4.15). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would substantially degrade the quality of groundwater resources, 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 (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).

## Impact Analysis

The following analyses are relevant to all three planning areas.

### *Groundwater Supply*

As described in Section 4.8.1.3 above, a portion of the water that would be supplied by YVWD to serve the Planned Development would be from groundwater. *A Strategic Plan for a Sustainable Future* (YVWD 2008) outlines the supply and demand of water resources in YVWD's service area. Pursuant to the California Water Code, YVWD has determined that projects adhering to their Strategic Plan, including the Planned Development, would have sufficient supply of water during normal, single dry, and multiple dry years over the next 20 years. Therefore, with adherence to the requirements in YVWD's Strategic Plan, impacts to groundwater supplies due to implementation of the Planned Development would be less than significant.

### *Groundwater Recharge*

The Planned Development would result in a substantial increase in the amount of impervious surfaces throughout the project area, such as structures and pavement, compared to existing conditions. This would interfere with natural groundwater recharge within the project area. However, the depth to groundwater underlying the areas proposed for Planned Development varies from 250 to 320 feet (P&D Consultants 2008), as stated in Section 4.8.1.3 above. In addition, as stated in Section 4.6.1.4 (Soils and Related Hazards) of this PEIR, the predominant soil types throughout the project area generally have low potential for shallow groundwater. These factors indicate a low recharge potential for the groundwater aquifer underlying the project area.

Approximately 32 percent of the project area would contain Improved or Natural Open Space, compared to existing conditions, which would enable a limited groundwater recharge capability via percolation of precipitation and runoff in these Open Space areas. However, YCWD requires that all new developments incorporate soft-bottom drainage channels, detention basins, and other facilities to maintain existing percolation rates on project sites so that there is no net loss to existing recharge. Any channels and detention basins proposed to meet these requirements would be subject to design approval by YVWD to ensure that subsurface facilities are not impacted by the recharge of surface water and that no net loss to recharge capacity is created.

As described in Section 4.6.2.3 (Geology and Soils, City of Yucaipa Subdivision Regulations) of this PEIR, a SWQMP must be implemented for future projects within the Planned Development, in compliance with

Section 13.04.190 (Storm Drain System) of the Yucaipa Municipal Code. The SWQMP must be approved by the City Engineer prior to issuance of a building or grading permit. The SWQMP shall identify all BMPs that will be incorporated into the project to control storm water and non-storm water pollutants during and after project construction, and shall be revised as necessary during the life of the project. Some post-construction BMPs that are intended to treat polluted storm water runoff may also serve to enhance groundwater recharge. For example, permeable pavements and appropriately sized detention ponds and/or bio-swales are sometimes used to capture runoff from roofs and hardscape areas. The entrained storm water runoff then infiltrates into the underlying soils which removes the pollutants of concern and aids in groundwater recharge.

As indicated above, the Planned Development would have some benefits in terms of groundwater recharge through infiltration of rain and runoff within designated Open Space areas and certain post-construction BMPs (e.g., permeable pavements, detention ponds, bio-swales). In addition, compliance with YVWD standards that there be no net loss to recharge potential on the Planned Development site would ensure that any impacts to groundwater recharge would be minimized. Therefore, potential impacts to groundwater recharge due to implementation of the Planned Development would be less than significant.

## Mitigation Measures

Potential impacts to groundwater supply and recharge would be less than significant due to compliance with applicable laws, regulations, programs, practices, and procedures. For clarification purposes, mitigation to that effect is provided as Util-2B in Section 4.15, Utilities and Service Systems.

### 4.8.3.3 Issue 3 – Water Quality Standards

**HYDROLOGY AND WATER QUALITY ISSUE 3 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development violate any water quality standards, waste discharge requirements, or otherwise substantially degrade water quality?**

| *Impact* | *Significance before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations would reduce impacts associated with grading and construction activities. Post-construction activities could substantially degrade water quality. | Less than significant (construction); significant (post-construction). | Compliance with NPDES requirements (Hyd-1A). Incorporate site design, source-control, and treatment-control BMPs into future projects to reduce generation of urban runoff pollutants (Hyd-3A). | Less than Significant. |
| ***West Oak Center:*** Compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations would reduce impacts associated with grading and construction activities. Post-construction activities could substantially degrade water quality. | Less than significant (construction); significant (post-construction). | Compliance with NPDES requirements (Hyd-1A). Incorporate site design, source-control, and treatment-control BMPs into future projects to reduce generation of urban runoff pollutants (Hyd-3A). | Less than Significant. |
| ***Wildwood Ranch:*** Compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations would reduce impacts associated with grading and construction activities. Post-construction activities could substantially degrade water quality. | Less than significant (construction); significant (post-construction). | Compliance with NPDES requirements (Hyd-1A). Incorporate site design, source-control, and treatment-control BMPs into future projects to reduce generation of urban runoff pollutants (Hyd-3A). | Less than Significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would violate any water quality standards or waste discharge requirements, or otherwise substantially degrade water quality. Applicable water quality standards developed by the SWRCB or RWQCB for storm water discharges are set forth in applicable storm water permits, which also serve as waste discharge requirements. SWRCB and RWQCB permits serve to control pollutants in runoff.

## Impact Analysis

The following analyses are relevant to all three planning areas.

## *Impacts from Construction Activities*

Construction activities associated with the Planned Development, such as demolition, clearing and grading, trenching, excavation, stockpiling of soils and materials, concrete pouring, painting, and asphalt surfacing, would involve additional sources of polluted runoff which could result in degradation of surface and groundwater quality. Construction activities would involve various types of equipment such as dozers, scrapers, graders, loaders, compactors, dump trucks, cranes, water trucks, and concrete mixers. Stockpiled soils and other construction materials would likely be stored outdoors during the construction phase. Pollutants associated with construction activities include soils, debris, hydrocarbons (e.g., fuels, oils, asphalt materials), and hazardous materials (e.g., paints, concrete slurries). These pollutants could degrade water quality if they are washed off site by stormwater or non-stormwater discharges, or are blown or tracked off site to areas susceptible to wash off by stormwater or non-stormwater. Runoff pollutants washed off site could eventually discharge into the Yucaipa, Wildwood, or Wilson creeks within the project area. Sediment is the most common pollutant associated with construction sites due to earth-moving activities and areas of exposed soil. Sediment that is washed off a construction site can result in turbidity in the receiving waters and impact aquatic species by smothering them, altering their substrate and habitats, and altering drainage courses. Hydrocarbons, hazardous materials, debris, and trash carried in runoff from a construction site could also impact aquatic species.

As described in Section 4.8.2.2 above and Sections 4.6.2.2, 4.6.2.3, and 4.6.3.2 in the Geology and Soils Section of this PEIR, construction activities for the Planned Development would be required to comply with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations; therefore, the potential construction-related water quality impacts due to runoff pollution would be less than significant and construction activities associated with the Planned Development would not violate water quality standards or waste discharge requirements, or otherwise substantially degrade water quality.

## *Impacts Following Construction*

Following construction, the Planned Development would include the following runoff pollutant sources: rooftops and hardscape, general use, and trash storage areas; roads, driveways and parking areas that would accumulate hydrocarbons and other wastes from vehicles; and landscaped areas that could generate sediment from erosion, as well as fertilizers and pesticides for maintenance. Table 2-1 of the San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance, *Pollutants of Concern for Project Categories and Land Uses* (2005) lists the following general pollutant categories that are included within the Planned Development: residential development (detached), industrial/commercial development, parking lots, streets, highways, and freeways. The following secondary pollutants are commonly found in runoff associated with these categories:

- Sediment discharges from post-construction areas left bare
- Heavy metals
- Organic compounds
- Trash and debris deposited in drain inlets
- Oxygen demanding substances
- Oil and grease

- Bacteria and viruses
- Nutrients from fertilizers and pesticides in landscaped areas

Water quality impacts from urban runoff pollutants, including those listed above, could adversely affect aquatic plants and animals in downstream receiving waters through a reduction in oxygen levels and increased eutrophication. Eutrophication is the process of over-enrichment of nutrients in a water body, fostering an increase in biotic life that results in a significant loss of dissolved oxygen. Therefore, potential impacts to water quality from the generation of these urban runoff pollutants associated with implementation of the Planned Development would be significant.

## Mitigation Measures

Water quality impacts associated with construction-related runoff pollutants would be less than significant due to compliance with NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations (Hyd-1A). Implementation of the following mitigation measure, which applies to all three planning areas, would reduce water quality impacts associated with post-construction urban runoff pollutants to a level of less than significant:

***Hyd-3A*** To reduce the generation of urban runoff pollutants, Low Impact Development (LID) practices and site design, source-control and treatment-control best management practices (BMPs) shall be incorporated into the design of future projects that would implement the Robinson Ranch Planned Development. Appropriate LID practices and site design, source-control and treatment-control BMPs shall be selected on a project-specific basis and may include, but are not limited to, the following actions:

i. Site drainage shall be designed to keep runoff velocities to a minimum, and to divert runoff around slopes.

ii. Slopes shall be stabilized with native or drought tolerant vegetation.

iii. To the maximum extent practicable, native or drought tolerant trees and large shrubs shall be planted in landscaped areas to maximize canopy interception and water conservation.

iv. To the maximum extent practicable, pest-resistant or well-adapted native plant varieties shall be used in landscaped areas to reduce pesticide use.

v. To the maximum extent practicable, drainage from rooftops and impervious areas shall be discharged into landscaping prior to reaching the storm drain system.

vi. Irrigation systems shall be designed to each landscape area's specific water requirements to avoid over-watering.

vii. Rain shutoff devices shall be employed to prevent irrigation after precipitation.

viii. Flow reducers or shutoff valves triggered by a pressure drop shall be used to control water loss in the event of broken sprinkler heads or lines.

ix. All storm drain inlets and catch basins shall be stenciled, labeled, or stamped with prohibitive language (such as: "NO DUMPING – DRAINS TO YUCAIPA CREEK") and/or graphical icons to discourage illegal dumping, according to City-approved designs.

x. Trash storage containers shall be designed to either prevent contact with runoff or prevent spillage to the storm water conveyance system.

xi. Treatment-control BMPs shall be installed such as water quality basins, constructed wetlands/wetponds, hydrodynamic separators with adsorbent booms, and inlet inserts with adsorbent booms.

### 4.8.3.4 Issue 4 – Flood Hazards

**HYDROLOGY AND WATER QUALITY ISSUE 4 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development substantially alter existing drainage patterns, including the alteration of a water course, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; or would it place housing or structures within a 100-year flood hazard area?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations, and implementation of drainage improvements, would reduce potential flooding impacts. The Planned Development would not result in the placement of housing or structures within a 100-year flood hazard area in a manner that would impede or redirect flood flows. | Less than significant. | Compliance with NPDES requirements (Hyd-1A). Incorporate site design, source-control, and treatment-control BMPs into future projects to reduce generation of urban runoff pollutants (Hyd-3A). | Less than significant. |
| ***West Oak Center:*** Compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations, and implementation of drainage improvements, would reduce potential flooding impacts. The Planned Development would not result in the placement of housing or structures within a 100-year flood hazard area in a manner that would impede or redirect flood flows. | Less than significant. | Compliance with NPDES requirements (Hyd-1A). Incorporate site design, source-control, and treatment-control BMPs into future projects to reduce generation of urban runoff pollutants (Hyd-3A). | Less than significant. |
| ***Wildwood Ranch:*** Compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations, and implementation of drainage improvements, would reduce potential flooding impacts. The Planned Development would not result in the placement of housing or structures within a 100-year flood hazard area in a manner that would impede or redirect flood flows. | Less than significant. | Compliance with NPDES requirements (Hyd-1A). Incorporate site design, source-control, and treatment-control BMPs into future projects to reduce generation of urban runoff pollutants (Hyd-3A). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the Planned Development would have a significant impact if it would substantially alter existing drainage patterns in the project area, including the alteration of a water course, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site. In addition, the Planned Development would have a significant impact if it would place housing or structures within a 100-year flood hazard area (as mapped on a federal Flood Hazard Boundary, FIRM, or other flood hazard delineation map) which would impede or redirect flood flows.

## Impact Analysis

The following analyses are relevant to all three planning areas.

### *Flooding*

During grading activities, alterations to existing drainage patterns and improvements to the Yucaipa, Wilson, and Wildwood creeks within the project area could result in the capacity of these creeks being exceeded temporarily during large storm events which, in turn, could cause on-site and off-site (downstream) flooding. Typical construction practices would be employed to minimize this potential impact, including installation of erosion and sediment control BMPs in compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations (refer to Section 4.8.2.2 above and Sections 4.6.2.2, 4.6.2.3, and 4.6.3.2 in the Geology and Soils Section of this PEIR). In addition, temporary check dams and/or gabions could be installed within the reaches of the creeks downstream of the channel improvements. These measures would serve to slow down any temporary increases in runoff flows across graded areas and within creek channels during grading and construction. Therefore, potential flooding due to grading and construction activities associated with the Planned Development would be less than significant.

Following construction, the Planned Development would result in permanent alteration of the project area's drainage patterns through paving and construction of buildings, facilities, and the circulation network. Further, the Planned Development would result in a substantial increase in the amount of impervious surfaces throughout the project area compared to existing conditions, which would increase the rate and amount of surface runoff, which in turn could result in flooding within downstream reaches of Yucaipa, Wilson, and Wildwood creeks. However, one of the channel improvement design options described in Section 3.8.3 (Project Description, Drainage System) of this PEIR is intended to convey the flows from surface runoff in a manner that would reduce flooding potential. This would be accomplished through a combination of riprap side slopes and bottom sections, grade control check dams at 500-foot intervals for velocity and erosion control, and regional storm water detention facilities on Wilson Creek and Wildwood Creek upstream of the project area. With incorporation of these drainage system improvements, downstream flooding due to implementation of the Planned Development would be less than significant.

### *Development within Flood Hazard Areas*

Consistent with the Yucaipa Master Drainage Plan, the Planned Development involves channel improvements for the reaches of Yucaipa, Wilson, and Wildwood creeks within the project area that would eliminate the existing flooding problems described in Section 4.8.1.1 (Project Area Drainage Features) above. As depicted in Figure 4.8-1, the channel improvements would also manage post-development storm flows by preventing the encroachment of housing and structures into the FEMA floodways and by ensuring that development within the FEMA 100-year floodplains does not cause a change in the base flood elevation of more than one foot, per FEMA regulations. These improvements would include straightening some portions of the creeks and installing rip-rap embankments. Detailed channel improvements would be defined in future engineering studies for Final Development Plan(s) in compliance with General Plan and Municipal Code requirements. With these drainage improvements in place, the Planned Development would not result in the placement of housing or structures within a 100-year flood hazard area in a manner that would impede or redirect flood flows.

### Mitigation Measures

Because potential impacts related to on- and off-site flooding would be less than significant due to compliance with NPDES Construction General Permit (see Hyd-1A) and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations (Hyd-3A), and due to implementation of drainage system improvements, no additional mitigation is required. In addition, the Planned Development would not result in the placement of housing or structures within a 100-year flood hazard area in a manner that would impede or redirect flood flows.

## 4.8.4 Cumulative Impacts and Mitigation

**HYDROLOGY AND WATER QUALITY CUMULATIVE ISSUE SUMMARY**

**Would implementation of the Robinson Ranch Planned Development have a cumulatively considerable contribution to a cumulative hydrology or water quality impact considering past, present, and probable future projects?**

| *Cumulative Impact* | *Significance* | *Robinson Ranch Contribution* |
|---|---|---|
| ***Drainage Alteration, Erosion/Siltation, and Water Quality Degradation:*** Localized soil erosion and water quality degradation in affected watersheds and receiving waters due to alteration of drainage patterns, increases in storm water runoff, and urban runoff pollution. | Significant. | Not cumulatively considerable due to compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations; and incorporation of site design, source-control, and treatment-control BMPs into future projects to reduce generation of urban runoff pollutants. |
| ***Flood Hazards:*** Regional exposure of people or structures to flood hazards. | Significant. | Not cumulatively considerable due to compliance with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations, and implementation of drainage improvements. |

As indicated in Table 4.0-1 of this PEIR, groundwater basins typically serve localized areas and, therefore, any project impacts would generally be localized. Because groundwater supply and recharge is generally specific to the groundwater basin below individual project sites, these issues are not subject to a cumulative impact analysis, and are not addressed in this section.

### 4.8.4.1 Drainage Alteration, Erosion/Siltation and Water Quality Degradation

As indicated in Table 4.0-1 of this PEIR, the geographic context for the analysis of cumulative impacts relative to drainage alteration, erosion/siltation, and violation of water quality standards or water quality degradation encompasses the Yucaipa Creek, Wildwood Creek and Wilson Creek watersheds. Land disturbance activities may include drainage alterations, agricultural practices, cattle grazing, and grading and development, and these activities are expected to continue within the cumulative impact study area. Such land disturbance activities are required to comply with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations to reduce construction-related runoff pollution. In addition, it is expected that other cumulative projects would implement LID practices and include site design, source-control, and treatment-control BMPs to reduce post-construction urban runoff pollution. Nevertheless, due to the sheer magnitude of development in the region, such land disturbance activities will continue to contribute, however incrementally, to erosion/siltation and water quality impacts within the local watersheds. Therefore, the baseline cumulative impact to the Yucaipa Creek, Wildwood Creek and Wilson Creek watersheds due to drainage alterations, erosion/siltation effects and water quality degradation associated with land disturbance activities is significant.

As discussed in Section 4.8.2.2 above and Sections 4.6.2.2, 4.6.2.3, and 4.6.3.2 in the Geology and Soils Section of this PEIR, the Robinson Ranch Planned Development would implement standard erosion-control measures in accordance with the NPDES Construction General Permit (NPDES No. CAS000002 and Order No. 2009-0009-DWQ) and the SWQMP requirements in the Yucaipa Subdivision Regulations. In addition, proposed channel improvements for the on-site creeks per the Yucaipa Master Drainage Plan would convey the flows from surface runoff in a manner that would reduce the potential for downstream siltation. The Planned Development would also implement LID practices and site design, source-control, and treatment-control BMPs to reduce potential erosion/siltation and water quality impacts within the local watersheds. Therefore, the Planned Development would not result in a cumulatively considerable contribution to erosion/siltation effects and water quality degradation within the local watersheds.

### 4.8.4.2 Flood Hazards

As indicated in Table 4.0-1 of this PEIR, the geographic context for the analysis of cumulative impacts relative to flood hazards encompasses the Yucaipa Creek, Wildwood Creek and Wilson Creek watersheds. Cumulative development activities within these watersheds are required to comply with the NPDES Construction General Permit and erosion-control and SWQMP requirements in the Yucaipa Subdivision Regulations to reduce construction-related runoff flows. In addition, it is expected that other cumulative projects would implement drainage improvements to reduce post-construction runoff flows. Nevertheless, the sheer magnitude of development in the region will continue to contribute, however

incrementally, to potential flooding impacts within the local watersheds. Therefore, the baseline cumulative impact within the Yucaipa Creek, Wildwood Creek and Wilson Creek watersheds due to regional flooding associated with construction and development activities is significant.

As discussed in Section 4.8.2.2 above and Sections 4.6.2.2, 4.6.2.3, and 4.6.3.2 in the Geology and Soils Section of this PEIR, the Robinson Ranch Planned Development would implement standard erosion-control measures in accordance with the NPDES Construction General Permit (NPDES No. CAS000002 and Order No. 2009-0009-DWQ) and the SWQMP requirements in the Yucaipa Subdivision Regulations. In addition, proposed channel improvements for the on-site creeks per the Yucaipa Master Drainage Plan would convey the flows from surface runoff in a manner that would reduce the potential for downstream flooding. Therefore, the Planned Development would not result in a cumulatively considerable contribution to flooding impacts within the local watersheds.

## 4.8.5 CEQA Checklist Items Adequately Addressed in Initial Study

***Would the Planned Development expose people or structures to significant risk or loss, injury, or death involving flooding as a result of the failure of a levee or dam?***

Dams are located at the Yucaipa Regional Park and at the east end of Crafton Hills, over one mile from the project area. Based on the Yucaipa Hazard Mitigation Plan (City of Yucaipa 2005), which assesses hazards associated with property damage, disruption to local and regional economies, and the amount of public and private funds spent to assist with recovery, no flood inundation areas are identified within or near the project area for both of these dams. As such, these dams would not pose a hazard to the Planned Development due to potential flooding from dam failure. Therefore, implementation of the Planned Development would not expose people or structures to a significant risk of loss, injury, or death involving flooding as a result of dam or levee failure. Therefore, no further evaluation is necessary.

***Would the Planned Development be inundated by seiche, tsunami, or mudflow?***

The project area is free from the potential for seiche, tsunami and mudflow hazards, or related phenomena; therefore, no further evaluation is necessary.

## 4.8.6 References

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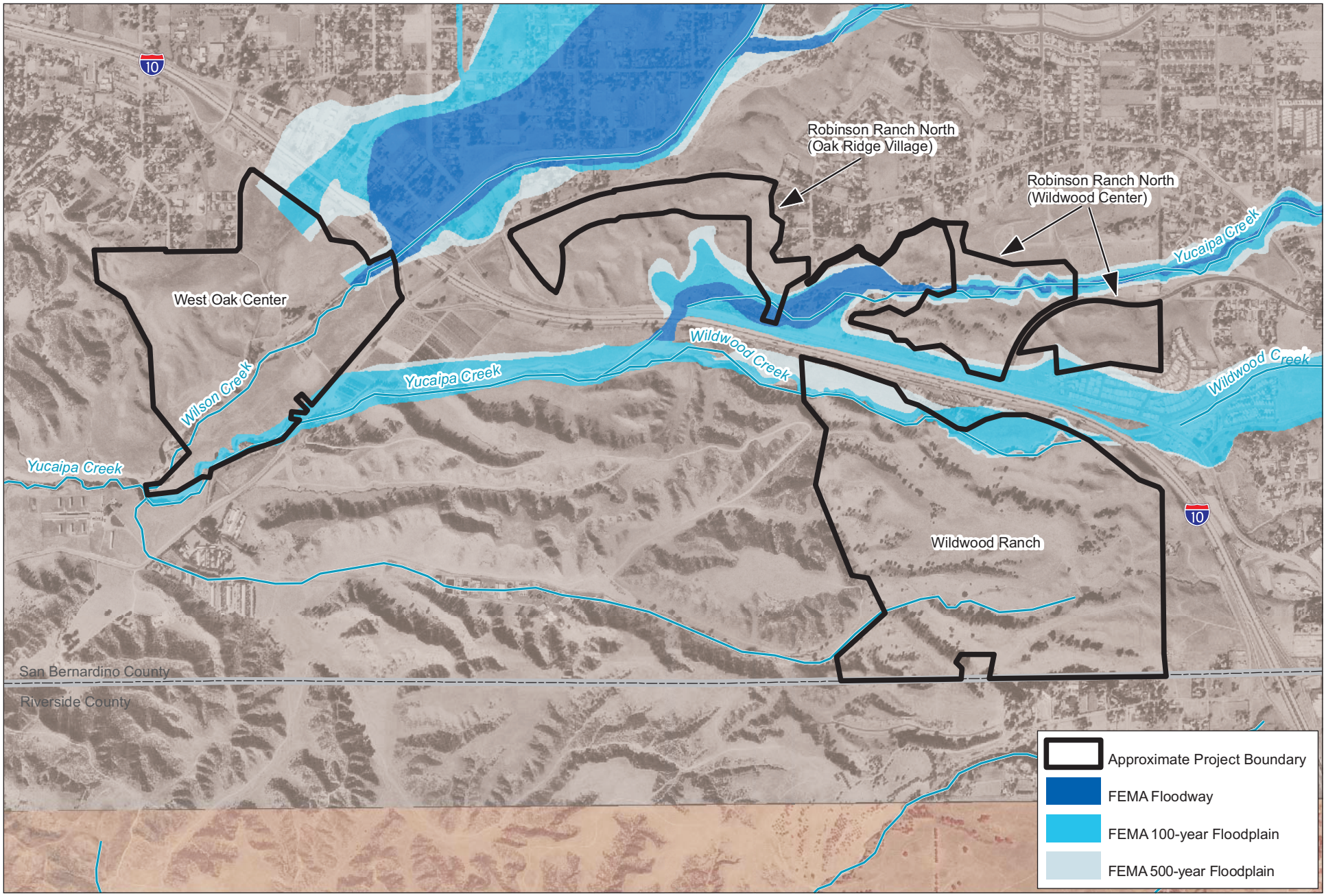


Source: CASIL, 2009; FEMA, 2008

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**FLOODPLAINS WITHIN THE PROJECT AREA**
**FIGURE 4.8-1**

# 4.9 LAND USE AND PLANNING

This section of the PEIR describes the existing and designated land uses within the project area and adjacent areas; the potential physical environmental effects (direct, indirect, and/or cumulative) on these land uses resulting from implementation of the Planned Development, including conflicts with applicable land use plans and policies; the City of Yucaipa Conditions of Approval related to land use and planning; and mitigation measures identified in other sections of this PEIR to reduce or avoid these impacts.

The City of Yucaipa uses the Official Land Use Districts Map in which both General Plan land use and traditional zoning designations are combined. General descriptions of these Land Use Districts are provided in Section 4.9.2.1 below. Although the City of Yucaipa has previously approved certain Land Use Districts over the project area as part of the Freeway Corridor Specific Plan (FCSP), those districts are not addressed in this section because their approval post-dated the Notice of Preparation for the Planned Development and they would be replaced by new districts based on specific Land Use Plans pertaining to the Planned Development, if approved by the City. Therefore, this section considers the General Plan designation for the project area which was in effect at the time the City of Yucaipa deemed the Robinson Ranch PDP applications complete (2005), which is "Planned Development (PD)."

## 4.9.1 Environmental Setting

### 4.9.1.1 Land Uses within the Project Area

All three planning areas are currently undeveloped, with the exception of one barn and accessory buildings located within the West Oak Center Planning Area and two homes along Live Oak Canyon Road adjacent to this planning area. Portions of Yucaipa, Wilson, and Wildwood creeks traverse the planning areas.

### 4.9.1.2 Surrounding Land Uses

#### *Robinson Ranch North Planning Area*

All areas surrounding the Robinson Ranch North Planning Area are within the Yucaipa City limits. There is a substantial amount of existing development adjacent to or within close proximity to this planning area. To provide a more detailed description of existing General Plan designations and land uses surrounding this planning area, Table 4.9-1 is separated into the proposed Oak Ridge Village and Wildwood Center Subareas.

#### *West Oak Center Planning Area*

The city of Redlands borders the West Oak Center Planning Area to the northwest, west, and southwest. The areas adjacent to the remaining planning area boundaries are within the Yucaipa City limits. Existing General Plan designations and land uses surrounding this planning area are shown in Table 4.9-2.

## *Wildwood Ranch Planning Area*

The City of Calimesa within the County of Riverside borders the Wildwood Ranch Planning Area to the south. The areas adjacent to the remaining planning area boundaries are within the Yucaipa City limits. Existing General Plan designations and land uses surrounding this planning area are shown in Table 4.9-3.

**Table 4.9-1 Land Uses Surrounding the Robinson Ranch North Planning Area**

| Direction | General Plan Designation | Existing Land Use |
|---|---|---|
| **Oak Ridge Village (western portion of planning area)** | | |
| North | Rural Living, 2.5-acre minimum lot size (RL-2.5); and Agricultural Preserve (RL-2.5-AP) | Residential and undeveloped |
| South | Regional Commercial (CR) | Undeveloped, Calimesa Boulevard, and I-10 Freeway |
| East | Single Residential, 10,000 sq. ft. minimum lot size (RS-10M); Single Residential, 20,000 sq. ft. minimum lot size (RS-20M); and Residential, 2 dwelling units per acre (du/ac) (R-2) | Single-family residential and undeveloped |
| West | Service Commercial (CS) | Residential, commercial, and undeveloped |
| **Wildwood Center (eastern portion of the planning area)** | | |
| North | RS-20M | Single-family residential and undeveloped |
| South | Single Residential, 7,200 sq. ft. minimum lot size (RS-72C) and R-2 | Mobile home park, single-family residential, Calimesa Boulevard, and I-10 Freeway |
| East | RS-20M and RL-2.5 | Mobile home park and undeveloped |
| West | R-2 and CR | Undeveloped |

**Table 4.9-2 Land Uses Surrounding the West Oak Center Planning Area**

| Direction | General Plan Designation | Land Use |
|---|---|---|
| North | CS and RS-10M (City of Yucaipa); Resource Preservation (RP) (City of Redlands) | Residential, commercial, undeveloped, and I-10 Freeway |
| South | Open Space (OS) (City of Yucaipa) and RP (City of Redlands) | Agriculture and undeveloped |
| East | CR and Open Space (OS) (City of Yucaipa) | I-10 Freeway interchange, Live Oak Canyon Road, agriculture, and undeveloped |
| West | RP (City of Redlands) | Undeveloped |

**Table 4.9-3 Land Uses Surrounding the Wildwood Ranch Planning Area**

| Direction | General Plan Designation | Land Use |
|---|---|---|
| North | None (City of Yucaipa) | I-10 Freeway and rest area |
| South | Open Space and Residential Low (2-4 du/ac) (City of Calimesa) | Residential and undeveloped |
| East | CR (City of Yucaipa) | Undeveloped and I-10 Freeway |
| West | OS, Residential, 4 du/ac (R-4), and Residential, 8 du/ac (R-8) (City of Yucaipa) | Agriculture, wastewater treatment facility, and undeveloped |

# 4.9.2 Regulatory Framework

Several regional and City plans and policies apply to the project area as discussed below.

## 4.9.2.1 Local Land Use Plans

### *City of Yucaipa General Plan*

The Yucaipa General Plan was adopted in September 1992 and was updated in 2004. It is a long-range "blueprint" that defines the framework by which the City's physical and economic resources are to be managed and used in the future, and it addresses the following seven mandatory Elements in accordance with state law (Section 65302): Land Use, Circulation (called Transportation, Multi-Purpose Trails, and Scenic Highways), Noise, Safety (called Safety and Hazardous Waste), Housing, Conservation, and Open Space (the latter two are combined into one element in the Yucaipa General Plan). In addition to the required seven Elements, the Yucaipa General Plan includes five optional Elements: Air Quality, Economic Development, Growth Management, Infrastructure and Public Facilities, and Urban Design. All eleven Yucaipa General Plan Elements are summarized below.

**Land Use Element**

This Element addresses the locations and extent of various land uses within the City. Roads, parks, public facilities, and other infrastructure are influenced by this land use structure. The Land Use Element contains 12 land use categories each corresponding with one or more Land Use Districts in the City. As stated above, in 2007 at the time of the issuance of the Notice of Preparation for this project, the Robinson Ranch project area was designated as a "PD" District under the 2004 Yucaipa General Plan. The General Plan established the following purposes for lands with the PD designation:

1. Allow a combination of residential, commercial, and/or manufacturing activities that maximize the use of natural and man-made resources.
2. Identify areas suitable for large-scale planned developments and to allow cluster-type development in order to provide more open space.
3. Allows joint planning efforts such as Specific plans, Area Plans, etc. among adjacent land owners and jurisdictions.

As described in the General Plan (page II-13) and in the City Development Code (Section 84.0390) the PD designation also incorporates a number of standards relating to building intensity and population density:

1. Minimum parcel size: 10 acres
2. Minimum district size: 40 acres
3. Maximum lot coverage: 80 percent
4. Maximum building height: 45 feet
5. Maximum building size: 3 stories
6. Maximum housing density: no greater than 8 dwelling units (DU) per acre
7. Maximum population density: no greater than 14,080 persons per square mile, based on eight DU/acre multiplied by 2.75 persons per DU.

**Urban Design Element**

This Element describes the general identity of the neighborhoods within the City and the overarching goal of neighborhood unity. Six categories of Design Guidelines were developed: Hillside Development; Multiple Residential Development; Mobile Home Parks; Commercial, Office, and Industrial Development; Single-Family Residential and Planned Development; and Landscape. The purpose of the Guidelines is to control and manage development on hillsides and ridgelines, provide quality development standards for multiple unit and mobile home park development, develop design criteria for commercial areas, and provide guidelines to develop attractive and identifiable neighborhoods in the City.

**Housing Element**

This 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 of Yucaipa, in preparing its Housing Element and updates every five years, must consider economic, environmental, and fiscal factors, as well as community goals as set forth in the Yucaipa General Plan.

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

**Growth Management Element**

The goal of this Element is to develop a growth management system that promotes a wide variety of environmental, social, and economic goals. This Element provides goals, policies, and actions that attempt to balance service costs and revenues associated with development; protect environmental quality and aesthetic quality; encourage efficient land and water use; preserve community identity; and protect the economic base of the community.

**Economic Development Element**

The purpose of this Element is to identify goals and policies to assure economic viability through the Yucaipa General Plan implementation process. Such goals include encouraging commercial growth, promoting redevelopment, promoting mass transit options to downtown areas, and encouraging tourism to the Yucaipa Valley.

**Transportation, Multi-Purpose Trails, and Scenic Highways Element**

The purpose of this Element is to develop a circulation system that will meet future demands safely and efficiently. It describes the existing circulation system and recommended improvements, existing transit service and bicycle and multi-use trails, future traffic demands, and scenic highways. In addition to transportation goals, this Element lists trails and path goals to promote development of bicycle and pedestrian corridors and scenic highway goals to promote positive landscaping along scenic highways and preserve visual access to natural scenic vistas and features.

**Noise Element**

The purpose of this Element is to establish uniformity of policy and direction concerning actions to minimize or eliminate excessive noise. It includes objective, policies, standards, criteria, programs, diagrams, and maps which are to be considered when decisions are made affecting the noise environment.

**Infrastructure and Public Facilities Element**

This Element identifies existing capital facilities and the need for additional facilities. It emphasizes the City of Yucaipa's interest in managing growth to ensure that all developed lands have adequate public services and facilities. This Element discusses many aspects of infrastructure including solid waste, sewer, water, storm drains, flood control, electricity, natural gas, energy, telecommunications, and roads. This element also discusses public services including schools, libraries, fire protection, police protection, parks and recreation, and health care.

**Safety and Hazardous Waste Element**

This Element discusses flooding, seismic safety (including faults and landslides), wildfire, fire protection and paramedic services, and hazardous waste (including an outline of the Yucaipa Hazardous Waste Management Plan). This Element's two main goals are to minimize risks resulting from exposure of the City's residents to human-made and natural hazards and to support and expand disaster response programs.

**Air Quality Element**

The objectives of this Element are to achieve air quality improvements in a manner that sustains economic growth and to achieve necessary air quality-related lifestyle and economic changes through market incentives (where feasible) and through regulatory measures (where necessary). This Element includes goals related to the role and responsibilities of governments, ground transportation, air transportation, land use, particulate emissions, and energy conservation.

**Open Space and Conservation Element**

The overarching goal of the open space section of this Element is to maintain the amount and quality of open space and recreation lands as the population grows. This section discusses open space for preservation of natural resources, managed production of resources, and outdoor recreation. The conservation section of this Element discusses the conservation of soils and water, biological, mineral, cultural, and paleontological resources. This Element also discusses how future development may affect these resources.

## *City of Redlands General Plan*

As previously stated, the City of Redlands borders the West Oak Center Planning Area to the northwest, west, and southwest. Since the City of Redlands has no jurisdiction over land use designations outside of its corporate boundaries or Sphere of Influence, the City of Redlands General Plan cannot be used as a means of determining land use consistency for projects outside of the City. However, this information is included because the project may have indirect effects to future land uses within the neighboring City of Redlands..

The Redlands General Plan Land Use Element designates the City of Redlands area adjacent to the project site as Resource Preservation (RP) (General Plan Figure 4.1). The RP designation limits uses in areas that possess a unique character and fragile ecology which are prime resources for water conservation, wildlife preservation, open space recreation, and agriculture. Preservation of such lands is essential to the health, safety, and welfare of the community. Limited permitted uses include remote commercial recreational facilities, such as equestrian facilities; postal offices, public safety facilities, educational facilities and public utilities; and open space uses. Residential uses are permitted but density shall be limited to protect the character and ecology of such lands. According to the City of Redlands' NOP comment letter (dated January 7, 2008), "this General Plan land use designation provides for a maximum development density of one (1) dwelling unit per acre with a slope density formula that reduces density further based on steepness of slope. Typical projects found to be consistent with the City's General Plan often have gross densities of one dwelling unit per two and a half (2.5) acres or less if the site has only limited land less than 15 percent slope."

## *City of Calimesa General Plan*

Since the City of Calimesa has no jurisdiction over land use designations outside of its corporate boundaries or Sphere of Influence, the City of Calimesa General Plan cannot be used as a means of determining land use consistency for projects outside of the City. However, this information is included because the project may have indirect effects to future land uses within the neighboring City of Calimesa.

As previously stated, the City of Calimesa borders the Wildwood Ranch Planning Area to the south. The Calimesa General Plan Land Use Element designates the City of Calimesa area adjacent to the project site as Open Space and Residential Low (2-4 du/ac) (Table 4.9-3). Relevant policies from the Calimesa General Plan that pertain to the Open Space and Residential Low designations are as follows:

- **Policy 1.7:** Residential developments on areas with the Residential Low Development land use designation shall have lot sizes equal to or greater than 7,200 square feet.
- **Policy 3.1:** Avoid land use conflicts and incompatibilities between developments by providing landscaped setbacks and buffers, site design and architectural features between existing incompatible land uses and new development.
- **Policy 3.3:** Differing land uses shall be adequately buffered including but not limited to building setbacks, landscaping, walls or fences, density/intensity reductions, reduced hours of operation for commercial and industrial uses, shielding of lighting, and the like.
- **Goal 7:** Seek to provide a network of open space areas to preserve natural resources and to provide visual and physical relief from urban development.

## *Freeway Corridor Specific Plan*

At the time the Notice of Preparation for the preparation of this Draft EIR was circulated for public review in November, 2008, the Freeway Corridor Specific Plan (FCSP) was in draft form and had not been adopted. A general description of the FCSP is included to recognize that the FCSP is a City-initiated plan that has since been adopted to establish a framework for development of the 1,242-acre FCSP area, which includes the Robinson Ranch project area as well as substantial portions of adjacent properties. The framework includes:

- Planned land uses, development regulations, and design standards;
- Multi-modal trail and circulation system that provides access for vehicles, pedestrians, and bicycles;
- A plan for protecting and managing important natural resources including hillsides and native oak trees;
- Infrastructure facilities, including financing and phasing; and
- Implementation and administrative processes to approve specific development projects.

The FCSP would offer a mixture of residential, commercial, and business park development. In addition to these land uses, the FCSP would provide community amenities such as trails, one of two potential elementary schools, and open space areas to create a cohesive community where people can live, work, shop, and play. A variety of residential uses would help meet the growing demand for housing in San Bernardino County. The commercial and business park uses would provide employment as well as retail and entertainment opportunities for those living within the community. The commercial and business park uses would take advantage of the freeway visibility and access to serve both local and regional needs. The residential areas would be linked to the commercial and business park uses through an extensive system of multimodal trails and open space corridors.

As previously stated, the FCSP does not apply to the Planned Development (for purposes of analysis in this PEIR) because the Notice of Preparation for the Planned Development predates the adoption of the FCSP. However, some of the project area boundaries are adjacent to several designated FCSP Land Use Districts. These are listed below for properties that are adjacent to each of the three Planned Development planning areas.

- **Robinson Ranch North Planning Area:** Regional Commercial (RC) to the south of Oak Ridge Village Subarea.
- **West Oak Center Planning Area:** Regional Commercial (RC) and Open Space (OS) to the east (east side of Live Oak Canyon Road).
- **Wildwood Ranch Planning Area:** Residential (R-4) (4 du/ac) and Open Space (OS) to the west; and Regional Commercial (RC) to the east.

The above-listed FCSP Land Use Districts are described below:

- **Residential (R-4) 4 du/ac Land Use Intent:** to provide sites for detached single-family residential uses.
- **Regional Commercial (RC) Land Use Intent:** to provide sites for stores, lodging services, office and professional services, recreation and entertainment services, wholesaling and warehousing, contract/construction services, transportation services, open lot services, and similar and compatible uses.
- **Open Space (OS) Land Use Intent:** to provide sites for protection of natural features, vegetation, hillsides, ridgelines, and views, and to provide buffering of incompatible land uses.

## *Air Quality Management Plan*

The project area is located within the South Coast Air Basin (Basin). The South Coast Air Quality Management District (SCAQMD) is the regional agency responsible for air quality monitoring and stationary source control in the Basin. The SCAQMD comprises four zones corresponding to non-desert portions of Los Angeles, Orange, Riverside, and San Bernardino counties.

In terms of overall air quality, the Basin is considered to have among the worst air quality in the United States. The air quality in San Bernardino County results from a unique combination of factors, including local and regional air flow patterns and emission sources. The Basin is considered a non-attainment area due to exceedances of the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) for ozone ($O_3$) and inhalable particulate matter ($PM_{10}$). $O_3$ exceedances are acute during summer months when onshore wind patterns transport pollutants from the western portion of the Basin, notably Los Angeles and Orange counties, which combine with emissions from local sources. San Bernardino County records the most severe violations of air quality standards for $O_3$ and $PM_{10}$ compared to the rest of the Basin.

To achieve the federally mandated goal of a five percent annual reduction in air pollutant emissions, the SCAQMD developed and adopted an AQMP in 2003. The AQMP provides policies and measures to achieve federal and state standards for healthful air quality in the Basin. The revision to the AQMP also addresses several federal and state 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. The 2003 AQMD is consistent with, and builds upon, the approaches taken in the 1997 AQMP and the 1999 Amendments to the State Implementation Plan for the Basin. However, this revision points to an urgent need for additional emissions reductions (beyond those incorporated in the 1997/99 AQMP) to offset increased emissions estimates from mobile sources and to meet all federal criteria pollutant standards within the time frames allowed under the federal Clean Air Act.

## *Southern California Association of Governments*

In addition to locally adopted plans, ordinances, and regulations, a number of regional plans also influence land use planning in the City. Regional planning agencies such as Southern California Association of Governments (SCAG) recognize that planning issues extend beyond the boundaries of individual cities. Efforts to address regional planning issues such as affordable housing, transportation, and air pollution have resulted in the adoption of regional plans that affect the City.

SCAG has evolved as the largest council of governments in the United States, functioning as the Metropolitan Planning Organization (MPO) for six counties, Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial, including 184 cities. The region encompasses a population exceeding 15 million persons in an area of more than 38,000 square miles. As the designated MPO, SCAG prepares comprehensive regional plans for transportation, growth management, hazardous waste management, and air quality.

## *2008 Regional Comprehensive Plan*

The 2008 Regional Comprehensive Plan (RCP) is a major advisory plan prepared by SCAG that addresses important regional issues such as housing, traffic/transportation, water, and air quality. The RCP serves

as an advisory document to local agencies in the Southern California region for preparing local plans and handling local issues of regional significance. The RCP presents a vision of how Southern California can balance resource conservation, economic vitality, and quality of life. The RCP identifies voluntary best practices to approach growth and infrastructure challenges in an integrated and comprehensive way. It also includes goals and outcomes to measure progress toward a more sustainable region. The RCP includes nine chapters, each based on specific areas of planning or resource management.

The RCP neither replaces nor modifies the AQMP, but rather, it sets the policy context in which SCAG participates in and responds to this plan. The RCP builds upon the local AQMP processes that are designed to meet health-based criteria pollutant standards in several ways. First, it complements the AQMP by providing guidance and incentives for public agencies to consider best practices that support technology-based control measures. Second, the RCP emphasizes the need for local initiatives to reduce the region's greenhouse gas emissions (GHGs) that contribute to climate change, an issue that is largely outside the focus of local attainment plans. Third, the RCP emphasizes the need for better coordination of land use and transportation planning, which heavily influences the emissions inventory from the transportation sectors of the economy. This also minimizes land use conflicts, such as residential development near freeways, industrial areas, or other sources of air pollution.

The Air Quality chapter of the RCP outlines the following four relevant goals:

1. Reduce emissions of criteria pollutants to attain NAAQS by prescribed dates and CAAQS as soon as practicable.
2. Reverse current trends in GHGs to support sustainability goals for energy, water supply, agriculture, and other resource areas.
3. Minimize land uses that increase the risk of adverse air pollution-related health impacts from exposure to toxic air contaminants, particulates ($PM_{10}$, $PM_{2.5}$), and carbon monoxide.
4. Expand "green" building practices to reduce energy-related emissions from developments to increase economic benefits to business and residents.

## *Compass Growth Visioning Program*

In an effort to maintain the region's prosperity, expand its economy, house its residents affordably, and protect its environmental setting as a whole, SCAG has brought together the goals and ideas of interdependent sub-regions, counties, cities, communities, and neighborhoods. This process is called the Southern California Compass (Compass), and the result is a shared "Growth Vision" for Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. SCAG began Compass in 2002, spearheaded by the Growth Visioning Subcommittee, which consists of civic leaders from throughout the region. The intent is to create a shared regional vision in an effective way to address issues, such as congestion and housing availability, which may threaten the region's livability.

In the short term, SCAG's growth visioning process has found common ground in a preferred vision for growth and has incorporated it into immediate housing allocation and transportation planning decisions. In the long term, the growth vision will be a framework to help local jurisdictions address growth management cooperatively and will help coordinate regional land use and transportation planning. The result of this growth visioning effort is SCAG's Growth Vision Report (GVR).

The GVR represents the comprehensive growth vision for the six-county SCAG region as well as the achievements of the Compass process. It details the evolution of the draft vision, from the study of emerging growth trends to the effects of different growth patterns on transportation systems, land consumption, and other factors. The GVR concludes with a series of implementation steps including tools for each guiding principle and an overarching implementation strategy that will guide southern California toward its envisioned future.

### *2008 Regional Transportation Planning*

SCAG is responsible for the maintenance of a continuous, comprehensive, and coordinated planning process resulting in a Regional Transportation Plan (RTP) and a Regional Transportation Improvement Program. SCAG is responsible for the development of demographic projections, as well as the integrated land use, housing, employment, and transportation programs, measures, and strategies portions of the Riverside County AQMP.

The 2008 RTP is a 25-year plan that provides a vision for transportation investments in the SCAG region. The RTP assesses the overall growth and economic trends in the SCAG region and provides strategic direction for investments during this time period. The RTP is intended to serve as a catalyst for linking the various transportation agency investments within the SCAG region to provide a cohesive, balanced, and multimodal transportation system that addresses regional goals and is consistent with federal and state requirements.

## 4.9.3 Project Impacts and Mitigation

### *City of Yucaipa Standard Conditions of Approval*

Table 4.9-4 presents the City of Yucaipa's standard conditions of project approval related to the reduction of impacts to open space that may apply to the Planned Development. These standard conditions are tracked and monitored by the City of Yucaipa as part of their documentation for discretionary actions, and are included in the MMRP of this PEIR.

**Table 4.9-4 City of Yucaipa Conditions of Approval Related to Land Use and Planning**

| Condition Number | Conditions of Approval |
|---|---|
| **Conditions of Approval for Subdivisions** | |
| Subdivision 9 | Areas to be dedicated for the purpose of meeting the natural open space requirements shall possess no development rights since said development rights have been transferred to other portions of the project area. Said open space shall remain in its natural condition, with maintenance occurring in an approved manner. No grading or structures of any type shall be permitted in the open space easements, including walls or fencing. |
| Subdivision 103 | The Composite Development Plan shall include the following notes:<br>a. All parcels may be located within 1,320 feet of accessory animal raising uses which existed prior to the creation of this subdivision. Such uses will be protected from nuisance complaints pursuant to the Yucaipa Development Code, Section 84.0560, entitled "Accessory Animal Raising." |
| **Conditions of Approval for Conditional Use Permits** | |
| CUP 85 | All open space easements for the preservation of natural undisturbed open space shall be dedicated to the City or other approved maintenance authority. |

Source: City of Yucaipa 2007

### 4.9.3.1 Issue 1 – Conflict with Land Use Plans

**LAND USE AND PLANNING ISSUE 1 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development conflict with applicable land use plans, policies, or regulations of an agency with jurisdiction over the Planned Development adopted for the purpose of avoiding or mitigating an environmental effect?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Entire Planned Development:*** The Planned Development would be inconsistent with the Yucaipa General Plan; the AQMP; and SCAG's RCP, RTP and Growth Visioning Program. The Planned Development would be incompatible with adjacent land uses designated by the FCSP. | Significant. | No feasible mitigation. | Significant and unavoidable. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would conflict with applicable land use plans, policies, and regulations.

## Impact Analysis

## *Consistency with the Yucaipa General Plan*

Three evaluations to determine the Planned Development's consistency with Yucaipa General Plan are presented below:

1. Consistency with the Planned Development District.
2. Consistency with the hypothetical project area development conditions identified in the 2004 General Plan Update.
3. Consistency with the General Plan goals and policies.

**Planned Development District**

As previously stated, the Planned Development District was in effect at the time the Robinson Ranch Planned Development applications were deemed complete by the City of Yucaipa (2005). According to Section 84.0930 of the Yucaipa Development Code, the designated building intensities within the Planned Development District are as follows:

1. Minimum parcel size: 10 acres
2. Minimum district size: 40 acres
3. Maximum lot coverage: 80 percent
4. Maximum building height: 45 feet
5. Maximum building size: 3 stories
6. Maximum housing density: no greater than 8 dwelling units (DU) per acre

7. Maximum population density: no greater than 14,080 persons per square mile, based on eight DU/acre multiplied by 2.75 persons per DU.

Permitted uses include limited agriculture (row, field, tree, and nursery crop cultivation), one dwelling unit per parcel, social care facility with six or fewer clients, and animal raising (cattle, buffalo, horse, hogs, sheep, goats, rabbits, chinchillas, and poultry). Residential uses in excess of a single dwelling unit and any non-residential uses (except as listed above) are subject to a Planned Development Review and City Council approval of a Land Use Plan and new Land Use Districts, which is currently being proposed as part of the Robinson Ranch Planned Development.

The proposed average residential density for the entire proposed Planned Development is 10.8 du/ac, which would exceed the Planned Development District maximum housing density of 8 du/ac. However, this exceedance is allowed under Government Code Section 65915, which mandates density bonuses for projects that include affordable housing components.

**2004 General Plan Update**

Table II-2 in the 2004 General Plan lists the hypothetical project area development conditions identified in the 2004 General Plan Update, which was required for purposes of CEQA analysis. Specifically, 380 acres of residential (594 dwelling units), 68 acres of industrial, 78 acres of commercial, and 53 acres of office land uses were identified for the project area. As summarized in Table 4.9-5 below, the Planned Development would include 385 acres of residential (4,159 dwelling units), 109 acres of commercial, and 28 acres of business park uses. With the exception of industrial and business park uses, the Planned Development would involve substantially greater development intensities than what was assumed for the project area in the 2004 General Plan Update.

**Table 4.9-5 Comparison of 2004 General Plan and Planned Development Land Uses**

| Land Use | 2004 General Plan | Planned Development |
|---|---|---|
| Industrial (acres) | 68 | 0 |
| Commercial (acres) | 78 | 109 |
| Office (Business Park) (acres) | 53 | 28 |
| Residential | | |
| Acres | 380 | 385 |
| Dwelling Units | 594 | 4,159 |
| Average Density | 1.56 du/ac | 10.8 du/ac |
| Total (Acres) | 579 | 522 |

Source: City of Yucaipa 2004

**Yucaipa General Plan**

Table 4.9-6 lists the relevant goals and polices from the Land Use, Urban Design, and Growth Management, Open Space and Conservation, and Transportation Elements of the Yucaipa General Plan that would apply to the Planned Development, and provides an evaluation of project consistency with each goal or policy. The Planned Development would not be consistent with Goals LU-5 and OS-2 and Policies LU-2.A, UD-1.E, OS-1.A, OS-2.C, OS-3.E, OS-9.A, T-1.F, and T-4.C.

**Table 4.9-6 Relevant Yucaipa General Plan Goals and Policies and Planned Development Consistency**

| General Plan Goal, Policy, or Action | Consistency Evaluation |
|---|---|
| **Land Use Element** | |
| **Policy LU-1.A:** Because the City wants to promote balanced, efficient commercial developments that are functional, safe, attractive, and convenient to shoppers, and are capable of strengthening the local economy and enhancing the quality of life of City residents, the following actions shall be implemented: | Consistent. The Planned Development would be consistent with these actions. Therefore, the Planned Development is consistent with this policy. |
| 1. Promote commercial development that enhances the City's economic base and provides jobs for its residents. | Consistent. The Planned Development proposes over 1.1 million square feet of commercial uses and 370,000 square feet of business park uses. Further, one of the Planned Development's objectives is to promote local job opportunities. Therefore, implementation of the Planned Development would promote commercial development and provide jobs. |
| 2. Cluster commercial development, and support the development of specialty clusters of related and mutually supportive commercial activities in appropriate locations by means of specific plans, mixed use developments, and planned developments. | Consistent. As shown in Figures 3.5 through 3.8, planned commercial uses within each planning area are located together and along major roadways and along I-10, where businesses would be highly visible. Therefore, the planned commercial uses would be clustered together. |
| **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 Planned Development proposes both residential and commercial land uses. Further, a fiscal impact study prepared for the Planned Development identifies the positive fiscal impacts of the Planned Development, including anticipated tax revenue from its implementation. Therefore, the Planned Development would provide a mix of land uses and generate tax revenues. |
| **Policy LU-2.A:** Because the City wants to promote and provide safe, attractive, varied residential areas convenient to public facilities, employment, and shopping centers, the following actions shall be implemented: | **Inconsistent.** While the Planned Development would offer varied residential styles and commercial areas, it would not comply with Action 1 under this policy. |
| 1. 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. | **Inconsistent.** As discussed in Section 4.1 (Aesthetics) of this PEIR, the Planned Development would substantially alter the existing community character of the project area, and would not be compatible with the community character of adjacent areas. |
| 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. | Consistent. The Planned Development proposes a range of housing styles including multi-family, single-family attached, and single-family detached housing units. |
| **Goal LU-3:** Promote opportunities for commercial and industrial development along the I-10 corridor, and encourage development of other centers of commercial development within the City. | Consistent. The Planned Development proposes over 1.1 million square feet of commercial uses along or near I-10. |

**Table 4.9-6 Continued**

| General Plan Goal, Policy, or Action | Consistency Evaluation |
|---|---|
| **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 Planned Development provides commercial, business park, and residential land use designations. Further, the circulation plan for the Planned Development consists of a hierarchy of roads, pathways, and trails to accommodate vehicles, bicycles, and other non-vehicular traffic, including pedestrians and equestrian circulation on at least one side of the road. The types of land use designations and their proximity to each other would allow for increased pedestrian and bicycle activity, limit the need for vehicle travel, reduce energy consumption, and maximize the effectiveness of energy consumed. |
| **Policy LU-4.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. | Consistent. The Planned Development proposes over 1.1 million square feet of commercial uses and 370,000 square feet of business park uses. Further, one of the Planned Development's objectives is to promote local job opportunities. Therefore, implementation of the Planned Development would promote commercial development and provide jobs. |
| **Goal LU-5:** Determine the provision of residential density consistent with topographic constraints to reduce landform alteration in hillside areas. | **Inconsistent.** As discussed in Section 4.1 (Aesthetics) of this PEIR, the Planned Development would not comply with the Yucaipa Hillside/Ridgeline Ordinance. Further, as discussed in Section 4.1, the Planned Development would result in a substantial amount of landform alternation. |
| **Goal LU-9:** Locate new development so that the economic strength derived from agricultural, mineral, and other natural resources is preserved. | Consistent. As discussed in Section 4.2 (Agricultural Resources) of this PEIR, the Planned Development would not convert any Prime Farmland or Farmland of Statewide Importance. As discussed in Section 5.1.3 (Effects Found Not Significant) of this PEIR, there would be no impact to mineral resources. The Planned Development would not impact agricultural, mineral, and other natural resources that generate economic benefit. |
| **Urban Design Element** | |
| **Policy UD-1.A:** Require all subdivisions of 100 lots or greater to utilize the Planned Development applications process. | Consistent. The Planned Development is complying with the Planned Development review process. |
| **Policy UD-1.B**: Require all multi-family developments to be consistent with current City standards. | Consistent. Future projects that would implement the Planned Development are required to undergo review to ensure adherence to City standards. |
| **Policy UD-1.E:** Require compliance with Hillside/Ridgeline Grading Standards for all hillside/ridgeline developments. | **Inconsistent.** As discussed in Section 4.1 (Aesthetics) of this PEIR, the Planned Development would not comply with the Hillside/Ridgeline Ordinance due to the extent of the proposed grading. |
| **Goal UD-2:** Promote overall efforts to upgrade the visual appearance of the City. | **Inconsistent.** As discussed in Section 4.1 (Aesthetics) of this PEIR, the Planned Development would not comply with the Hillside/Ridgeline Ordinance due to the extent of the proposed grading. |
| **Policy UD-2.D:** Require appropriate landscape screening for all new developments. | Consistent. As described in Section 3.5.5 (Project Description, Development Standards, Landscaping Concept), landscape designs for Final Development Plan(s) within each planning area would incorporate the Yucaipa "Landscape Design and Installation Guidelines" which include standards for landscape screening, among others. |

**Table 4.9-6 Continued**

| General Plan Goal, Policy, or Action | Consistency Evaluation |
|---|---|
| **Policy UD-2.F:** Establish landscaping standards for all new development that discourages vandalism and graffiti. | Consistent. As described in Section 3.5.5 (Project Description, Development Standards, Landscaping Concept), landscape designs for Final Development Plan(s) within each planning area would incorporate the Yucaipa "Landscape Design and Installation Guidelines." |
| **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. | Consistent. As discussed in Section 3.5.3 (Project Description, Infrastructure Plan), infrastructure improvements would be provided for each phase as it occurs and/or in advance with earlier phases, in accordance with City requirements. The Final Development Plan(s) would include a phasing/infrastructure plan depicting backbone public facilities including water and sewer facilities and primary circulation routes, if applicable, and timing of construction. |
| **Open Space and Conservation Element** | |
| **Policy OS-1.A:** Because the quality of life is related to the variety and abundance of all species, commonly occurring species shall be conserved. The following requirements shall be incorporated into the conditions of approval for all proposed discretionary land use proposals. | **Inconsistent.** As discussed in Section 4.1 (Aesthetics) of this PEIR, the Planned Development is not consistent with the Hillside/Ridgeline Preservation Ordinance. However, numerous mitigation measures to protect biological resources are provided in Section 4.4 (Biological Resources) of this PEIR. |
| 1. Land clearing shall be regulated to reduce soil loss due to erosion, pursuant to the Plant Protection and Management Ordinance and erosion control regulations. | Consistent. Section 3.7 (Project Description, Discretionary Actions) of this PEIR lists the Plant Protection and Management Ordinance and Chapter 2 of the Development Code (Erosion and Sediment Control) as two of the many permits and approvals that would be required with implementation of the Planned Development. |
| 2. Grading and cut and fill operations shall be minimized to reduce soil and vegetation loss, pursuant to the Hillside/Ridgeline Preservation Ordinance. | **Inconsistent.** As discussed in Section 4.1 (Aesthetics) of this PEIR, the Planned Development is not consistent with the Hillside/Ridgeline Preservation Ordinance. |
| **Goal OS-2:** Manage scarce natural resources for preservation. Scarce resources include sensitive biological resources, cultural resources, air quality, groundwater supply and quality, and open space. | **Inconsistent.** Implementation of the Planned Development would result in significant impacts to biological resources, cultural resources, air quality, and open space. Mitigation measures are provided in this PEIR which reduce impacts to biological resources and cultural resources to a less than significant level. Mitigation measures are also provided to reduce impacts to air quality; however, even with implementation of these measures, the air quality impacts would remain significant and unavoidable. The existing open space within the project area would be permanently lost due to implementation of the Planned Development. |
| **Policy OS-2.A:** Require cultural resource surveys of all discretionary land use proposals in areas identified as sensitive. | Consistent. Cultural resources surveys were conducted in support of the FCSP EIR in August 2005 and March-April 2006. These surveys included the entire project area. |
| **Policy OS-2.C:** Require compliance with all provisions of the AQMP. | **Inconsistent.** As discussed above and shown in Table 4.9-7, the Planned Development would be inconsistent with the Air Quality Goals of the AQMP and SCAG's RCP. |
| **Policy OS-2.E:** Require compliance with all Regional Water Quality Control Board (RWQCB) regulations. | Consistent. Section 3.7 (Project Description, Discretionary Actions) of this PEIR lists the permits and approvals that would be required with implementation of the Planned Development, including those issued by the RWQCB. |

**Table 4.9-6 Continued**

| General Plan Goal, Policy, or Action | Consistency Evaluation |
|---|---|
| **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. | **Inconsistent.** As discussed in Section 4.2 (Agricultural Resources) of this PEIR, agricultural resources would not be significantly impacted by implementation of the Planned Development. As discussed in Section 4.1 (Aesthetics) of this PEIR, the Planned Development is not consistent with the Hillside/Ridgeline Preservation Ordinance. |
| 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 soils and agricultural resources located on the site. | Consistent. As discussed in Section 4.2 (Agricultural Resources) of this PEIR, the soils within the project area are classified as Farmland of Local Importance and Grazing Land. Therefore, no report is necessary. |
| 2. All proposals for earthwork and grading performed in the City shall be in accordance with the Yucaipa Hillside/ Ridgeline Preservation Ordinance and proponents shall be required to submit and obtain approval for plans to the City Engineering Division. | **Inconsistent.** As discussed in Section 4.1 (Aesthetics) of this PEIR, the Planned Development is not consistent with the Hillside/Ridgeline Preservation Ordinance. |
| **Policy OS-4.A:** Because water suppliers within the City of Yucaipa are local and outside sources are not currently available, the City shall implement measures to reduce per capita water consumption and increase supplies. | Consistent. Section 4.15.3.4 (Water Supply Availability) of this PEIR discusses the proposed water demand from implementation of the Planned Development, and concludes that compliance with YVWD's Strategic Plan would ensure sufficient supplies for the projected increase in water demand. |
| 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. | |
| **Policy OS-5.A:** Because all rare, endangered, and threatened species' habitats require management for preservation, the following actions shall be taken. | Consistent. As discussed in Section 4.4 (Biological Resources) of this PEIR, implementation of the Planned Development would result in significant impacts to sensitive species and habitats; however, implementation of mitigation measures provided in this section would reduce this impact to a less than significant level. |
| 1. All proposed Land Use Map changes and discretionary land use proposals for areas identified on the Biological Resources Map (Exhibit XII-2) shall be accompanied by a report that identifies all biotic resources located on the site and those on adjacent parcels which 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 qualified biologist, botanist, herpetologist, or other professional "life scientist." | Consistent. A Biological Resources Technical Report (BTR) was prepared for the FCSP EIR in July 2008. The BTR was prepared by a Senior Biologist at EcoSystems Restoration Associates. The BTR identified the biotic resources within the project area, determined how development of the area would impact the resources, and provided mitigation measures to eliminate or reduce those impacts. This report is an appendix to the FCSP EIR, which is available for public review at the City. The discussions, analyses, and mitigation measures from the FCSP EIR BTR are summarized in Section 4.4 (Biological Resources) of this PEIR. |

**Table 4.9-6 Continued**

| General Plan Goal, Policy, or Action | Consistency Evaluation |
|---|---|
| 3. The following management polices 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 Resources Report.<br>a. Provide for mitigation measures that would reduce impacts to populations, where feasible.<br>b. Provide for mitigation measures that would reduce impacts to habitat areas due to encroachment of incompatible land uses of fragmentation of habitat areas, where feasible.<br>c. Provide for mitigation measures that enhance populations, where feasible.<br>d. Provide for mitigation measures that enhance habitat areas, such as buffer areas, where feasible. | Consistent. Implementation of the mitigation measures provided in the FCSP EIR BTR and Section 4.4 (Biological Resources) of this PEIR would reduce impacts to sensitive species populations and habitats to a less than significant level, in accordance with U.S. Fish and Wildlife Service and California Department of Fish and Game requirements. |
| **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. | Consistent (with mitigation). As discussed in Section 4.4.3.5 (Biological Resources, Issue 5) of this PEIR, implementation of the Planned Development would conflict with the Yucaipa Oak Tree Conservation Ordinance by removing oaks, impacting oak woodlands, or encroaching into the protected zone of remaining oaks. However, implementation of the mitigation measures provided in this section would require compliance with this ordinance and reduce oak impacts to a less than significant level. |
| **Policy OS-9.A:** As development occurs in hillside areas, open space will be needed for both aesthetics and practical reasons, such as the reduction of grading impacts and watershed protection.<br>1. Through the Yucaipa Hillside Development Ordinance, a minimum of 40 percent of each hillside development shall be required to be set aside as open space. A homeowners' association of City Maintenance District shall be created to provide maintenance for these open space areas. | **Inconsistent.** As discussed in Section 4.1 (Aesthetics) of this PEIR, the Planned Development is not consistent with the Hillside/Ridgeline Preservation Ordinance. Further, the proposed amount of open space within the Planned Development would be less than 40 percent of the project area. |
| **Goal OS-11:** Preserve and protect the City's historical, archaeological, and cultural resources. | Consistent. A cultural resources technical report was prepared for the FCSP EIR, which included the project area. The report summarized the results of field surveys and extensive additional research, assessed potential impacts to historic and archaeological resources, and provided mitigation measures for any significant impacts. This report is an appendix to the FCSP EIR, which is available for public review at the City. The discussions, analyses, and mitigation measures from the FCSP EIR cultural resources technical report are summarized in Section 4.5 (Cultural Resources) of this PEIR. |

**Table 4.9-6 Continued**

| General Plan Goal, Policy, or Action | Consistency Evaluation |
|---|---|
| **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 cultural resources.<br>1. A cultural resource field survey and evaluation prepared by a qualified professional shall be required with project submittal. | Consistent. Cultural resource surveys were conducted in support of the FCSP EIR in August 2005 and March-April 2006, and included the Planned Development. A cultural resources technical report was prepared for the FCSP EIR, which summarized the results of field surveys and extensive additional research, assessed potential impacts to historic and archaeological resources, and provided mitigation measures for any significant impacts. This report is an appendix to the FCSP EIR, which is available for public review at the City. The discussions, analyses, and mitigation measures from the FCSP EIR cultural resources technical report are summarized in Section 4.5 (Cultural Resources) of this PEIR. |
| **Goal OS-12:** Ensure that community objectives for cultural resources avoid or minimize potential conflicts with traditional Native American beliefs and concerns. | Consistent. A history of Native American culture in the region was researched and documented in a cultural resources technical report prepared for the FCSP EIR, and the Native American Heritage Commission and several Native American tribes were consulted during its preparation. The report summarized the results of this extensive research, assessed potential impacts to historic and archaeological resources, and provided mitigation measures for any significant impacts. This report is an appendix to the FCSP EIR, which is available for public review at the City. The discussions, analyses, and mitigation measures from the FCSP EIR cultural resources technical report are summarized in Section 4.5 (Cultural Resources) of this PEIR. Further, because there is the potential for grading activities associated with implementation of Planned Development to uncover unknown archaeological resources or human remains, Section 4.5 of this PEIR provides mitigation that requires an archaeological monitor and a Native American monitor to be onsite during any ground disturbance, as well as procedures in the event of a discovery. |
| **Goal OS-13:** Ensure that significant paleontological resources exposed during grading are recovered and preserved for their scientific value. | Consistent. Section 4.5.3.3 (Paleontological Resources, Issue 3) of this PEIR discusses the potential for paleontological resources to be located within the project area. The discussion determined that ground disturbing activities associated with implementation of Planned Development could significantly impact unknown paleontological resources. Mitigation is provided that requires a monitoring, notification, and salvage program to reduce impacts to a less than significant level. |
| **Transportation, Multi-Purpose Trails, and Scenic Highways Element** | |
| **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.<br>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. | **Inconsistent.** A Traffic Impact Analysis (TIA) (Urban Crossroads 2010) was prepared for this PEIR (Appendix D) to determine the impacts of the Planned Development on the vicinity circulation network. The TIA is summarized in Section 4.14 (Transportation and Traffic) of this PEIR. Most of the impacts would be mitigated to a LOS C or better; however, two intersections would remain significant and unavoidable for the "2020 With Entire Planned Development" scenario: Calimesa Boulevard/Oak Ridge Road and Cienaga Road/Oak Ridge Road. Delays would remain at these intersections until signal warrants are met or turn restrictions are implemented. |
| **Policy T-3.A:** Require that the proponents of future development generate financing mechanism for road system improvements. | Consistent. Mitigation Tra-1C requires the developers of future projects that implement the Planned Development to pay a fee pursuant to the City's Traffic Facilities Fee program and/or make a contribution to a City-established fair-share local fee program. |

**Table 4.9-6 Continued**

| General Plan Goal, Policy, or Action | Consistency Evaluation |
|---|---|
| **Policy T-4.B:** Require safe and efficient roadway access for all new developments.<br>1. Future development will be conditioned to provide standard roadway access where three or more parcels are being created. | Consistent. Section 3.5.2 (Project Description, Circulation Plan) of this PEIR states that "New circulation facilities must comply with the roadway standards established in the Yucaipa General Plan Transportation Element." |
| **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 of Yucaipa shall implement the following actions.<br>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. | **Inconsistent.** A TIA was prepared for this PEIR (Appendix D) to determine the impacts of the Planned Development on the vicinity circulation network. The TIA is summarized in Section 4.14 (Transportation and Traffic) of this PEIR. Most of the impacts would be mitigated to a LOS C or better; however, two intersections would remain significant and unavoidable for the "2020 With Entire Planned Development" scenario: Calimesa Boulevard/Oak Ridge Road and Cienaga Road/Oak Ridge Road. Delays would remain at these intersections until signal warrants are met or turn restrictions are implemented. |
| 2. Require traffic studies as appropriate for development proposals that will have an impact on traffic circulation. | Consistent. See discussion above. |
| 5. Require all proposed development (including both ministerial and discretionary review application) to dedicate street rights-of-way and drainage easements consistent with the General Plan. | Consistent. Section 3.5.2 (Project Description, Circulation Plan) of this PEIR states that "New circulation facilities must comply with the roadway standards established in the Yucaipa General Plan Transportation Element." |

### Summary

The Planned Development would be inconsistent with the assumed development intensities for the project area as identified in the 2004 General Plan Update; and would be inconsistent with Goals LU-5 and OS-2 and Policies LU-2.A, UD-1.E, OS-1.A, OS-2.C, OS-3.E, OS-9.A, T-1.F, and T-4.C of the Yucaipa General Plan. Therefore, because the Planned Development would be inconsistent with the Yucaipa General Plan, this land use policy impact would be significant.

## *Compatibility with Adjacent Land Use Plans*

The following discussion provides a general evaluation of whether or not the proposed land uses are compatible with the designated land uses of adjacent lands.

### City of Redlands General Plan

As indicated in Table 4.9-2, areas to the northwest, west, and south-southwest of the West Oak Center Planning Area are designated RP by the Redlands General Plan, which permits limited residential uses at a maximum density of 1 du/ac. The proposed land use within the adjacent portions of West Oak Center Planning Area is Multiple Residential, which would allow residential development at a higher density (10.8 du/gross acre) than the Redlands RP designation would allow. However, the City of Redlands General Plan also requires that adequate buffer areas be established between potentially conflicting future uses. With adoption of this standard requirement, the impact would be less than significant.

**City of Calimesa General Plan**

As indicated in Table 4.9-3, the area to the south of the Wildwood Ranch Planning Area is within the city of Calimesa and is designated as Residential Low with a buffer of Open Space. The proposed Multiple Residential land use along the south border of this planning area would also be buffered by "improved" open space, which would be consistent with Policies 3.1 and 3.3 in the Calimesa General Plan Land Use Element. However, the proposed residential density (10.8 du/gross acre) within the Wildwood Ranch Planning Area would be greater than that of the adjacent Calimesa Open Space and Residential Low designation (2-4 du/ac). In addition, the minimum lot sizes for the proposed Multiple Residential Land Use District within the Planned Development would be 2,500 square feet, which would be less than the minimum 7,200-square-foot lot sizes allowed by the adjacent Calimesa Open Space and Residential Low designation and inconsistent with Policy 1.7 of the Calimesa General Plan Land Use Element. However, the City of Calimesa General Plan also requires that adequate buffer areas be established between potentially conflicting future uses. With adoption of this standard requirement, the impact would be less than significant.

**Freeway Corridor Specific Plan**

The following analysis assumes city adoption of the proposed Land Use Districts for the Planned Development, and future development of adjacent areas that are within the FCSP but outside the Robinson Ranch PDP areas according to the FCSP Land Use Districts adopted by the city in 2008. For example, the FCSP designates Regional Commercial for the Robinson's property that is located north of I-10 and Calimesa Boulevard and south of Oak Ridge Village Subarea (westerly portion of the Robinson Ranch North Planning Area).

***Robinson Ranch North Planning Area***

The proposed land uses within the Oak Ridge Village Subarea are Multiple Residential and General Commercial. The designated land use in the adjacent areas of the FCSP is Regional Commercial. Although the proposed Oak Ridge Village and FCSP commercial land uses would be compatible, the proposed residential land use within the Oak Ridge Village Subarea would be incompatible with the adjacent FCSP Regional Commercial land use. However, the FCSP requires that adequate buffer areas be established between potentially conflicting uses. With adoption of this standard requirement, the impact would be less than significant.

The proposed land use within the Wildwood Center Subarea (easterly portion of the Robinson Ranch Planning Area) is Multiple Residential. The designated land uses in the adjacent areas of the FCSP are Residential (R-2) and Regional Commercial. The proposed Wildwood Center and FCSP residential land uses would generally be compatible; however, the residential density within Wildwood Center (4 du/ac) would be slightly higher than that within the adjacent FCSP area (2 du/ac). In addition, the proposed high-density residential land use (16 du/gross acre) within the Wildwood Center Subarea would be incompatible with the adjacent FCSP Regional Commercial land use. However, the FCSP requires that adequate buffer areas be established between potentially conflicting uses. With adoption of this standard requirement, the impact would be less than significant.

***West Oak Center Planning Area***

The proposed land uses in the eastern portion of the West Oak Center Planning Area are General Commercial and Business Park. An open space buffer is located along the eastern boundary of these

land use designations. The designated land uses in the adjacent areas of the FCSP, across Live Oak Canyon Road, are Regional Commercial at the north end and Open Space at the south end. The West Oak Center and FCSP commercial land use designations are located near each other, and would therefore be compatible. In addition, adequate buffering would be provided between the West Oak Center business park land use and the Open Space area within the FCSP to the east due to Live Oak Canyon Road and the proposed Open Space buffer along the eastern boundary of West Oak Center Planning Area. Therefore, the planned land uses within the West Oak Center Planning Area and the FCSP to the east would be compatible.

#### *Wildwood Ranch Planning Area*

The proposed land use in the northern portion of the Wildwood Ranch Planning Area is General Commercial. The FCSP designates the following adjacent land uses: Open Space to the west; Business Park to the north; and Regional Commercial to the east. Although the proposed Wildwood Ranch commercial areas would be compatible with the adjacent FCSP business park and commercial land uses, they would be incompatible with the FCSP Open Space area to the west. However, the FCSP requires that adequate buffer areas be established between potentially conflicting uses. With adoption of this standard requirement, the impact would be less than significant. The proposed land use in the remaining portions of the Wildwood Ranch Planning Area is Multiple Residential. The FCSP designates adjacent land uses as Regional Commercial to the east, and Open Space and Residential (R-4) to the west. Therefore, the Wildwood Ranch Multiple Residential land use would be incompatible with the adjacent FCSP Regional Commercial and Open Space land uses. In addition, the residential density within this planning area (10.8 du/gross acre) would be greater than, and therefore incompatible with, the adjacent lower density residential area within the FCSP to the west (4 du/ac). However, the FCSP requires that adequate buffer areas be established between potentially conflicting uses. With adoption of this standard requirement, the impact would be less than significant.

## *Consistency with AQMP and RCP*

Table 4.9-7 lists the relevant RCP goals that would apply to the Planned Development, and provides an evaluation of project consistency with each goal. The Planned Development would not be consistent with Goals 1, 2, and 3. Therefore, because the Planned Development would be inconsistent with the AQMP and RCP, this land use policy impact would be significant.

#### Consistency with Compass Growth Visioning Program

Table 4.9-8 lists the relevant principles of SCAG's Compass Growth Visioning Program that would apply to the Planned Development, and provides an evaluation of project consistency with each principle. The Planned Development would not be consistent with Principles GV P4.1 and P4.4 because the Planned Development would impact environmentally sensitive areas and the operational phase would result in a significant and unavoidable impact due to emissions of criteria pollutants (refer to Section 4.3.3.2, Air Quality, Issue 2, of this PEIR). Therefore, because the Planned Development would be inconsistent with SCAG's Compass Growth Visioning Program, this land use policy impact would be significant.

#### Consistency with RTP

Table 4.9-9 lists the relevant goals of SCAG's RTP that would apply to the Planned Development, and provides an evaluation of project consistency with each goal. The Planned Development would not be consistent with RTP Goal 5 ("to protect the environment, improve air quality, and promote energy

efficiency") because the operational phase of the Planned Development would result in a significant and unavoidable impact due to emissions of criteria pollutants (refer to Section 4.3.3.2, Air Quality, Issue 2, of this PEIR). Therefore, because the Planned Development would be inconsistent with SCAG's RTP, this land use policy impact would be significant.

**Table 4.9-7 SCAG's RCP Air Quality Goals and Planned Development Consistency**

| RCP Air Quality Goals | Consistency Evaluation |
|---|---|
| 1. Reduce emissions of criteria pollutants to attain federal air quality standards by prescribed dates and state ambient air quality standards as soon as practicable. | **Inconsistent.** As discussed in Section 4.3 (Air Quality) of this PEIR, the operational phase of the Planned Development would result in a significant and unavoidable impact due to emissions of criteria pollutants. |
| 2. Reverse current trends in GHGs to support sustainability goals for energy, water supply, agriculture, and other resource areas. | **Inconsistent.** As discussed in Section 4.3 (Air Quality) of this PEIR, the operational phase of the Planned Development would result in a significant and unavoidable impact due to emissions of criteria pollutants. Further, implementation of mitigation measures would not reduce GHG emissions to the levels recommended by AB 32. |
| 3. Minimize land uses that increase the risk of adverse air pollution-related health impacts from exposure to toxic air contaminants, particulates ($PM_{10}$, $PM_{2.5}$, ultrafine), and carbon monoxide (CO). | **Inconsistent.** As discussed in Section 4.3 (Air Quality) of this PEIR, implementation of the Planned Development would result in emissions of $PM_{10}$ and $PM_{2.5}$ that would exceed Localized Significance Thresholds. Further, sensitive land uses are proposed within 500 feet of I-10, which could result in significant toxic air contaminant exposure. The analysis determined that all CO emissions would be below state and federal standards. |
| 4. Expand "green" building practices to reduce energy-related emissions from developments to increase economic benefits to business and residents. | Consistent. Mitigation measure GHG-5 lists numerous GHG emission reduction measures, including the requirement that future projects seek "green" building certification through an approved certifying program such as LEED or the California Green Builder Program. |

**Table 4.9-8 SCAG's Compass Growth Visioning Program Principles**

| Program Principles | | Consistency Evaluation |
|---|---|---|
| **Principle 1: Improve mobility for all residents** | | |
| GV P1.1 | Encourage transportation investments and land use decisions that are mutually supportive. | Not applicable. |
| GV P1.2 | Locate new housing near existing jobs and new jobs near existing housing. | Consistent. In addition to residential areas, the Planned Development would designate areas for commercial and business park uses which would create jobs. |
| GV P1.3 | Encourage transit-oriented development. | Not applicable. This level of development details has not yet been determined for the planning areas, and will be discerned during the planning phase of future projects that implement the Planned Development. |
| GV P1.4 | Promote a variety of travel choices. | Not applicable. This level of development details has not yet been determined for the planning areas, and will be discerned during the planning phase of future projects that implement the Planned Development. |

**Table 4.9-8 Continued**

| Program Principles | | Consistency Evaluation |
|---|---|---|
| **Principle 2: Foster livability in all communities** | | |
| GV P2.1 | Promote infill development and redevelopment to revitalize existing communities. | Not applicable. |
| GV P2.2 | Promote developments that provide a mix of uses. | Consistent. The Planned Development proposes residential, commercial, and business park land uses. Further, open space areas are also proposed. |
| GV P2.3 | Promote "people scaled," pedestrian-friendly (walkable) communities. | Not applicable. This level of development details has not yet been determined for the planning areas, and will be discerned during the planning phase of future projects that implement the Planned Development. |
| GV P2.4 | Support the preservation of stable, single-family neighborhoods. | Consistent. Approximately 551 single-family detached dwelling units and 1,834 single-family attached dwelling units would be included within the Planned Development. |
| **Principle 3: Enable prosperity for all people** | | |
| GV P3.1 | Provide a variety of housing types in each community to meet the housing needs of all income levels. | Consistent. Approximately 551 single-family detached dwelling units, 1,834 single-family attached dwelling units, and 1,774 multi-family dwelling units would be included within the Planned Development. |
| GV P3.2 | Support educational opportunities that promote balanced growth. | Not applicable. |
| GV P3.3 | Ensure environmental justice regardless of race, ethnicity or income class. | Not applicable. |
| GV P3.4 | Support local and state fiscal policies that encourage balanced growth. | Not applicable. |
| GV P3.5 | Encourage civic engagement. | Not applicable. |
| **Principle 4: Promote sustainability for future generations** | | |
| GV P4.1 | Preserve rural, agricultural, recreational and environmentally sensitive areas. | **Inconsistent.** As discussed in Section 4.2 (Agricultural Resources) of this PEIR, the Planned Development would not convert any Prime Farmland or Farmland of Statewide Importance. As discussed in Section 4.13 (Recreation) of this PEIR, the Planned Development would not impact existing recreational resources. As discussed in Section 4.3 (Biological Resources) of this PEIR, the Planned Development would result in significant impacts to sensitive plant and wildlife species, riparian and other sensitive natural communities, and jurisdictional waters. Therefore, the Planned Development would impact environmentally sensitive areas. |
| GV P4.2 | Focus development in urban centers and existing cities. | Consistent. The Planned Development is located in the City of Yucaipa. |
| GV P4.3 | Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste. | **Inconsistent.** The Planned Development would accommodate projected growth within the City of Yucaipa. However, as discussed in Section 4.3 (Air Quality) of this PEIR, the operational phase of the Planned Development would result in a significant and unavoidable impact due to emissions of criteria pollutants. |
| GV P4.4 | Utilize "green" development techniques. | Consistent. As discussed in Section 4.3 (Air Quality) of this PEIR, implementation of mitigation measure GHG-5 would require future projects under the Planned Development to seek green building certification, exceed Title 24 energy efficiently requirements, and use green building materials. |

**Table 4.9-9 SCAG's RTP Goals and Planned Development Consistency**

| RTP Goals | | Consistency Evaluation |
|---|---|---|
| Goal 1 | Maximize mobility and accessibility for all people and goods in the region. | Consistent. The Planned Development would include commercial uses along I-10, which would allow visibility of the businesses and would comply with the regional transportation sustainability goals in SB 97. |
| Goal 2 | Ensure travel safety and reliability for all people and goods in the region. | Consistent. The mitigation measures listed in Table 4.14-36 (Section 4.14.3, Traffic and Circulation, Issue 1) of this PEIR, which would ensure acceptable operating levels of service along the transportation network in the vicinity, would also ensure travel safety for drivers. |
| Goal 3 | Preserve and ensure a sustainable regional transportation system. | Consistent. See the evaluation for Goal 1, above. |
| Goal 4 | Maximize the productivity of our transportation system. | Consistent. See the evaluation for Goal 1, above. |
| Goal 5 | Protect the environment, improve air quality and promote energy efficiency. | **Inconsistent.** As discussed in Section 4.3 (Air Quality) of this PEIR, the operational phase of the Planned Development would result in a significant and unavoidable impact due to emissions of criteria pollutants. |
| Goal 6 | Encourage land use and growth patterns that complement our transportation investments and improve the cost-effectiveness of expenditures. | Consistent. See the evaluation for Goal 1, above. Further, the location of the Planned Development is adjacent to existing development and is consistent with existing growth patterns. |
| Goal 7 | Maximize the security of our transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies | Not applicable. |

## Mitigation Measures

There are no feasible mitigation measures available to reduce the Planned Development's inconsistencies with the Yucaipa General Plan, the AQMP, and SCAG's RCP, Growth Visioning Program, and RTP to a level of less than significant. Therefore, these land use policy impacts would remain significant and unavoidable.

# 4.9.4 Cumulative Impacts and Mitigation

**LAND USE AND PLANNING CUMULATIVE ISSUE SUMMARY**

**Would implementation of the Robinson Ranch Planned Development have a cumulatively considerable contribution to a cumulative land use impact considering past, present, and probable future projects?**

| *Cumulative Impact* | *Significance* | *Robinson Ranch Contribution* |
|---|---|---|
| ***Conflict with Land Use Plan:*** Regional conflict with land use plans. | Significant. | Cumulatively considerable. |

### 4.9.4.1 Conflict with Land Use Plans

As described in Table 4.0-1 of this PEIR, the geographic context for the analysis of cumulative impacts relative to conflicts with applicable land use plans and policies includes the cities of Yucaipa, Redlands, and Calimesa as well as the regional Air Basin (AQMP and SCAG RCP) and transportation network (SCAG RTP). The cumulative projects in Table 4.0-2 would result in new development within portions of these cities that are in the vicinity of the Robinson Ranch Planned Development. This cumulative development would have the potential to result in significant biological, air quality, traffic, or water quality impacts that may conflict with applicable land use plans and policies of these jurisdictions. For example, various large-scale residential projects have been submitted or are identified in long-term planning documents for undeveloped areas adjacent to the project area, with some of these plans currently going through the entitlement process. The largest project is the Mesa Verde Estates residential subdivision in the City of Calimesa. This 1,493-acre project site is located just south of the Wildwood Ranch Planning Area, and would share access to the County Line Road/I-10 interchange. At the time of this writing, the proposed Mesa Verde Estates would involve 3,450 homes (3,092 detached single-family homes and 358 multi-family homes), a 63-acre mixed-use development with 350,000 square feet of commercial uses, three school sites, and 491 acres of open space (including 52 acres of public parks). Another large-scale project in the City of Calimesa near the Wildwood Ranch Planning Area is Summerwind Ranch at Oak Valley, just south and east of the proposed Mesa Verde Estates. This 2,950-acre project site would involve 3,683 dwelling units (including single-family and multi-family units) on 677 acres, 260 acres of commercial and business park uses, a 10.5-acre water reclamation facility, 89 acres of parks and community recreation facilities, 46 acres of schools, and 1,493 acres of open space. Therefore, the baseline cumulative impact relative to conflicts with applicable land use plans and policies for jurisdictions in the vicinity (the cities of Yucaipa, Redlands, and Calimesa) and the region (SCAQMD and SCAG) is significant.

Implementation of the Robinson Ranch Planned Development would conflict with applicable land use plans and policies for the local and regional jurisdictions listed above. There are no feasible mitigation measures available to reduce the Planned Development's inconsistencies with the applicable land use plans and policies to a level of less than significant, and these land use policy impacts would remain significant and unavoidable. Therefore, the Planned Development would result in a cumulatively considerable contribution to significant and unavoidable land use policy impacts associated with the local and regional jurisdictions (i.e., cities of Yucaipa, Redlands, and Calimesa, SCAQMD, and SCAG).

## 4.9.5 CEQA Checklist Items Adequately Addressed in Initial Study

***Would the project physically divide an established community?***

The land uses and circulation system proposed for the Robinson Ranch Planning Area would serve as an extension of the surrounding residential and commercial developments and existing street patterns, including I-10. The West Oak Center and Wildwood Ranch Planning Areas would be situated adjacent to rural areas and, as such, would not affect established communities. Therefore, the Planned Development would not divide established communities, and no further evaluation is necessary.

***Would the project conflict with any applicable habitat conservation plan (HCP) or natural communities conservation plan (NCCP)?***

The project area is not within an adopted HCP or NCCP; therefore, no further evaluation is necessary.

## 4.9.6 References

City of Calimesa. 1994. City of Calimesa General Plan. April 4.

City of Redlands. 1995. City of Redlands 1995 General Plan. August. Amended December 12, 1997.

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

City of Yucaipa. 2005. City of Yucaipa Development Code.

City of Yucaipa. 2008. Yucaipa Freeway Corridor Specific Plan. November.

P&D Consultants. 2007. *Draft Environmental Impact Report for the Yucaipa Freeway Corridor Specific Plan.* July.

South Coast Air Quality Management District (SCAQMD). 2007. Final 2007 Air Quality Management Plan (AQMP). June.

Southern California Association of Governments (SCAG). 2008. Final 2008 Regional Comprehensive Plan - Helping Communities Achieve a Sustainable Future.

Southern California Association of Governments (SCAG). 2008. 2008 Regional Transportation Plan: Making the Connections. May.

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# 4.10 NOISE

This section describes the existing noise conditions within the project area and surrounding areas; the potential noise impacts (direct, indirect, and/or cumulative) resulting from implementation of the Planned Development; the City of Yucaipa's standard conditions of approval related to noise; and the mitigation measures to reduce or avoid the identified impacts. The information provided in this section is based on the Noise Technical Report for the Robinson Ranch Planned Development prepared by PBS&J (2010), which is included as Appendix D of this PEIR.

## 4.10.1 Environmental Setting

### 4.10.1.1 Fundamentals of Environmental Noise

The human response to environmental noise is subjective and varies considerably from individual to individual. The effects of noise can range from interference with sleep, concentration, and communication, to hearing loss with exposure at the highest levels.

Sound is technically described in terms of amplitude (loudness) and frequency (pitch). At undesirable levels, pitch is generally an annoyance, while loudness can affect the ability to hear. The frequency of a sound is the number of individual sound waves striking the ear per unit of time, quantified in cycles per second, or Hertz (Hz). The sensation of a frequency is commonly referred to as the pitch of a sound. A high pitch sound corresponds to a high frequency sound wave and a low pitch sound corresponds to a low frequency sound wave. Loudness is a function of the amount of energy in a sound wave. This energy is, in turn, a function of sound pressure. The human ear is tuned to receive sound that is within a specific intensity range. Sound below that range is inaudible, while sound above that range can become painful and damaging to the ear.

The standard unit of measuring sound is the decibel (dB). Because the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The decibel scale adjusted for A-weighting (dBA) provides this compensation by organizing frequencies in a manner approximating the sensitivity of the human ear. Over the audible range of pitch, the human ear is less sensitive to low frequencies and very high-pitched sound and is more sensitive to mid-frequency sounds. However, the human ear does not typically notice changes in noise level of less than three dBA. Individuals who are extremely sensitive to changes in noise may notice changes from three to five dBA. A five dBA increase is readily noticeable to most individuals and is the typical noise level that would cause a change in community reaction. However, three dBA is typically used as the significance threshold for increases in noise level because it is the smallest increase in noise level that may be noticeable to individuals. An increase of ten dBA would be perceived by people as a doubling of loudness. A doubling of traffic flow on any given roadway would cause a noise increase of approximately three dBA.

The decibel level of a sound decreases (or attenuates) exponentially as the distance from the source of that sound increases. For a single point source such as a piece of mechanical equipment, the sound level normally decreases by about six dBA for each doubling of distance from the source. Sound that originates from a linear, or "line" source, such as a heavily traveled traffic corridor, attenuates by

approximately three dBA per doubling of distance, provided that the surrounding environment is "hard" (i.e., streets, concrete areas, etc.). Noise from less heavily traveled roadways in "soft" environments (i.e., vegetation) attenuates more rapidly, at about 4.5 dBA for each doubling of distance. Other factors that typically affect sound propagation in an outdoor environment are structural barriers and atmospheric conditions.

Community noise usually consists of a base of steady "ambient" noise that is the sum of many distant and indistinguishable noise sources plus the sound from individual local sources, superimposed on the distant background noise. These individual sources can vary from an occasional aircraft or train passing by to virtually continuous noise, for example, traffic on a major thoroughfare.

A number of noise descriptors are used to analyze the adverse effect of community noise on people. To account for the varying nature of environmental noise, these descriptors consider that the potential effect of noise upon people is largely dependent upon the total acoustical energy content of the noise, the context of the noise occurrence, and the time of day when the noise occurs. Common noise descriptors are described below:

- **Leq:** The equivalent energy noise level is the average acoustic energy content of noise, measured during a prescribed period, typically one hour. Thus, the Leq of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during the exposure period. Leq values do not include a penalty for noise that might occur at night.
- **Ldn:** The Day-Night Average Sound Level (also abbreviated as DNL) is a 24-hour-average Leq with ten dBA added to noise occurring during the hours of 10:00 p.m. to 7:00 a.m. to account for the greater nocturnal noise sensitivity of people.
- **CNEL:** The Community Noise Equivalent Level is also a 24-hour-average Leq with five dB added to evening noise occurring between 7:00 p.m. and 10:00 p.m. and ten dB added to nighttime noise occurring between 10:00 p.m. and 7:00 a.m.

Generally, the difference between Ldn and CNEL is less than two dBA, and many jurisdictions consider the two metrics to be essentially equivalent. Other noise descriptors give information on the range of instantaneous noise levels experienced over time:

- **Lmax** is the highest energy noise level experienced during a given period, usually a single event such as an aircraft overflight.
- **Lmin** is the lowest energy noise level experienced during a given period during a complete lull in activity.
- **Ln** values (centiles) indicate noise levels that were exceeded "n" percent of the time during a specified period. For instance, L50 is the noise level that was exceeded for a cumulative 50 percent of the time during a measurement period (e.g., 30 cumulative minutes during an hour measurement period).

Community noise environments are typically represented by noise levels measured for brief periods throughout the day and night or during a 24-hour period. The one-hour period is especially useful for characterizing noise caused by short-term events, such as operation of construction equipment or

concert noise (i.e., with Leq). Community noise levels are generally perceived as quiet when the CNEL is below 50 dBA, moderate in the 50 to 60 dBA CNEL range, and loud above 60 dBA CNEL. Along major thoroughfares, roadside noise levels are typically between 65 and 75 dBA CNEL.

The primary effect of noise on human health and welfare due to interference with activity comes from its effect on speech communication. According to the U.S. Environmental Protection Agency (EPA), the level for the protection of speech communication is a Leq of 45 dBA within a residence to provide for 100 percent speech intelligibility. The EPA, the Department of Housing and Urban Development (HUD), and the Federal Aviation Administration (FAA) have determined that sound levels up to 45 dBA Ldn (or CNEL) are acceptable within residential buildings. The EPA also identified an indoor Ldn of 45 dBA as necessary to protect against sleep disturbance.

Based on national averages, approximately 25 dBA of noise reduction from exterior noise can be expected with the windows closed; however, the actual interior noise level within a residence depends on the sound transmission loss qualities of the construction material and surface area of each element such as walls, windows, and doors. Other factors include the type of construction (brick, stucco, etc.), interior furnishings, orientation of the room relative to the noise source, and the manner in which the residence is ventilated. Assuming a very conservative structural noise insulation of 20 dBA for a typical residence in the Yucaipa area, this corresponds to an outdoor CNEL of 65 dBA to provide for 100 percent speech intelligibility and the minimization of sleep disturbance indoors with the windows closed.

### 4.10.1.2 Fundamentals of Environmental Vibration

Vibration is defined as any oscillatory motion induced in a structure or mechanical device as a direct result of some type of input excitation. Vibration consists of waves transmitted through solid material. There are several types of wave motion in solids, unlike in air, including compressional, shear, torsional, and bending. The solid medium can be excited by forces, moments, or pressure fields. This leads to the terminology of “structure-borne/ground-borne” vibration.

Groundborne vibration propagates from the source through the ground to adjacent buildings by surface waves. Vibration may be comprised of a single pulse, a series of pulses, or a continuous oscillatory motion. The frequency of a vibrating object describes how rapidly it is oscillating, measured in Hertz (Hz). Most environmental vibrations consist of a composite, or “spectrum,” of many frequencies, and are generally classified as broadband or random vibrations. The normal frequency range of most groundborne vibration that can be felt generally starts from a low frequency of less than one Hz to a high of about 200 Hz.

Vibration energy spreads out as it travels through the ground, causing the vibration amplitude to decrease with distance away from the source. Soil properties also affect the propagation of vibration. When groundborne vibration interacts with a building, there is usually a ground-to-foundation coupling loss, but the vibration can also be amplified by the structural resonances of the walls and floors. Vibration in buildings is typically perceived as rattling of windows or items on shelves or the motion of building surfaces. The vibration of building surfaces can also be radiated as sound and heard as a low-frequency rumbling noise, known as groundborne noise.

Ambient and source vibration information in this section are expressed in terms of the peak particle velocity (PPV) in inches per second (in/sec). The particle velocity is the velocity of the soil particles resulting from a disturbance. Agencies such as California Department of Transportation (Caltrans) use the PPV descriptor because it correlates well with damage or complaints. Caltrans estimates that the threshold of perception is approximately 0.006 in/sec PPV and the level at which continuous vibrations begins to annoy people is approximately 0.010 in/sec PPV.

### 4.10.1.3 Existing Noise Conditions

Commercial activity and vehicular traffic, including traffic along I-10, are the major contributors to the ambient noise environment in the project area. Other major roadway noise sources include Oak Glen Road, Colorado Street, Calimesa Boulevard, and Wildwood Canyon Road in the Robinson Ranch North Planning Area; and Live Oak Canyon Road and Outer Highway 10 South in the West Oak Center Planning Area. Other noise sources include commercial and residential land uses. Noise sources from commercial developments include car alarms, delivery vehicles, and heating, ventilation, and air conditioning (HVAC) units. Residential area noise sources include children playing, dogs barking, landscape maintenance, and amplified music. Sound levels from these noise sources vary depending on the type of noise generated and their locations with respect to adjacent land uses.

In addition to office and retail commercial uses in the vicinity of the Robinson Ranch North Planning Area, there is also a small chicken farm located east of Colorado and a construction/paving company located south of Dunlap Boulevard, which serves as a staging yard for company operations with minor to moderate truck traffic.

#### *Noise-Sensitive Land Uses*

Noise sensitive land uses are defined as land uses where daily activities can be interrupted by excessive noise. These include residences, schools, hospitals, hotels, and libraries. Industrial and commercial land uses are typically not considered noise sensitive. The project area is bordered by residential communities. The nearest school (Dunlap Elementary School) is located over half a mile northwest of the Robinson Ranch North Planning Area. Therefore, surrounding residences are the only noise-sensitive land uses of concern with regard to the project area.

#### *Existing Noise Levels*

An ambient sound level survey was conducted to quantify the noise environment. Noise levels were measured at 16 locations along major roadway corridors in and near the project area. Noise measurement locations are shown in Figure 4.10-1. Fourteen of the readings were 15-minutes and two were 24-hours in duration. Table 4.10-1 summarizes the measured Leq and the calculated Ldn for each monitoring location. The noise levels were recorded at ten feet from the curb or between 30 and 56 feet from the roadway centerlines. Based on the results of the ambient noise survey, existing noise levels are between 48 and 75 dBA. Eleven locations were found to exceed the daytime exterior noise limits established by the City.

**Table 4.10-1 Ambient Sound Level Measurements (dBA)**

| Location Number (Figure 4.10-1) | Location | Measurement Duration | $L_{eq}$ | $L_{dn}$ |
|---|---|---|---|---|
| 1 | Northwest corner of Live Oak Canyon Road and Outer Highway 10 S. | 15 minutes | 68.9 | 68.81 |
| 3 | Southeast corner of Oak Glen Road and 14th Street | 15 minutes | 72.8 | 74.64 |
| 4 | Northeast corner of Dunlap and 14th Street | 15 minutes | 71.8 | 71.71 |
| 5 | Southeast corner of Oak Glen Road and 14th Street | 15 minutes | 68.6 | 68.51 |
| 6 | Southwest corner of Oak Glen Road and Colorado Street | 15 minutes | 70.3 | 70.74 |
| 7 | West of Wildwood Canyon Road between Calimesa and John Wayne | 15 minutes | 48.3 | 48.21 |
| 8 | Cul-de-sac of 11th Street south of Colorado Street | 15 minutes | 63 | 62.91 |
| 9 | North of Calimesa almost directly south of 11th street | 15 minutes | 65.5 | 68.29 |
| 10 | Northeast corner of Calimesa Blvd and Wildwood Canyon Road | 15 minutes | 74.4 | 74.31 |
| 11 | East of Wildwood Canyon Road between John Wayne and Colorado Street | 15 minutes | 53.1 | 53.01 |
| 12 | Southeast corner of Wildwood Canyon Road and John Wayne | 15 minutes | 56.3 | 56.21 |
| 13 | South of County Line Road, west of 7th | 15 minutes | 68.7 | 68.61 |
| 14 | South east of the corner of County Line Road and 7th Street | 15 minutes | 68.4 | 68.31 |
| 5 | Southeast corner of Oak Glen Road and 14th Street | 24 hours | 69.65 | 69.65 |
| 12 | Northeast of the corner of Wildwood Canyon Road and John Wayne | 24 hours | 57.67 | 57.67 |

Note: The reading at location 2 was discounted as an outlier due to comparatively low traffic volumes on the adjacent freeway.
Source: PBS&J 2010

The average daily trip (ADT) values from the Robinson Ranch Traffic Impact Study, prepared by Urban Crossroads (2010), were used to model the change in noise levels from increased traffic on roadway segments in the traffic study area. Table 4.10-2 provides the calculated existing noise levels for these roadway segments. Noise levels are indicated at 50 feet from the roadway centerlines.

**Table 4.10-2 Existing Traffic Noise Levels ($L_{dn}$)**

| Road Segment | Existing (dBA)(1) | Existing Land Use(2) |
|---|---|---|
| Mentone Boulevard, east of N. Wabash Avenue | 70.60 | R |
| E. Citrus Avenue, west of Ford Street | 69.99 | R |
| Yucaipa Boulevard, north of I-10 WB Ramp | 73.81 | C |
| Yucaipa Boulevard, west of 16th Street | 72.54 | R |
| Colorado Street, east of 8th Street | 62.17 | R |
| Wildwood Center Drive between Outer Hwy 10S to I-10 EB Ramp(3) | - | R4 |
| Wildwood Center Drive from Calimesa Boulevard to S. Wildwood Canyon Road(3) | - | R4 |
| Wildwood Canyon Road, west of Colorado Street | 66.34 | R |
| Wildwood Canyon Road, east of Colorado Street | 67.01 | R |
| Calimesa Blvd. West of Oak Glen Road | 66.42 | C |
| Calimesa Blvd. East of Oak Glen Road | 68.10 | R4 |

**Table 4.10-2 Continued**

| Road Segment | Existing (dBA)(1) | Existing Land Use(2) |
|---|---|---|
| Outer Hwy 10 S, east of 16th Street | 62.16 | C |
| County Line Road, west of the I-10 EB Ramp | 60.40 | R |
| County Line Road from I-10 WB Ramp to Calimesa Boulevard | 70.18 | C |
| County Line Road from Calimesa Boulevard to 5th Street | 69.43 | R |
| County Line Road, east of 5th Street | 68.18 | R |
| San Timoteo Canyon Road, south of Live Oak Canyon Road | 72.62 | R |
| 14th Street, south of Avenue E | 65.17 | R |
| 14th Street from Avenue E to Yucaipa Boulevard | 65.17 | R |
| Live Oak Canyon Road, south of Outer Hwy 10 S | 68.58 | R[4] |
| Live Oak Canyon Road from Outer Hwy 10 S to I-10 EB Ramp | 69.04 | R[4] |
| Oak Glen Road from I-10 WB Ramp to Calimesa Boulevard | 71.08 | R[4] |
| Oak Glen Road, west of Bryant Street | 71.76 | R |
| 5th Street, north of County Line Road | 66.93 | R |
| Bryant Street, north of Wildwood Canyon Rd. | 64.38 | R |

(1) Represents noise levels at 50 feet from the roadway centerline.
(2) R= residential, C = commercial and non-sensitive receptor or office use.
(3) Road does not currently exist but is proposed as part of the Planned Development.
(4) For areas that have no existing land uses, it was assumed that the closest receptors would be residential, which results in the most stringent threshold.
Source: PBS&J 2010

Typically, as the distance from the centerline of the road doubles, noise levels decrease by approximately three dBA. Actual noise levels at any receptor location are dependent upon a variety of factors including distance from the source and presence of other attenuating features such as structures, barriers, and natural topography between the source and the receptor location. Therefore, the noise readings in Tables 4.10-1 and 4.10-2 represent a "worst-case" scenario (i.e., no attenuating features).

# 4.10.2 Regulatory Framework

## 4.10.2.1 Federal

### *Federal Aviation Administration Standards*

Enforced by the Code of Federal Regulations (CFR) Title 14, Part 150 describes the procedures, standards, and methodology governing the development, submission, and review of airport noise exposure maps and airport noise compatibility programs, including the process for evaluating and approving or disapproving those programs. Title 14 also identifies those land uses which are normally compatible with various levels of exposure to noise by individuals. It provides technical assistance to airport operators, in conjunction with other local, state, and federal authorities, to prepare and execute appropriate noise compatibility planning and implementation programs. The FAA has established a 65 dBA CNEL as the noise standard associated with aircraft noise.

### *Federal Highway Administration Standards*

CFR Title 23, Part 772 sets procedures for the abatement of highway traffic noise and construction noise. Title 23 is implemented by Caltrans' Federal Highway Administration (FHWA). The purpose of this regulation is to provide procedures for noise studies and noise abatement measures to help protect the public health and welfare, to supply noise abatement criteria, and to establish requirements for information to be given to local officials for use in the planning and design of highways. All highway projects which are developed in conformance with this regulation shall be deemed to be in conformance with the FHWA Noise Standards. Title 23 establishes a 67 dBA standard to federal highway projects [23 CFR Chapter 1, Part 772, Section 772.19].

### *Federal Transit Administration Standards and Federal Railroad Administration Standards*

Although the Federal Transit Administration (FTA) standards are intended for federally funded mass transit projects, the impact assessment procedures and criteria included in the FTA Transit Noise and Vibration Impact Assessment Manual (May 2006) are routinely used for projects proposed by local jurisdictions. The Federal Railroad Administration (FRA) uses the established FAA thresholds of 65 dBA CNEL as the noise standard associated with railroad noise [FRA Part 150, Section 150.21]. The FTA and FRA have published guidelines for assessing the impacts of groundborne vibration associated with rail projects, which have been applied by other jurisdictions to other types of projects. The FTA measure of the threshold of architectural damage for conventional sensitive structures is 0.2 in/sec PPV.

## 4.10.2.2 State

### *California Noise Control Act of 1973*

According to Sections 46000 through 46080 of the California Health and Safety Code (California Noise Control Act of 1973), excessive noise is a serious hazard to the public health and welfare and exposure to certain levels of noise can result in physiological, psychological, and economic damage. The California Noise Control Act declares that the state is responsible for the protection of the health and welfare of its citizens by the control, prevention, and abatement of noise.

## 4.10.2.3 California Noise Insulation Standards

In 1974, the California Commission on Housing and Community Development adopted noise insulation standards for multi-family residential buildings (California Code of Regulations (CCR), Title 24, Part 2). Title 24 establishes standards for interior room noise (attributable to outside noise sources). The regulations also specify that acoustical studies must be prepared whenever a residential building or structure is proposed to be located near an existing or adopted freeway route, expressway, parkway, major street, thoroughfare, rail line, rapid transit line, or industrial noise source, and where such noise source or sources create an exterior CNEL (or Ldn) of 60 dBA or greater. Such acoustical analysis must demonstrate that the residence has been designed to limit intruding noise to an interior CNEL (or Ldn) of at least 45 dBA [California's Title 24 Noise Standards, Chap. 2-35].

### 4.10.2.4 Local

## *City of Yucaipa Development Code*

Section 87.0905 of the Yucaipa Development Code provides noise standards for non-transportation noise sources. Table 4.10-3 identifies noise levels for a cumulative period of more than 30 minutes in one hour ($L_{50}$). If the existing ambient noise level from any non-transportation noise source exceeds any of these noise levels, then the allowable noise exposure limits shall be increased to reflect the ambient noise level. If the offensive noise consists of impact noise or simple tone noise, then the noise levels shall be decreased by five dBA. Emergency equipment, vehicles, and devices and temporary construction, repair, or demolition taking place between the hours of 7:00 a.m. and 7:00 p.m. (except Sundays and federal holidays) are exempt from these noise standards. Motor vehicles not being used for industrial purposes are also exempt from these noise standards.

**Table 4.10-3 City of Yucaipa Non-Transportation Noise Level Limits**

| Land Use | Noise Level ($L_{dn}$) | Time Period |
|---|---|---|
| Residential | 55 dBA<br>55 dBA | 7:00 a.m. to 10:00 p.m.<br>10:00 p.m. to 7:00 a.m. |
| Professional Services | 55 dBA | Anytime |
| Other Commercial | 60 dBA | Anytime |
| Industrial | 70 dBA | Anytime |
| **Exceedence Allowances** | **Ldn +** | **Cumulative Time Period** |
| Any | 5 dBA | 5 minutes per hour |
| Any | 10 dBA | 5 minutes per hour |
| Any | 15 dBA | 1 minute per hour |
| Any | 20 dBA | Never |

Source: City of Yucaipa Municipal Code, Section 87.0905

The Development Code provides noise standards for land uses that fall within a Noise Hazard Overlay District; however, there are no such districts identified within the City. According to the Development Code, the interior noise level shall not exceed 45 dB Ldn for residential land uses. Exterior noise levels for residential land uses should not exceed 65 dB Ldn, but are prohibited from exceeding 70 db Ldn. Compliance with the 65 db Ldn or 70 db Ldn thresholds is determined by the City based on the reasonable feasibility of available mitigation to reduce noise levels. Interior noise thresholds for non-residential land uses are listed in Table 4.10-4.

## *City of Yucaipa General Plan*

The Yucaipa General Plan identifies areas as “noise impacted” if they are exposed to existing or future projected exterior noise levels from mobile or stationary sources that exceed the standards provided in Table 4.10-5. Development of new 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 listed in Tables 4.10-5 and 4.10-6.

### Table 4.10-4 City of Yucaipa Non-Residential Interior Noise Standards (12-Hour Equivalent Sound Level)

| Land Use | Noise Level |
|---|---|
| Educational institutions, libraries, churches, etc. | 45 dBA |
| General Office, reception, etc. | 50 dBA |
| Retail stores, restaurants, etc. | 55 dBA |
| Other areas for manufacturing, assembly, test, warehousing, etc. | 65 dBA |

Source: City of Yucaipa Municipal Code, Section 85.020510

### Table 4.10-5 City of Yucaipa Interior/Exterior Noise Level Standards

| Land Uses | | Ldn (or CNEL), dB | |
|---|---|---|---|
| Categories | Usage Types | Interior(1) | Exterior(2) |
| Residential | Single & Multi-family | 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 | 45 | - |
| Institutional/Public | Hospital, School, Church, Library | 45 | 65 |
| Open Space | Park | - | 65 |

(1) Interior living environment excludes bathrooms, kitchens, toilets, closets, and corridors.
(2) Outdoor environments are limited to private yards of single-family dwellings, multi-family private patios or balconies, mobile home parks, hospital/office building patios, park picnic areas, school playgrounds and hotel and motel and recreation areas.
(3) An exterior noise level up to 65 db Ldn (or CNEL) is allowed provided exterior noise levels have been substantially mitigated with application of best available noise reduction technology, and interior noise exposure does not exceed 45 dB Ldn (or CNEL) with windows or doors closed. Note that keeping windows and doors closed will necessitate the use of air conditioning or mechanical ventilation.

Source: City of Yucaipa General Plan 2004

### Table 4.10-6 City of Yucaipa Hourly Noise Level Performance Standards – Stationary and Other Locally Regulated Sources(1)

| Land Use Category | 7:00 a.m. to 10:00 p.m. | | 10:00 p.m. to 7:00 a.m. | |
|---|---|---|---|---|
| | Leq | Lmax | Leq | Lmax |
| Residential or other noise sensitive receptors | 55 dBA | 75 dBA | 45 dBA | 65 dBA |

(1) Noise sources which are not preempted from local noise control, including vehicles operated on public roadways and aircraft in flight.

Source: City of Yucaipa General Plan 2004

# 4.10.3 Project Impacts and Mitigation

## *City of Yucaipa Conditions of Approval*

Table 4.10-7 presents the City of Yucaipa's standard conditions of project approval related to the reduction of noise impacts. These standard conditions are tracked and monitored by the City of Yucaipa as part of their documentation for discretionary actions, and are included in the MMRP of this PEIR.

**Table 4.10-7 City of Yucaipa Conditions of Approval Related to Noise**

| Condition Number | Conditions of Approval |
|---|---|
| **Conditions of Approval for Both Subdivisions and Conditional Use Permits** | |
| Subdivision 100<br>CUP 67 | An acoustical study shall be performed to assess noise levels at the development and shall be reviewed and approved by the Planning Division. Detailed noise analysis and precise mitigation measures shall be submitted to the Planning Division for review and approval. In the event redesign is required, a revised map shall be submitted. |
| Subdivision 135<br>CUP 68 | A report stating that mitigation measures recommended in the acoustical study have been implemented shall be submitted to the Planning Division and the building plans shall be so certified by the acoustical engineer. |
| **Conditions of Approval for Subdivisions** | |
| Subdivision 41 | An approved type wall/barrier shall be required along the rear of double frontage lots and shall be constructed outside the public right-of-way. |
| **Conditions of Approval for Conditional Use Permits** | |
| CUP 13 | Noise levels shall not exceed City Standards as required by Development Code Section 87.0905(b). |

Source: City of Yucaipa 2007

### 4.10.3.1 Issue 1 – Substantial Permanent Ambient Noise Increases

**NOISE ISSUE 1 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development result in a substantial permanent increase in ambient noise levels or expose persons to noise in excess of standards?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Traffic generated by this planning area and new stationary noise sources associated with commercial and/or business park land uses would impact adjacent noise-sensitive land uses by increasing ambient noise levels permanently. | Significant. | Perform acoustical analyses and implement recommended mitigation measures for both on- and off-site noise-sensitive land uses (Noi-1A); implement noise-attenuation design measures for on-site noise-sensitive land uses (Noi-1B). | Less than Significant. |
| ***West Oak Center:*** Traffic generated by this planning area and new stationary noise sources associated with commercial and/or business park land uses would impact adjacent noise-sensitive land uses by increasing ambient noise levels permanently. | Significant. | Perform acoustical analyses and implement recommended mitigation measures for both on- and off-site noise-sensitive land uses (Noi-1A); implement noise-attenuation design measures for on-site noise-sensitive land uses (Noi-1B). | Less than Significant. |
| ***Wildwood Ranch:*** Traffic generated by this planning area and new stationary noise sources associated with commercial and/or business park land uses would impact adjacent noise-sensitive land uses by increasing ambient noise levels permanently. | Significant. | Perform acoustical analyses and implement recommended mitigation measures for both on- and off-site noise-sensitive land uses (Noi-1A); implement noise-attenuation design measures for on-site noise-sensitive land uses (Noi-1B). | Significant and unavoidable. |
| ***Entire Planned Development:*** Traffic generated by all three planning areas and new stationary noise sources associated with commercial and/or business park land uses would impact adjacent noise-sensitive land uses by increasing ambient noise levels permanently. | Significant. | Perform acoustical analyses and implement recommended mitigation measures for both on- and off-site noise-sensitive land uses (Noi-1A); implement noise-attenuation design measures for on-site noise-sensitive land uses (Noi-1B). | Significant and unavoidable. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would result in permanent exposure of persons to, or generation of, noise levels in excess of standards established in applicable plans or ordinances, or otherwise result in a substantial permanent increase in ambient noise levels in the vicinity above levels existing without the Planned Development.

As stated in Section 4.10.2.3 above, areas within the City would be considered noise impacted if they are exposed to existing or future exterior noise levels from mobile or stationary sources exceeding the thresholds shown in Table 4.10-5. With respect to the Planned Development, its implementation will be considered to have a significant noise impact if:

- Traffic noise levels at noise-sensitive receptors along existing or new roadways are greater than 60 dBA Ldn, or such receptors are exposed to an increase in noise levels due to projected traffic from the Planned Development of three dBA Ldn or more if the future baseline (i.e., anticipated noise levels from future traffic volumes without implementation of the Planned Development) noise level is forecasted to be above 60 dBA Ldn; or
- Impacts from new stationary noise sources will exceed 55 dBA Leq during daytime hours or 45 dBA Leq during nighttime hours at neighboring noise-sensitive receptors; or
- New development on site is exposed to noise levels in excess of those shown in Table 4.10-6.

## Impact Analysis

The Planned Development has the potential to result in permanent noise impacts by increasing noise levels at existing/planned noise-sensitive receptors or by exposing new development within the project area to noise levels in excess of regional standards. The following sections describe the methodology of the noise analysis (PBS&J 2010) and potential impacts from permanent increases in noise levels as a result of the Planned Development. Potential impacts to noise-sensitive land uses are discussed below in terms of transportation and operational noise sources.

## *Methodology*

The complete methodology is described in Appendix D of this PEIR. Acoustical calculations were performed for Years 2020, 2030 and 2040 (Yucaipa General Plan buildout) traffic volumes along the roadway segments that would be impacted by the Planned Development. The analyses for transportation noise sources under 2020 and 2030 conditions are provided for each planning area, while the analyses for operational noise sources are relevant to all three planning areas. The 2040 General Plan buildout noise analysis is addressed in Section 4.10.4 below.

Twenty-five roadway segments were chosen based on their existing level of service (LOS) designations, traffic volumes, and adjacent existing or potential future land uses. The acoustical evaluation was conducted using FHWA guidelines and based on information provided in the Traffic Impact Analysis for the Robinson Ranch Planned Development prepared by Urban Crossroads (2010), Appendix E of this PEIR. The modeling calculations consider the posted speed limits, roadway widths, ADT volumes, and estimated vehicle mix. It is assumed that all roadways are paved or hard surface. As a “worst-case” scenario, all analyses were conducted based on existing road widths, although under both the Planned Development and General Plan several roadway enhancements would be conducted which may lessen traffic impacts and associated noise impacts.

### Transportation Noise Sources

Due to the large distances between the project area and the nearest airport (over three miles to the northwest) and railroad (over a mile and a half to the southwest), noise from these sources would be considered less than significant. As such, vehicular traffic would continue to be the primary noise impact from implementation of the Planned Development on the existing community as well as to residential uses within the Planned Development. Impacts related to noise-sensitive receptors along local roadways are discussed below for each planning area.

### *Robinson Ranch North Planning Area*

Traffic generated from implementation of the Robinson Ranch North Planning Area in Year 2020 and Year 2030 would not result in noise levels above 60 dBA Ldn or an increase of more than three dBA Ldn above future baseline conditions at noise-sensitive receptors along existing or new roadways within the vicinity; therefore, the traffic noise impact associated with implementation of Robinson Ranch North Planning Area would be less than significant.

### *West Oak Center Planning Area*

Traffic generated from implementation of the West Oak Center Planning Area in Year 2020 and Year 2030 would not result in noise levels above 60 dBA Ldn or an increase of more than three dBA Ldn above future baseline conditions at noise-sensitive receptors along existing or new roadways within the vicinity; therefore, the traffic noise impact associated with implementation of West Oak Center Planning Area would be less than significant.

### *Wildwood Ranch Planning Area*

Traffic generated from implementation of the Wildwood Ranch Planning Area in Year 2020 would result in noise levels above 60 dBA Ldn and would increase noise levels by more than three dBA Ldn above future baseline conditions along one roadway segment: County Line Road west of the I-10 eastbound Ramp. This segment includes existing residences facing the roadway and driveway access onto the roadway. In the Year 2030 analysis, however, traffic generated from this planning area would not result in noise levels in excess of the thresholds due to future development in this area according to the Yucaipa General Plan Land Use Map which would increase the future baseline noise levels to within two dBA Ldn of the anticipated noise levels resulting from implementation of the Planned Development. Therefore, the Year 2020 traffic noise impact associated with implementation of Wildwood Ranch Planning Area would be significant.

### *Entire Planned Development*

The analysis assumed that future residences within the Planned Development would be placed approximately 50 feet from the centerline of any roadway. Based on projected Year 2020 and Year 2030 traffic volumes from all three planning areas, Tables 4.10-8 and 4.10-9 list the existing and planned roadway segments along which noise impacts to existing noise-sensitive land uses (residences along County Line Road west of the I-10 eastbound Ramp) and future residents of the Planned Development would be significant.

### Operational Noise Sources

Implementation of the Planned Development would result in operational noise from parking lots, delivery trucks, and HVAC units, children at play, athletic events, landscaping activities, and barking dogs. Commercial noise is generally more consistent than noise levels from residential sources which are temporary and intermittent.

An increase in intermittent and temporary residential noise is considered nuisance noise because it is both difficult to control and can be disturbing. Nuisance noise impacts are more likely to occur in densely developed areas where residences are close together and noises, such as loud music and barking dogs, are easier to hear. The increase in residential uses from implementation of the Planned

Development may result in an increase in nuisance noise; however, because these noises would be temporary and intermittent, noise impacts from residential uses would be less than significant.

Because the configurations for commercial uses and business park within the Planned Development are unknown, it is assumed under a "worst-case" analysis that the operational noise levels from new stationary noise sources (e.g., rooftop HVAC units on commercial buildings) would exceed 55 dBA Leq (at the property line) during daytime hours and 45 dBA Leq (interior) during nighttime hours at adjacent on-site and off-site noise-sensitive land uses; therefore, noise impacts from commercial and/or business park land uses associated with the Planned Development would be significant.

## Mitigation Measures

Implementation of the following mitigation measures, which apply to all three planning areas, would reduce noise impacts to on-site noise-sensitive land uses from increased traffic volumes on certain roadways, and would reduce noise impacts to both on-site and off-site noise-sensitive land uses from operational noise sources (i.e., new stationary noise sources associated with commercial and/or business park land uses) due to implementation of the Planned Development, to less than significant levels.

**Table 4.10-8 2020 Traffic Noise Levels – Impacts to Noise Sensitive Land Uses (Ldn)[1]**

| Segment | Existing[2] (2008) | Future without Project[2] | Future With Project[2] | Change from Existing | Increase without Project |
|---|---|---|---|---|---|
| Wildwood Center Drive[3] between Calimesa Boulevard and Wildwood Canyon Road | - | - | 70.08 | - | - |
| Calimesa Boulevard east of Oak Glen Road | 68.10 | 68.73 | 74.13 | 6.03 | 5.40 |
| County Line Road west of the I-10 EB Ramp | 60.40 | 61.01 | 68.39 | 7.99 | 7.39 |
| Live Oak Canyon Road south of Outer Hwy 10 South | 68.58 | 69.16 | 73.70 | 5.12 | 4.54 |
| Oak Glen Road between I-10 WB Ramp and Calimesa Boulevard | 71.08 | 71.69 | 75.90 | 4.82 | 4.21 |

(1) Includes traffic generated from all three planning areas.
(2) All noise levels are presented at 50 feet from the centerline of the roadway as a "worst-case" scenario.
(3) Future road segment.
Source: PBSJ 2010

**Table 4.10-9 2030 Traffic Noise Levels – Impacts to Noise Sensitive Land Uses (Ldn)[1]**

| Segment | Existing[2] (2008) | Future without project[2] | Future With Project[2] | Change from Existing | Change from Future With No Project |
|---|---|---|---|---|---|
| Wildwood Center Drive[3] between Calimesa Boulevard and Wildwood Canyon Road | - | 68.77 | 71.90 | - | 3.13 |
| Calimesa Boulevard east of Oak Glen Road | 68.10 | 67.01 | 70.23 | 2.13 | 3.22 |
| Live Oak Canyon Road south of Outer Hwy 10 South | 68.58 | 69.22 | 73.44 | 4.86 | 4.22 |

(1) Includes traffic generated from all three planning areas.
(2) All noise levels are presented at 50 feet from the centerline of the roadway as a "worst-case" scenario.
(3) Future road segment.
Source: PBSJ 2010

Mitigation for potential noise impacts to off-site noise sensitive land uses (i.e., existing residences along County Line Road west of the I-10 eastbound ramp) from traffic generated by the Planned Development would involve erecting a noise barrier between the roadway and the noise sensitive receptors. However, such mitigation is infeasible because barriers cannot be constructed across the driveway access for these residences through which noise would enter the properties, and because future developers of the Planned Development would not own these properties or adjoining rights of way. There are no additional feasible measures that could fully mitigate this impact.

***Noi-1A*** As part of the subsequent environmental review for any future noise-sensitive land uses or new stationary noise sources (e.g., rooftop HVAC units on commercial buildings) within the project area, an acoustical analysis shall be conducted in accordance with Actions 4 and 6 of Policy B in the Yucaipa General Plan. The analysis shall identify potential impacts to, and mitigation for, on-site and off-site noise-sensitive land uses within areas that would experience greater than 60 dBA Ldn noise levels. The identified mitigation measures shall be incorporated into the design of future projects prior to their approval, and any measures required to protect both on-site and off-site noise-sensitive land uses shall be implemented prior to issuance of a building permit.

***Noi-1B*** As part of the design and subsequent environmental review for any future project within the Planned Development, all on-site residential and other noise-sensitive land uses shall incorporate one or more of the measures listed below to ensure that traffic noise levels along the following existing/planned roadway segments do not exceed 60 dBA Ldn at said property boundaries, or do not exceed interior noise levels of 45 dBA Ldn: Wildwood Center Drive between Calimesa Boulevard and Wildwood Canyon Road; Calimesa Boulevard east of Oak Glen Road; County Line Road west of the I-10 eastbound ramp; Live Oak Canyon Road south of Outer Highway 10 South; and Oak Glen Road between the I-10 westbound ramp and Calimesa Boulevard. The identified mitigation measures shall be incorporated into the design of future projects prior to their approval, and any measures required to protect on-site noise-sensitive land uses shall be implemented prior to issuance of a building permit.

i. Set back noise-sensitive land uses from the roadways listed above such that sufficient attenuation is achieved through distance.

ii. Develop commercial uses that are not noise sensitive between the roadways listed above and future noise-sensitive land uses. In this fashion, sufficient noise attenuation may be achieved through both distance and the use of sound barriers (the commercial buildings).

iii. Install sound walls to interrupt the line of sight between the roadways listed above and future noise-sensitive land uses, thus affording sufficient attenuation.

### 4.10.3.2 Issue 2 – Temporary Increases in Ambient Noise

**NOISE ISSUE 2 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development result in a substantial temporary or periodic increase in ambient noise levels in the campus vicinity?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Construction activities in this planning area would occur adjacent to occupied residences or businesses. | Significant. | Limit construction hours (Noi-2A); install equipment mufflers (Noi-2B); locate construction activities away from residences (Noi-2C and Noi-2D). | Less than significant. |
| ***West Oak Center:*** Construction activities in this planning area would occur adjacent to occupied residences or businesses. | Significant. | Limit construction hours (Noi-2A); install equipment mufflers (Noi-2B); locate construction activities away from residences (Noi-2C and Noi-2D). | Less than significant. |
| ***Wildwood Ranch:*** Construction activities in this planning area would occur adjacent to occupied residences or businesses. | Significant. | Limit construction hours (Noi-2A); install equipment mufflers (Noi-2B); locate construction activities away from residences (Noi-2C and Noi-2D). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would result in temporary exposure of persons to, or generation of, noise levels in excess of standards established in any applicable plan or noise ordinance, or applicable standards of other agencies, or otherwise result a substantial temporary or periodic increase in ambient noise levels in the vicinity above levels existing without the Planned Development. In addition, based on the Yucaipa Municipal Code, construction activities would result in a substantial temporary increase in ambient noise levels if demolition, repair or other construction-related operations occur between the hours of 7:00 p.m. and 7:00 a.m., or are conducted on Sundays or federal holidays.

## Impact Analysis

The Planned Development is divided into three planning areas which would each have independent development phases. Each phase is anticipated to vary and some phases may overlap with the development of other phases depending on infrastructure, grading, engineering, design and market demand. Impacts from construction are anticipated to be similar for all three planning areas and therefore the following analyses are relevant to all three planning areas.

Construction activities associated with implementation of the Planned Development would result in temporary increases in ambient noise levels, typically involving the use of heavy equipment such as graders, backhoes, and cranes. Trucks would be used to deliver equipment and building materials to and from the construction sites. Smaller equipment, such as air compressors, pneumatic tools, plate compactors, and concrete vibrators may also be used during construction activities. Table 4.10-10

provides a list of typical construction equipment and accompanying noise levels. Sequential phasing of construction activities typically results in changes in noise levels in areas surrounding construction sites as the work progresses.

**Table 4.10-10 Typical Construction Equipment Noise Levels**

| Equipment | Typical Noise Level (dBA) at 50 feet from source |
|---|---|
| Air Compressor | 81 |
| Backhoe | 80 |
| Compactor | 82 |
| Concrete Mixer | 85 |
| Crane, Derrick | 88 |
| Dozer | 85 |
| Grader | 85 |
| Jack Hammer | 88 |
| Loader | 85 |
| Paver | 89 |
| Pile-driver (Impact) | 101 |
| Pump | 76 |
| Roller | 74 |
| Scraper | 89 |
| Truck | 88 |

Source: PBS&J 2010

The highest noise levels would be generated during the grading and site preparation phase due to the use of earthmoving equipment (graders), excavating machinery (backhoes), and compactors which are the noisiest equipment compared to those used in other construction phases. Typical operating cycles may involve one to two minutes of full power, producing noise levels as listed in Table 4.10-10, followed by three or four minutes of operations at a lower power setting resulting in less noise generation. Combined instantaneous noise levels at 50 feet from earthmoving equipment ranges from 73 to 96 dBA with a combined Leq that ranges up to about 89 dBA.

Implementation of the Planned Development would involve construction activities adjacent to occupied residences or businesses; therefore, the temporary noise impacts from construction activities associated with the Planned Development would be significant.

## Mitigation Measures

Implementation of the following mitigation measures, which apply to all three planning areas, would reduce the construction-related temporary noise impacts to a level of less than significant:

***Noi-2A*** Construction activities shall be conducted only during the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday. No construction activities shall take place on Sundays or federal holidays.

***Noi-2B*** All construction vehicles and equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.

***Noi-2C*** During construction, stockpiling and/or vehicle staging areas shall be located as far from residences as practicable.

***Noi-2D*** Entrances/exits for construction sites shall be situated such that construction-related traffic is routed away from residential neighborhoods wherever feasible.

## 4.10.3.3 Issue 3 – Excessive Groundborne Vibration or Noise

**NOISE ISSUE 3 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Vibration-sensitive operations on site may be impacted by construction-related vibrational levels. | Significant. | Notify adjacent property owners prior to vibration-related construction activities for proper precautions (Noi-3A); alternate construction timing (Noi-3B). | Less than Significant. |
| ***West Oak Center:*** Vibration-sensitive operations on site may be impacted by construction-related vibrational levels. | Significant. | Notify adjacent property owners prior to vibration-related construction activities for proper precautions (Noi-3A); alternate construction timing (Noi-3B). | Less than Significant. |
| ***Wildwood Ranch:*** Vibration-sensitive operations on site may be impacted by construction-related vibrational levels. | Significant. | Notify adjacent property owners prior to vibration-related construction activities for proper precautions (Noi-3A); alternate construction timing (Noi-3B). | Less than Significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would result in the exposure of persons to, or generation of, excessive groundborne vibration levels. For the purposes of this analysis, vibration that reaches a level of 2.5 millimeters per second (mm/s) or 0.10 in/sec is considered to have a significant impact.

## Impact Analysis

### *Construction-Related Impacts*

Vibration impacts from construction are anticipated to be similar for all three planning areas; therefore, the following analysis is relevant to all three planning areas.

According to Caltrans, construction activities and equipment such as earthmovers and haul trucks have never exceeded the 2.5 mm/s vibration threshold and the risk from continuous vibrations resulting from construction activities is very low (Caltrans 2002). Pavement breaking and extensive pile-driving activities have resulted in structural damage to buildings when conducted within 25 feet of an existing non-historic structure. Caltrans further indicates that there is the potential for structural damage to historical buildings, buildings in poor condition, or previously damaged buildings when these types of activities occur within 50 to 100 feet of these structures.

Under a "worst-case" analysis, it is assumed that some vibration-sensitive operations may be included within the future business park and/or commercial land uses associated with the Planned Development; therefore, potential impacts to such vibration-sensitive operations from construction activities associated with the Planned Development could be significant.

## *Operational-Related Impacts*

Vibration impacts from vehicular traffic are anticipated to be similar for all three planning areas; therefore, the following analysis is relevant to all three planning areas.

Vibration levels from vehicular traffic drops off rapidly with distance from the roadway, such that trucks traveling close together typically would not substantially increase peak vibration levels. According to Caltrans, the highest traffic-generated vibration levels measured on freeway shoulders have never exceeded 2.0 mm/s even with the heaviest combination of heavy duty truck traffic (Caltrans 2002). With the rapid attenuation of vehicular traffic vibration levels with distance from the roadway, such vibration levels would generally be below the threshold of perception for most people at approximately 150 feet. Because the Planned Development would not include industrial uses which involve intensive heavy-duty truck traffic resulting in greater vibration levels than the lighter vehicular traffic associated with residential, business park and commercial land uses, and given that the anticipated vibration levels for vehicular traffic would not exceed the 2.5 mm/s (0.1 in/sec) threshold, vibration levels for vehicular traffic associated with the Planned Development would be less than significant.

## Mitigation Measures

Implementation of the following mitigation measures, which apply to all three planning areas, would reduce impacts related to excessive groundborne vibration to a level of less than significant:

***Noi-3A*** When construction is to take place within 25 feet of a non-historic structure, or within 100 feet of a historical or otherwise noise-sensitive structure, then the construction contractor shall notify (in writing) the adjacent property owners two weeks prior to use of heavy earthmoving equipment, blasting and pile-driving so that any vibration-sensitive equipment may be secured or other structural precautions may be taken prior to the actual vibration-related construction activities. The extent and duration of the construction activities shall be included in the notification.

***Noi-3B*** In the event that vibration-sensitive operations occupy portions of the Planned Development, then construction activities (especially pile-driving) within 100 feet of these

structures shall be conducted at a time when they do not interfere with such operations, when feasible.

## 4.10.4 Cumulative Impacts and Mitigation

**NOISE CUMULATIVE ISSUE SUMMARY**

**Would implementation of the Robinson Ranch Planned Development have a cumulatively considerable contribution to a cumulative noise impact considering past, present, and probable future projects?**

| *Cumulative Impact* | *Significance* | *Robinson Ranch Contribution* |
|---|---|---|
| Substantial permanent ambient noise increases due to vehicular traffic along roadways in the vicinity. | Not significant. | Not cumulatively considerable. |

Construction-related noise and vibration levels are localized phenomena and attenuate in magnitude as distance from the source increases. Consequently, as indicated in Table 4.0-1 of this PEIR, only projects within the existing and planned residential neighborhoods directly adjacent to the project area would likely contribute to cumulative noise and vibration impacts. There are no cumulative projects identified in these areas, and any future development would be limited because the existing neighborhoods are essentially built out and the remaining undeveloped areas are generally designated for Resource Preservation or Open Space (refer to Tables 4.9-1 through 4.9-3 in Section 4.9, Land Use and Planning, of this PEIR), with the exception of Residential (R-4) and Regional Commercial Land Use Districts adjacent to Wildwood Ranch Planning Area. Therefore, due to the localized nature of construction-related noise and vibration impacts and because construction activities associated with the Planned Development would not occur at the same time or at the same location, these issues are not subject to a cumulative impact analysis, and are not addressed in this section.

### 4.10.4.1 Permanent Traffic Noise Increases along Roadways

The Planned Development, along with the cumulative projects listed in Table 4.0-2 of this PEIR and future regional growth, would result in increases in traffic that would cumulatively increase traffic noise levels along roadways in the vicinity. Table 12 in Appendix D of this PEIR lists the 2040 General Plan buildout (cumulative) traffic noise levels for the impacted roadway segments identified in the Traffic Impact Analysis (Appendix E of this PEIR). According to that table, none of the listed roadway segments would be significantly impacted by the projected increases in cumulative traffic noise levels. Therefore, the baseline cumulative impact to noise-sensitive land uses adjacent to impacted roadways under the 2040 General Plan buildout conditions, with respect to permanent traffic noise increases, is not significant.

With continued regional growth, the ambient noise levels along vicinity roadways would increase and the traffic noise impacts generated from the Planned Development would decrease. Even though under the 2020 analysis (refer to Section 4.10.3.1 above), the off-site traffic noise impacts associated with the Planned Development would be significant and unavoidable, they would not be cumulatively considerable. Therefore, the Planned Development would not result in cumulatively considerable traffic noise impacts to noise-sensitive land uses along off-site roadways.

Potential cumulative traffic noise impacts to future noise sensitive receptors within the project area cannot fully be explored as the exact nature or planned locations of residential, business park and commercial development are not known. Although it is assumed under a "worst-case" analysis that such impacts could be potentially significant, implementation of mitigation measure Noi-1B would reduce the impacts to a less than significant level. Therefore, the Planned Development would not result in cumulatively considerable traffic noise impacts to noise-sensitive land uses along on-site roadways.

## 4.10.5 CEQA Checklist Items Adequately Addressed in Initial Study

***For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Planned Development expose people residing or working in the project area to excessive noise levels?***

The project area is not within an airport land use plan or within two miles of a public use airport; therefore, no further evaluation is necessary.

***For a project within the vicinity of a private airstrip, would the Planned Development expose people residing or working in the project area to excessive noise levels?***

The project area is not within the vicinity of a private airstrip; therefore, no further evaluation is necessary.

## 4.10.6 References

California Department of Transportation (Caltrans). 2002. *Transportation Related Earthborne Vibrations,* TAV-02-01-R9601. February.

PBS&J. 2010. *Noise Technical Report for the Robinson Ranch Planned Development.* Prepared for the City of Yucaipa. May 21, 2010.

P&D Consultants. 2008. Final Revised EIR for the Yucaipa Freeway Corridor Specific Plan (SCH No. 2006041096). October.

Urban Crossroads. 2010. Robinson Ranch Specific Plan Traffic Impact Analysis (Draft), City of Yucaipa, California. Prepared for PBS&J. May 17, 2010.

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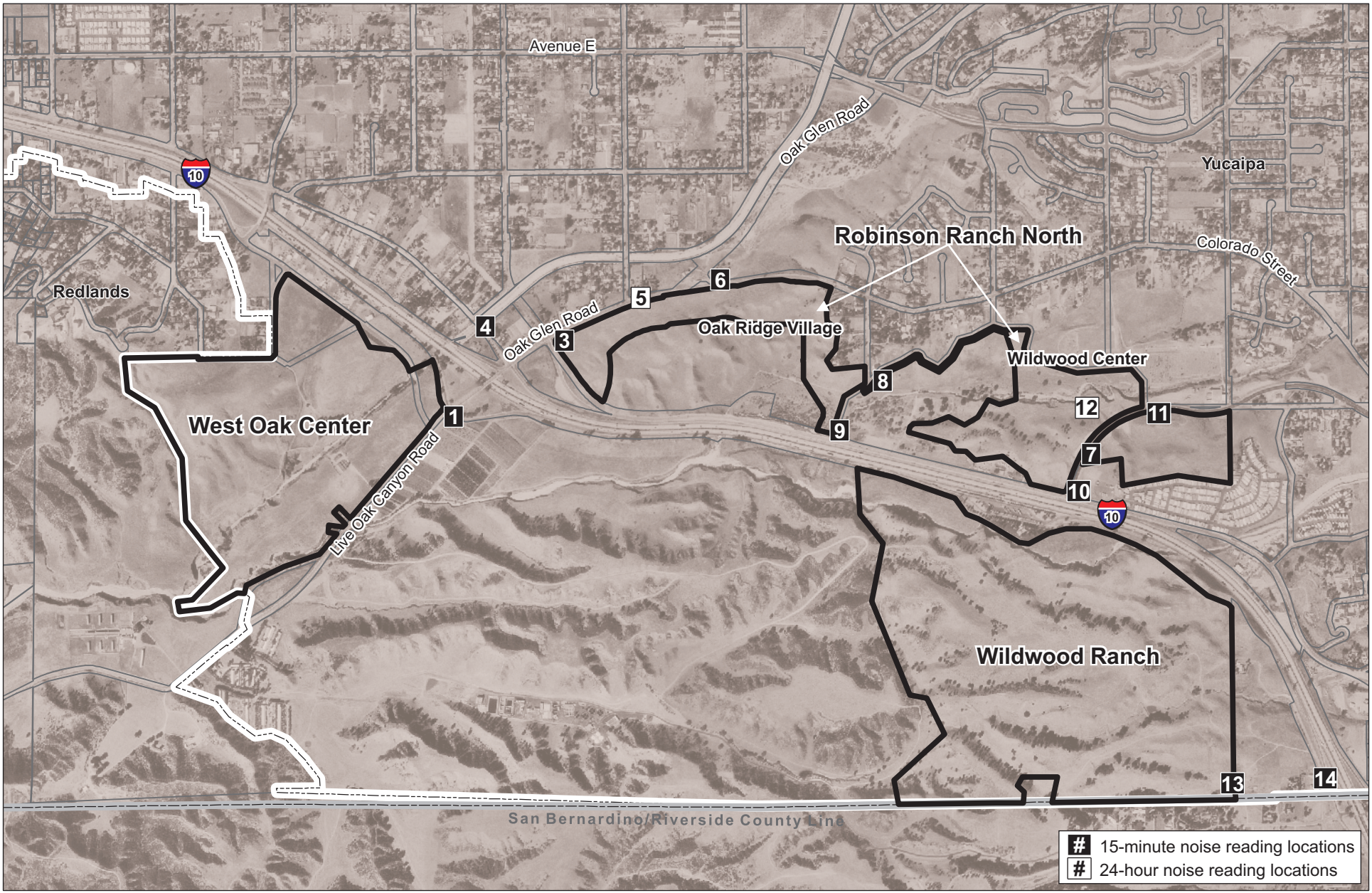


Source: PBS&J 2010; USGS 2002

0 750 1,500 Feet

N

**NOISE MEASUREMENT LOCATIONS**
**FIGURE 4.10-1**

# 4.11 POPULATION AND HOUSING

This section of the PEIR describes existing conditions within and surrounding the project area with respect to population, employment and housing; the potential physical environmental effects (direct, indirect, and/or cumulative) related to these issues resulting from implementation of the Planned Development; the City of Yucaipa's standard conditions of approval related to population and housing; and mitigation measures to reduce or avoid the identified impacts.

Changes in population, employment, and housing demand are social and economic effects, not environmental effects. According to CEQA, these effects should be considered in an EIR only to the extent that they create adverse impacts on the physical environment. According to Section 15382 of the CEQA Guidelines, "An economic or social change by itself shall not be considered a significant effect on the environment."

## 4.11.1 Environmental Setting

The following describes existing population and housing conditions in the City of Yucaipa, including fair-share housing needs for the City.

### 4.11.1.1 Population

According to the California Department of Finance, the City of Yucaipa had a population of 41,207 in 2000. As of January 2010, the City had an estimated population of 51,476, representing an increase of 24.9 percent since 2000. This growth is slightly higher than that for San Bernardino County as a whole, which experienced a 21.2 percent population increase during the same time period. Table 4.11-1 identifies historical and projected population growth in the City and San Bernardino County between 2000 and 2035. The most recent growth projections adopted by the Southern California Association of Governments (SCAG) in 2008 suggest that population growth in the City will be much slower from 2020 to 2035 than the growth experienced in the early 2000s.

**Table 4.11-1 City of Yucaipa Population, 2000-2035**

| Year | City Population | Percent Change | County Population | Percent Change | Source |
|---|---|---|---|---|---|
| 2000 | 41,207 | -- | 1,710,139 | -- | Dept of Finance |
| 2005 | 48,690 | 18.2 | 1,945,835 | 13.8 | Dept of Finance |
| 2010 | 51,476 | 5.7 | 2,073,149 | 6.5 | Dept of Finance |
| *2015* | *55,215* | *7.3* | *2,385,748* | *15.1* | SCAG |
| *2020* | *57,359* | *3.9* | *2,582,765* | *8.3* | SCAG |
| *2025* | *59,440* | *3.6* | *2,773,945* | *7.4* | SCAG |
| *2030* | *61,441* | *3.4* | *2,957,753* | *6.6* | SCAG |
| *2035* | *63,357* | *3.1* | *3,133,801* | *6.0* | SCAG |
| *2040* | *70,226* | *10.8* | _-- | -- | City of Yucaipa |

Data in *italics* represent forecasts.
Source: California Department of Finance 2010; SCAG 2008; City of Yucaipa 2009

In June 2009, the City of Yucaipa prepared an analysis of the buildout population projected in Year 2040, based on designated land uses including the Freeway Corridor Specific Plan (FCSP). The City of Yucaipa determined that the ultimate population citywide would be 70,226 (City of Yucaipa 2009).

### 4.11.1.2 Housing

The majority of the housing growth within the City occurred during the 1960s and 1970s, with only modest growth experienced since that period. In the late 1990s, the City again began to experience increased development activity that continued into the 2000s. By 2010, single-family homes comprise 71 percent of the housing stock within the City, and range from the newer subdivisions to older farmhouses on large lots. Multi-family homes constitute only seven percent of the housing stock, and over half of this housing is 30 years old or older. Mobile homes comprise 22 percent of the housing stock.

The housing market within the City is characterized by relatively affordable prices and rents. According to the San Bernardino Associated Governments (SANBAG), in the fourth quarter of 2009, the median sales price of a new home in San Bernardino County was $282,000, a decrease of 10.5 percent from the previous year, and a used home was $146,000, a decrease of 18.9 percent from the previous year. According to SANBAG's Inland Empire Quarterly Economic Report (April 2010), 65 percent of inland families could afford the region's median-priced home in the fourth quarter of 2009. This figure is down from a record 68 percent from six months earlier. The ability to afford housing is a reason why the demand for homes has surged in the inland area.

According to the Department of Finance, the housing stock within the City increased 19.5 percent (16,112 to 19,265 units) between 2000 and 2010 (Table 4.11-2). As indicated in Section 4.11.1.1 above, this housing growth was outpaced by the increase in population (24.9 percent from 2000 to 2010). Table 4.11-2 also identifies projected housing growth within the City between the years 2010 and 2035.

**Table 4.11-2 City of Yucaipa Housing Stock and Growth, 2000-2035**

| Year | Housing Stock | Households | Households Percent Change | Source |
|---|---|---|---|---|
| 2000 | 16,112 | 15,193 | -- | Dept of Finance |
| 2005 | 18,061 | 17,031 | 12.1 | Dept of Finance |
| 2010 | 19,265 | 18,166 | 6.7 | Dept of Finance |
| *2015* | -- | *20,094* | 10.6 | SCAG |
| *2020* | -- | *21,157* | 5.3 | SCAG |
| *2025* | -- | *22,178* | 4.8 | SCAG |
| *2030* | -- | *23,133* | 4.3 | SCAG |
| *2035* | -- | *24,033* | 3.9 | SCAG |

Data in *italics* represent forecasts.
Source: California Department of Finance 2010; SCAG 2008

### 4.11.1.3 Fair-Share Housing Needs

According to the Regional Housing Needs Assessment (RHNA) for San Bernardino County (SCAG 2007), the projected need for new housing construction within the City during the period January 1, 2006 to June 30, 2014 is 2,048 units, which is distributed among various income categories as shown in Table 4.11-3. In addition, the City must accommodate a "carryover" of 608 lower-income units from the previous housing element cycle. State law requires the City of Yucaipa to demonstrate that its "land inventory" contains adequate sites to accommodate the various types of housing units that have been classified in the RHNA.

**Table 4.11-3 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: LSA 2010

## 4.11.2 Regulatory Framework

### 4.11.2.1 Federal

#### *Federal Fair Housing Laws*

There are several federal laws that prohibit discrimination as it relates to provision of housing. These laws are summarized below, based on information from the Leadership Conference on Civil Rights Education Fund (LCCREF 2008).

**Title VI of the Civil Rights Act of 1964**

Title VI prohibits discrimination on the basis of race, color, or national origin in programs receiving federal financial assistance.

**Title VIII of the Civil Rights Act of 1968**

The Fair Housing Act prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability).

**Section 504 of the Rehabilitation Act of 1973**

Section 504 prohibits discrimination based on disability in any program receiving federal financial assistance.

**Section 109 of Title I of the Housing and Community Development Act of 1974**

Section 109 prohibits discrimination on the basis of race, color, national origin, sex or religion in programs and activities receiving financial assistance from the Department of Housing and Urban Development's (HUD) Community Development and Block Grant Program.

**Title II of the Americans with Disabilities Act of 1990**

Title II prohibits discrimination based on disability in programs, services, and activities provided or made available by public entities. HUD enforces Title II when it relates to state and local public housing, housing assistance and housing referrals.

**Architectural Barriers Act of 1968**

This Act requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds must be accessible to and useable by handicapped persons.

**Executive Order 13217**

Executive Order 13217 requires federal agencies to evaluate their policies and programs to determine if any can be revised or modified to improve the availability of community-based living arrangements for persons with disabilities.

### 4.11.2.2 State

### *State Housing Element Law*

Pursuant to Section 65580 of the Government Code, a Housing Element of a General Plan must contain local commitments to:

- Provide sites with appropriate zoning and development standards and with services and facilities to accommodate the jurisdiction's RHNA for each income level.
- Assist in the development of adequate housing to meet the needs of lower and moderate income households.
- Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Preserve assisted housing developments for lower income households.

State Housing Element law mandates specific topics and issues that must be addressed in the Housing Element. These include:

- Analysis of population and employment trends, documentation of projections, and quantification of existing and projected housing needs for all income levels.

- Analysis and documentation of household characteristics, such as the age of housing stock, tenancy type, overcrowded conditions, and the level of payment compared to ability to pay.
- Analysis and documentation of special needs, such as female-headed households, homeless individuals, persons with disabilities, large households, farm workers, and the elderly.
- Regional share of the total regional housing need for all income categories.
- Inventory of land suitable for residential development, including vacant land and infill/ redevelopment opportunities. This analysis also looks at potential residential sites and their accessibility to adequate infrastructure and services.
- Identification of actual and potential governmental and non-governmental constraints that could potentially impede the maintenance, improvement, and development of housing for all income groups.
- Analysis of opportunities for energy conservation in residential developments.
- Inventory of at-risk affordable units that have the possibility of converting to market rate.
- Statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the improvement, maintenance, and development of housing.

State law requires that adequate opportunity for participation be solicited from all economic segments of the community towards preparation of the Housing Element. Specifically, the jurisdiction must reach out to lower and moderate income persons and persons with special needs. Preparation of the Housing Element must also be coordinated with other local jurisdictions within the regional housing market area.

## *Article 34*

Article 34 of the California Constitution requires a majority vote of the electorate to approve the development, construction, or acquisition by a public agency of any “low rent project” within that jurisdiction. In other words, for any project to be built and/or operated by a public agency where at least 50 percent of the occupants are low income, and rents are restricted to affordable levels, then the jurisdiction must seek voter approval.

## *California Building Standards Code*

In 2001, the State of California consolidated the Uniform Building, Plumbing, Electrical, and Mechanical codes into the California Building Standards Code, which is contained in CCR Title 24. The California Building Standards Code contains eleven parts: Electrical Code, Plumbing Code, Administrative Code, Mechanical Code, Energy Code, Elevator Safety Code, Construction Code, Historical Building Code, Fire Code, Building Conservation Code, and Reference Standards Code. These codes promote public health and safety, ensure safe and decent housing, serve to protect residents from hazards and risks, and are not considered to be undue constraints to housing production. The California Building Standards Code became effective January 2008.

### 4.11.2.3 Local

#### *City of Yucaipa General Plan*

The 2008 Housing Element in the Yucaipa General Plan identifies and analyzes the housing needs for the City and sets goals and policies to address these needs over a five-year period. The Housing Element identified strategies and programs that focus on: (1) conserving and improving existing affordable housing, (2) providing adequate housing sites, (3) assisting in the development of affordable housing, (4) removing governmental constraints to the development of housing, and (5) promoting equal housing opportunities.

## 4.11.3 Project Impacts and Mitigation

#### *City of Yucaipa Standard Conditions of Approval*

There are no City of Yucaipa standard conditions of project approval related to the reduction of impacts to population and housing.

### 4.11.3.1 Issue 1 – Inducement of Substantial Population Growth

**POPULATION AND HOUSING ISSUE 1 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

| *Impact* | *Significance before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Implementation of this planning area would induce substantial population growth directly (in the project area), compared to projected population growth in the Yucaipa General Plan, and indirectly (facilitate extension of transportation and infrastructure facilities into adjacent undeveloped areas). | Significant. | No feasible mitigation. | Significant and unavoidable. |
| ***West Oak Center:*** Implementation of this planning area would induce substantial population growth directly (in the project area), compared to projected population growth in the Yucaipa General Plan, and indirectly (facilitate extension of transportation and infrastructure facilities into adjacent undeveloped areas). | Significant. | No feasible mitigation. | Significant and unavoidable. |
| ***Wildwood Ranch:*** Implementation of this planning area would induce substantial population growth directly (in the project area), compared to projected population growth in the Yucaipa General Plan, and indirectly (facilitate extension of transportation and infrastructure facilities into adjacent undeveloped areas). | Significant. | No feasible mitigation. | Significant and unavoidable. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would induce substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

## Impact Analysis

The potential for direct and indirect population growth to occur from the provision of on-site housing is examined in this section. Direct population growth associated with the Planned Development would result in a significant impact if it is substantially greater than what is projected for the project area by the Yucaipa General Plan. Indirect population growth could be substantially induced if the infrastructure for the Planned Development is constructed with excess capacity, or if it would be extended to or through adjacent undeveloped areas where a lack of infrastructure currently presents an obstacle to growth.

The following analyses are relevant to all three planning areas.

## *Direct Impacts*

To determine direct impacts, the estimated population growth associated with implementation of the Planned Development is compared to that allowed under two General Plan scenarios: (1) the Planned Development District, which is the project area zoning designation in effect at the time the Robinson Ranch Planned Development applications were deemed complete by the City of Yucaipa, and (2) the hypothetical project area development conditions identified in the 2004 General Plan Update. This methodology is used to determine if the Planned Development would result in substantial population growth above that allowed by the General Plan.

To determine the estimated population growth for the Planned Development, occupancy factors from the Yucaipa General Plan Infrastructure and Public Facilities Element were used. The occupancy factor for single-family detached and attached dwellings in planned developments is 3.0 persons per dwelling unit, and the factor for multi-family dwelling units is 2.2 persons per dwelling unit. Using these occupancy factors, the Planned Development would generate approximately 11,058 residents, based on 2,385 total single-family and 1,774 total multi-family units. Projected populations for each planning area are summarized below in Table 4.11-4.

**General Plan Planned Development District**

The Planned Development General Plan designation may permit up to eight dwelling units per acre with an approved Preliminary Development Plan. However, as a “Permitted Use” (no discretionary approval required), residential development is limited to one dwelling unit per parcel (Development Code Section 84.0390) within a Planned Development. The proposed average residential density for the entire proposed Planned Development is 10.8 du/ac, which would exceed the Planned Development District maximum housing density of eight du/ac. However, this exceedance ~~is~~ may be allowed under Government Code Section 65915, which mandates density bonuses for projects that include affordable housing components, with the approval of a Preliminary Development Plan and its associated General

**Table 4.11-4 Projected Population Per Planning Area**

| Planning Area | Number of Units | Population Factor (persons per dwelling unit) | Total Projected Population |
|---|---|---|---|
| **Robinson Ranch North** | | | |
| Single Family Units | 449 | 3.0 | 1,347 |
| Multi-Family Attached Units | 620 | 2.2 | 1,364 |
| **Total** | **1,069** | | **2,711** |
| **West Oak Center** | | | |
| Single Family Units | 502 | 3.0 | 1,506 |
| Multi-Family Attached Units | 308 | 2.2 | 678 |
| **Total** | **810** | | **2,184** |
| **Wildwood Ranch** | | | |
| Single Family Units | 1,434 | 3.0 | 4,302 |
| Multi-Family Attached Units | 846 | 2.2 | 1,861 |
| **Total** | **2,280** | | **6,163** |
| **Total for Planned Development** | **4,159** | | **11,058** |

Plan Amendment. A total of 18 parcels were identified for the project area in the Robinson Ranch PDP applications submitted to the City of Yucaipa in 2005: five for the Robinson Ranch North Planning Area; ten for the West Oak Center Planning Area; and three for the Wildwood Ranch Planning Area. Based on a total of 18 dwelling units, and using an occupancy factor for single-family detached dwellings outside of planned developments of 3.5 persons per dwelling unit (per the Yucaipa General Plan Infrastructure and Public Facilities Element), the estimated population for the project area would be 63 residents under the General Plan Planned Development District.

### 2004 General Plan Update

For purposes of analysis, the 2004 General Plan Update anticipated the development of 68 acres of industrial, 78 acres of commercial, and 53 acres of office non-residential land uses, including a total of 594 dwelling units, on the Robinson Ranch property (Table II-2 in the General Plan). Assuming a "worst-case" scenario that the 594 dwelling units would all consist of single-family residences, and using an occupancy factor for single-family detached dwellings outside of planned developments of 3.5 persons per dwelling unit (per the Yucaipa General Plan Infrastructure and Public Facilities Element), the estimated population for the project area would be 2,079 residents under the 2004 General Plan Update.

### Summary

Implementation of the Planned Development would result in the construction of 4,159 total dwelling units, and an estimated population of approximately 11,058 residents based on General Plan occupancy factors. This projected increase in population from implementation of the Planned Development would substantially exceed the General Plan growth projections for the project area under both the Planned Development District and the development assumptions for the property as evaluated in the 2004

General Plan Update. It should be noted, however, that the Planned Development would assist the City in meeting its fair-share housing needs by providing 339 very low-income housing units. Nevertheless, the direct population growth from implementation of the Planned Development would be considered substantial and the direct impacts would be significant.

### *Indirect Impacts*

Implementation of the Planned Development would result in the provision of housing (and related population), commercial uses and businesses (and related employment), and infrastructure. Several types of infrastructure improvements or development could induce population growth by removing obstacles that prevent growth. As described in Section 4.14 (Transportation/Traffic) and Section 4.15 (Utilities and Service Systems) of this PEIR, the Planned Development would involve a combination of on-site and off-site improvements to and expansion of transportation (roadways, intersections), water, wastewater, and storm water infrastructure facilities, as well as construction of new facilities. The off-site transportation improvements would provide additional access to and through adjacent undeveloped areas that are located within the FCSP, the cities of Yucaipa, Calimesa and Redlands, and the County of Riverside. The General Plan and zoning designations for these adjacent areas are described in Section 4.9 (Land Use and Planning) of this PEIR. In addition, the off-site infrastructure improvements could promote development within any of the undeveloped areas listed above by facilitating utility service connections within the various adjacent service areas. In other words, the transportation and infrastructure improvements associated with the Planned Development could facilitate the extension of these facilities into neighboring undeveloped areas, thereby releasing a previous impediment to future construction and growth in these areas. Therefore, the indirect population growth from implementation of the Planned Development would be considered substantial and the indirect impacts would be significant.

### Mitigation Measures

Implementation of the Planned Development, including all three planning areas, would substantially induce population growth both directly and indirectly, resulting in significant direct and indirect impacts. Implementation of the Reduced Project Alternatives evaluated in Chapter 6 of this PEIR would reduce the significant impacts associated with substantial population growth due to the Planned Development; however, there are no feasible measures to fully mitigate these impacts.

## 4.11.4 Cumulative Impacts and Mitigation

**POPULATION AND HOUSING CUMULATIVE ISSUE SUMMARY**

**Would implementation of the Robinson Ranch Planned Development have a cumulatively considerable contribution to a cumulative aesthetic impact considering past, present, and probable future projects?**

| *Cumulative Impact* | *Significance* | *Robinson Ranch Contribution* |
|---|---|---|
| ***Population Growth:*** Substantial increase in regional population growth beyond projections. | Less than significant. | Cumulatively considerable. |

### 4.11.4.1 Population Growth

The regional planning documents that guide future growth and development, such as the City and County general plans for jurisdictions surrounding the project area, are consistent with the SANBAG population forecasts for the region. As such, it is assumed that cumulative development in the region would be consistent with their respective general plans and regional growth forecasts, and would not substantially induce population growth. Therefore, the baseline cumulative impact relative to regional population growth and housing is less than significant.

As discussed in Section 4.11.3.1 above, implementation of the Robinson Ranch Planned Development would substantially induce population growth both directly and indirectly, resulting in significant direct and indirect impacts, because it would substantially exceed the Yucaipa General Plan growth projections for the project area and could facilitate the extension of transportation and infrastructure facilities into neighboring undeveloped areas, thereby releasing a previous impediment to future construction and growth in these areas. There are no feasible measures to fully mitigate these impacts; therefore, the Planned Development, in combination with the cumulative projects listed in Table 4.0-2 of this PEIR, would result in a cumulatively considerable contribution to impacts associated with regional population growth and housing due to an exceedance of forecasted projections.

## 4.11.5 CEQA Checklist Items Adequately Addressed in Initial Study

***Would implementation of the Planned Development displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?***

***Would implementation of the Planned Development displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?***

The project area is primarily unimproved with only one existing residence. The planned increase in housing would more than off-set the potential removal of this residence. As such, a minimal number of individuals may be affected. Therefore, no further evaluation is necessary.

## 4.11.6 References

City of Yucaipa. 2004. General Plan Update. September.

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# 4.12 PUBLIC SERVICES

This section of the PEIR describes the existing conditions within the vicinity of the project area with respect to fire protection, police protection, and schools; the potential physical environmental effects (direct, indirect, and/or cumulative) related to these issues resulting from implementation of the Planned Development; the City of Yucaipa's standard conditions of approval related to public services; and mitigation measures to reduce or avoid the identified impacts. Analysis of local parks and recreational facilities is provided in Section 4.13, Recreation, of this PEIR, and analysis of water and sewer facilities is provided in Section 4.16, Utilities and Service Systems, of this PEIR.

## 4.12.1 Environmental Setting

### 4.12.1.1 Fire

The following information regarding existing fire protection services, staffing, equipment, and response times was provided by Chief Steven Shaw of the City of Yucaipa Fire Department (YFD) (pers. comm., June 10, 2010).

The YFD contracts services from the California Department of Forestry and Fire Protection (CDF), now known as CalFire, which provides fire protection and paramedic services to the City through a contractual agreement. Specifically, CalFire provides wildland fire protection for 5,800 acres within the City, and provides resources such as aircraft, bulldozers, hand crews, and related support personnel and equipment at no additional cost to the City. Also, under this agreement, additional equipment, engine companies, bulldozers, hand crews, and aircraft can be dispatched from county-wide or state-wide resources in the event of an emergency incident. The City and CalFire also have in place a number of mutual aid agreements with other federal, state, and local firefighting organizations, including the U.S. Forest Service, the County of San Bernardino, and other cities and jurisdictions throughout southern California.

There are three fire stations in the City:

- Station No. 1 (CalFire headquarters), 11416 Bryant Street (approximately 4.5 road miles from the Planned Development site)
- Station No. 2, 32664 Yucaipa Boulevard (approximately 1.3 road miles from the Planned Development site)
- Station No. 3 34259 Wildwood Canyon Road (approximately 2.5 road miles from the Planned Development site)

Stations 2 and 3 are closest to the project area. A fourth fire station is planned at the southwest corner of Wildwood Canyon Road and Mesa Grande Drive, approximately 5.2 road miles east of the Planned Development site. This station is tentatively scheduled to open within ten years and would be staffed with career firefighters and paramedics.

Each of the fire stations has the same type of equipment: an Incident Command System (ICS) Type 1 Engine and no aerial apparatus and a Medic Engine. Station 2 contains a medical station and has "Paid Call" paramedics who are not at the station regularly but are contacted by pager in the event of an emergency incident. Paramedics are authorized to perform invasive techniques on patients including drug therapy, airway management (intubations), and electro cardio therapy.

The YFD has a response time goal of four minutes to all parts of the City. Presently, the average response time throughout the City is 4.7 minutes, including dispatch and turn-out time. The existing fire emergency response time to the south end of the Wildwood Ranch Planning Area, near the City of Calimesa is eight to nine minutes, which exceeds YFD's response time goal of four minutes.

### 4.12.1.2 Police

The following information regarding existing police protection services, staffing, equipment, response times, and levels of service was provided by Sergeant Brad Toms of the City of Yucaipa Police Department (YPD) (pers. comm., June 29, 2010).

The YPD contracts services from the San Bernardino County Sheriff's Department. The Yucaipa Police Station is located at 34282 Yucaipa Boulevard and serves both the City and the unincorporated areas of the County. This station is comprised of 30 sworn officers (including 22 deputies) and ten clerical personnel, and houses 21 vehicles, two motorcycles, and five trailers (of which County and City staff share 14 vehicles and two motorcycles). The City of Yucaipa supports the County's contractual services by providing supervisory, clerical, crime prevention, and investigative personnel at the station level. Also, the County provides various support units such as Aviation, K-9, Crime Lab, and Specialized Investigations, including Homicide, Narcotics, Arson/Bomb, and Crimes Against Children. The County receives additional support from citizen volunteers.

YPD 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 on a real-time basis. Generally, emergency calls are responded to within four minutes, Priority One calls within 6.5 minutes, Priority Two calls within 11 minutes, Priority Three calls within 11.5 minutes, and Priority Four calls within 12.5 minutes.

The City's standard for the current level of service is 0.43 officers per 1,000 residents. This standard is based on the existing City population at 51,476 (DOF 2010) which is served by 22 deputies. However, the Yucaipa Police Station is very close to maximum capacity for office, locker, and employee work space. As a result, the Yucaipa City Council has identified a location for a new police station and has authorized funding for its design.

### 4.12.1.3 Schools

The project area is located within the Yucaipa-Calimesa Joint Unified School District (YCJUSD) jurisdictional boundary. The YCJUSD provides kindergarten through 12$^{th}$ grade education services to the Cities of Yucaipa and Calimesa within 16 schools, half of which are elementary schools.

# 4.12.2 Regulatory Framework

## 4.12.2.1 State

### *Senate Bill 50 and Proposition 1A*

Senate Bill (SB) 50 and Proposition 1A were passed in 1998 to assist in providing school facilities to serve students generated by new development projects. SB 50 and Proposition 1A establish the exclusive basis by which school districts may collect school facilities fees from developers of new residential and commercial/industrial building space. According to Government Code Section 65995, the development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation." SB 50 establishes three levels of developer fees that may be imposed upon new development by the governing board of a school district depending upon conditions within a district, which are updated every two years by the State Allocation Board.

### *Assembly Bill 2926*

Historically, the state has been responsible for the funding of public schools. To assist in providing school facilities to serve students generated by new development projects, the state passed Assembly Bill (AB) 2926 in 1986. This bill allows school districts to collect impact fees from developers of new residential and commercial/industrial building space. Development impact fees are also referenced in the 1987 Leroy Greene Lease-Purchase Act, which requires school districts to contribute a matching share of costs for construction, modernization, and reconstruction projects.

### *California Health and Safety Code*

State fire regulations are set forth in Section 13000 et seq. of the California Health and Safety Code, which includes regulations concerning building standards (as also set forth in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training. The State Fire Marshal enforces these regulations and building standards in all state-owned buildings, state-occupied buildings, and state institutions throughout California.

# 4.12.3 Project Impacts and Mitigation

### *City of Yucaipa Standard Conditions of Approval*

Table 4.12-1 presents the City of Yucaipa's standard conditions of project approval related to the reduction of impacts to public services. These standard conditions are tracked and monitored by the City of Yucaipa as part of their documentation for discretionary actions, and are included in the MMRP of this PEIR.

**Table 4.12-1 City of Yucaipa Conditions of Approval Related to Public Services**

| Condition Number | Conditions of Approval |
|---|---|
| **Conditions of Approval for Both Subdivisions and Conditional Use Permits** | |
| Subdivision 137<br>CUP 70 | The District enrollment is severely impacted by new development. To mitigate the impact of the Planned Development, future project developers shall pay such taxes as are required by the Community Facilities District 1 and any other fees assessed by Government Code Section 53080, and 65995-65997. |
| **Conditions of Approval for Subdivisions** | |
| Subdivision 138 | The City of Yucaipa has implemented development impact fees for various infrastructure and capital facilities needs generated by new development. These fees will provide for various capital facilities including, but not limited to, roads, parks, flood control and drainage, public facilities, and fire fighting facilities. The Planned Development shall be subject to all such development impact fees which are in effect at the time building permits are issued. |

Source: City of Yucaipa 2007

## 4.12.3.1 Issue 1 – Fire Protection

**PUBLIC SERVICES ISSUE 1 SUMMARY**

**Would implementation of the Planned Development result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impact, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** This planning area would be adequately served by existing fire protection facilities. | Less than significant. | Although this planning area would not result in a significant impact to existing fire protection facilities, future developers shall pay required development impact fees prior to issuance of building permits (Pub-1B). | Less than significant. |
| ***West Oak Center and Wildwood Ranch:*** Additional fire protection facilities are required to adequately serve these Planning Areas, which could result in adverse environmental impacts. | Significant. | Identify and secure the site for a new fire station within the West Oak Center Planning Area (Pub-1A); pay required development impact fees prior to issuance of building permits (Pub-1B); and commence construction of the new fire station prior to issuance of a building permit for the first development project within this planning area (Pub-1C). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if the demand for fire protection services would result in the provision of new or physically altered facilities, or the need for new or physically altered facilities, in order to maintain acceptable response times, the construction of which could cause adverse environmental impacts.

## Impact Analysis

The following analyses are relevant to all three planning areas and takes into account that the 552-acre Robinson Ranch Planned Development is located entirely within the boundaries of the 1,241-acre Freeway Corridor Specific Plan.

The FCSP EIR (P&D Consultants 2008) found that even with the buildout of the proposed Specific Plan, the Specific Plan area could be adequately served from existing fire stations within the City, most notably by Stations No. 2 and No. 3. Both of these stations are generally within range of YFD's response time goal of approximately four minutes. The FCSP EIR also determined that the recently completed improvements to the Oak Glen Road/Live Oak Canyon Road interchange would improve fire emergency access and response times to areas south of I-10. Based on these determinations, the FCSP EIR found that development of the FCSP would result in a less than significant impact to fire services, assuming that any proposed development within the Specific Plan area paid required development impact fees.

The residential development proposed as part of the Robinson Ranch Planned Development, however, is proposed at a much higher level of land use intensity than that which was proposed under the FCSP. In all, the Planned Development proposes approximately 4,159 housing units across the 552-acre project area, whereas the FCSP proposed only 2,767 housing units across a much larger 1,241-acre project area. As such, the Planned Development proposes approximately 33 percent more homes on an area that is 45 percent smaller than the total FCSP area. The predicted population for the Planned Development is also greater than that predicted under the FCSP, with 11,058 persons predicted for the Planned Development compared with 7,775 for the FCSP, an increase of 3,283 persons or 42 percent. Again, this higher population would be housed in an area approximately 45 percent smaller than the larger FCSP area.

Considering the increased level of development intensity and density proposed as part of the Planned Development, it can be concluded that the level of development would introduce substantially greater population growth, commercial activity, and traffic into the area, all at a much higher intensity than that envisioned under the FCSP. As a result, it is estimated that practical response times to portions of the Planned Development would increase by two to three minutes, especially in the interior and southerly portions of project area south of I-10 (Shaw 2010). Based on their distance from the project area and the changed conditions that are proposed for the project area, the existing fire stations in the City would not be able to reach those portions of the project area within the prescribed response times. In addition, the substantially greater human population, residences, and commercial development within the project area would indicate that a higher number of service calls would be generated from this portion of the City. Currently, the existing fire stations in the City are located to the north and east of the project area, and are not well situated to respond to the predictably greater level of service calls that 11,058 new residents and substantial commercial uses would generate in the southern portion of the City south of I-10.

Based on these considerations, an additional fire station that is closer to the project area would be required to meet response time goals and to meet the increased level of service requirements that would be generated by the Planned Development. The YFD has indicated that a fire station located in the proposed West Oak Center Planning Area would be properly situated to meet required response times and increased service calls within the Planned Development area (Shaw 2010). The payment of

development impact fees alone would provide some level of improvement to fire services in the Planned Development Areas south of I-10, but they would not change the fact that a fire station that is closer to the project area is needed to lessen the impact of the Planned Development to a less than significant level. As such, without mitigation, implementation of the Planning Areas south of I-10 would result in significant environmental impacts with respect to the provision of fire services and acceptable response times.

## Mitigation Measures

Implementation of the following mitigation measures would reduce the impacts related to fire protection services to a level of less than significant:

***Pub-1A*** Prior to approval of the first Final Development Plans for either the West Oak Center Planning Area or the Wildwood Ranch Planning Area, the adopted Land Use Plan for the West Oak Center Planning Area shall be revised to identify the location of an approximately two-acre site for a new fire station that is acceptable to the City of Yucaipa Fire Department (YFD). At a minimum, the station shall be designed to accommodate a triple combination fire engine and a 100-foot hook and ladder truck. The exact location and size of the new fire station site shall be determined by the City of Yucaipa and the developer during the Final Development Plan process for this planning area. However, the site shall be located so as to achieve applicable City incident response time goals to all areas of the Planned Development. The site shall be acquired by the YDF via a combination of payment to the developer or reimbursement of development impact fees, land purchase from the developer, land dedication in lieu of fees, and/or eminent domain.

***Pub-1B*** Prior to issuance of building permits for all future projects that implement the Planned Development, the developers shall pay the required City of Yucaipa development impact fees as compensation for the projects' "fair share" contribution for additional fire protection services.

***Pub-1C*** Construction of a new fire station within the West Oak Center Planning Area shall commence prior to issuance of a building permit for the first development project within this planning area, unless alternative timing is approved by the YFD.

### 4.12.3.2 Issue 2 – Police Protection

**PUBLIC SERVICES ISSUE 2 SUMMARY**

**Would implementation of the Planned Development result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impact, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Entire Planned Development:*** The Planned Development would increase the demand for police services and impact service ratios and emergency response times; however, this additional demand will be accommodated within a planned police station, and new facilities would not be required which may otherwise result in adverse environmental impacts. | Significant. | Pay required development impact fees prior to issuance of building permits (Pub-2A), which may be used to fund the construction of a planned police station for which measures will be implemented to mitigate any significant environmental effects related to its construction and operation. | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if the demand for police protection services would result in the provision of new or physically altered facilities, or the need for new or physically altered facilities, in order to maintain acceptable service ratios and response times, the construction of which could cause adverse environmental impacts.

## Impact Analysis

The following analyses are relevant to all three planning areas.

The projected increase in population from implementation of the Planned Development would impact police service ratios and emergency response times resulting in the need for four additional police officers to maintain acceptable service ratios and response times (i.e., expected population of approximately 9,600 residents times 0.43 officers per 1,000 residents). The developers of future projects that implement the Planned Development would be required to pay the City's development impact fees as compensation for the projects' "fair share" contribution for additional police protection services. Such funding may be applied to the construction of a new police station that is being planned by the City, as described in Section 4.12.1.2 above. This new station would provide work space for these additional officers. Funding to support the hiring of these additional officers would primarily be provided by payment of additional property and sales taxes. Since the design and timing of this new police station is not known at this time, an environmental analysis cannot be undertaken that would adequately address this facility. Therefore, the new police station will undergo environmental review pursuant to CEQA prior to its consideration for approval, and include measures to mitigate any significant environmental effects related to its construction and operation. Therefore, the Planned

Development would not require the siting of a new police station, in addition to the planned station described above, which could otherwise result in adverse physical environmental impacts.

Despite the additional police staffing as described above, the Planned Development would result in daily increases and decreases in the transient population of shoppers and workers associated with the commercial and business park uses, which may periodically increase the demand for police services. Such fluctuations in transient populations could temporarily affect police service ratios and emergency response times on a daily basis. For this reason, the YPD recommends a police sub-station be provided within one of the commercial or business park areas in the West Oak Center or Wildwood Ranch Planning Areas (Toms 2010); however, this is not considered required mitigation for a significant impact.

## Mitigation Measures

Implementation of the following mitigation measure, which applies to all three planning areas, would reduce the impacts related to police protection services to a level of less than significant:

***Pub-2A*** Prior to issuance of building permits for all future projects that implement the Planned Development, the developers shall pay the required City of Yucaipa development impact fees as compensation for the projects' "fair share" contribution for additional police protection services, which may include the construction of a new police station in the City that is currently in the planning stages. This new station will contain adequate space for current police operations and additional officers necessitated by future population growth within the City. The City of Yucaipa will process the necessary environmental documentation for the new police station and implement any required mitigation for significant environmental impacts associated with its construction and operation.

## 4.12.3.3 Issue 3 – Public Schools

**PUBLIC SERVICES ISSUE 3 SUMMARY**

**Would implementation of the Planned Development result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impact, in order to maintain acceptable service ratios, response times or other performance objectives for schools?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Entire Planned Development:*** The Planned Development would generate students in numbers that would require the construction of new school facilities that may result in adverse environmental impacts. | Significant. | Identification of school site(s) (Pub-3A); pay state mandated school impact fees prior to issuance of building permits in accordance with Government Code Section 65996 (Pub-3B). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if the demand for schools would result in the provision of new or physically altered facilities, or the need for new or physically altered facilities, the construction of which could cause adverse environmental impacts.

## Impact Analysis

The following analyses are relevant to all three planning areas.

The project area is within the Yucaipa-Calimesa Joint Unified School District (YCJUSD) which provides Kindergarten through 12$^{th}$ grade education to students within the District. The PEIR prepared for the FCSP in 2008 analyzed impacts to school facilities in the FCSP area and concluded that existing YCJUSD schools would be able to accommodate new students associated with the Planned Development only in areas north of I-10. Consequently, the FCSP EIR found that residential development south of I-10 would need to be served by additional school facilities. The FCSP thus provided for two potential school sites south of I-10 within the Specific Plan area.

The Robinson Ranch Planned Development, however, proposes to add 1,392 additional residential units to the larger project area beyond the 2,767 units proposed under the FCSP, for a total of 4,159. The bulk of these additional units would be placed within the Robinson Ranch North Planning Area. Under the FCSP, only 48 residential units were proposed for this area, whereas the Planned Development proposes 1,069 units there. As such, the likely student generation estimates for the Planned Development are not only higher than that of the FCSP due to the increased population, but the students that would be generated by the Planned Development would also be located in different areas. In other words, there would be substantial numbers of students both to the north and the south of I-10, rather than just to the south of I-10 as was proposed in the FCSP. As a consequence, the FCSP's determination that impacts to schools would be limited to those areas south of I-10 is not applicable to the Planned Development.

Table 4.12-2 summarizes the estimated student generation for each planning area from residential development.

The YCJUSD maintains student generation factors of 0.6716 for single-family residences and 0.4565 for multi-family attached residences. At 4,159 dwelling units (2,385 single-family units and 1,774 multi-family attached units), the Planned Development would generate school facility needs for approximately 2,411 students. As such, additional school facilities would be required to meet the needs of these additional students.

A number of new school facilities would be required to serve the residents of the Planned Development. In some cases, the school needs of the Planned Development could be met via the payment of development impact fees. Alternately, the school needs of the project could be met by the dedication of lands and/or facilities within the Planned Development site, a combination of fees and dedications, or only fees, or only dedications. Regardless, the specific locations and details of these improvements and/or fee arrangements would be determined by the relevant agencies and the project developers at

the time of future development within the project area. Environmental review for these possible specific future improvements and identification of their impacts would be undertaken during the project-specific environmental review processes for each planning area. To direct those future review processes, this program-level EIR contains specific mitigation measures, with appropriate performance standards included, that are to be to be implemented in the case of all future development associated with the Planned Development, including any off-site improvements that could be required.

**Table 4.12-2 Estimated Student Generation from the Planned Development**

| Planning Area | Number of Units | Student Generation Rate[1] | Total Estimated Number of Students |
|---|---|---|---|
| **Robinson Ranch North** | | | |
| Single Family Units | 449 | 0.6716 | 302 |
| Multi-Family Attached Units | 620 | 0.4565 | 283 |
| **Total** | **1,069** | | **585** |
| **West Oak Center** | | | |
| Single Family Units | 502 | 0.6716 | 337 |
| Multi-Family Attached Units | 308 | 0.4565 | 140 |
| **Total** | **810** | | **477** |
| **Wildwood Ranch** | | | |
| Single Family Units | 1,434 | 0.6716 | 963 |
| Multi-Family Attached Units | 846 | 0.4565 | 386 |
| **Total** | **2,280** | | **1,349** |
| **Total for Planned Development** | **4,159** | | **2,411** |

(1) Source: Ted Alejandre, Assistant Superintendent, Business Services, Yucaipa-Calimesa Joint Unified School District, letter to John McMains, July 23, 2008.

## Mitigation Measures

Implementation of the following mitigation measures would reduce the impacts related to public schools to a level of less than significant:

***Pub-3A*** Prior to approval of the first Final Development Plan(s) within the Planned Development, the adopted Land Use Plan(s) for the planning area(s) shall be revised to identify the necessary elementary and/or middle school sites as required by the Yucaipa-Calimesa Joint Unified School District (YCJUSD). The exact locations and sizes of the new school sites shall be determined by the developer, YCJUSD and the City of Yucaipa during the Final Development Plan process for the relevant planning area(s). The sites shall be secured via a combination of payment or reimbursement of development impact fees to the developer, land purchase, land dedication, and/or eminent domain. Acquisition by YCJUSD of any location shall be considered as partial or full mitigation and credit towards the payment of fees (see Pub-3B), as provided in Government Code section 65996.

***Pub-3B*** Prior to issuance of building permits for all future projects that implement the Planned Development, the developers shall comply with Government Code Section 65996 which requires an assessment of school fees by the District. The fees that are collected shall be "deemed to provide full and complete school facilities mitigation" in accordance with Government Code Section 65996(b).

## 4.12.4 Cumulative Impacts and Mitigation

**PUBLIC SERVICES CUMULATIVE ISSUE SUMMARY**

**Would implementation of the Robinson Ranch Planned Development have a cumulatively considerable contribution to a cumulative public services impact considering past, present, and probable future projects?**

| *Cumulative Impact* | *Significance* | *Robinson Ranch Contribution* |
|---|---|---|
| ***Fire Services:*** Regional increase in the need for fire protection services and demand for new or upgraded facilities, potentially resulting in adverse physical impacts. | Significant. | Not cumulatively considerable with implementation of Pub-1A through Pub-1C. |
| ***Police Services:*** Regional increase in the need for police protection services and demand for new or upgraded facilities, potentially resulting in adverse physical impacts. | Significant. | Not cumulatively considerable with implementation of Pub-2A. |
| ***School Services:*** Regional increase in the demand for new or upgraded school facilities, potentially resulting in adverse physical impacts. | Significant. | Not cumulatively considerable with implementation of Pub-3A through Pub-3B. |

### *Fire Protection*

As indicated in Table 4.0-1 of this PEIR, the geographic context for cumulative impacts to fire protection services is the YFD service area. Cumulative projects in the service area, some of which are identified in Table 4.0-2 of this PEIR, would result in a need for additional fire protection services. In order to maintain adequate response times to serve cumulative projects, the construction of new or expansion of existing fire protection facilities would be required, which could result in significant environmental impacts. While it is assumed such impacts would be mitigated through compliance with CEQA and/or NEPA, the baseline cumulative impact relative to the regional demand on fire protection services from cumulative projects within the YFD service area is significant.

As discussed in Section 4.12.3.1 (Issue 1) above, with implementation of mitigation measures Pub-1A through Pub-1C, the Robinson Ranch Planned Development would provide a new fire station site and payment of development impact fees to compensate for its demand on regional fire protection services, and subsequent measures would be implemented to mitigate construction-related impacts associated with the new fire station. Therefore, the Planned Development would not result in a cumulatively considerable contribution to regional impacts on fire protection services within the YFD service area.

### *Police Protection*

As indicated in Table 4.0-1 of this PEIR, the geographic context for cumulative impacts to police protection services is the San Bernardino County Sheriff's Department service area within the City of

Yucaipa. Cumulative projects in the service area, some of which are identified in Table 4.0-2 of this PEIR, would require increased police protection services. In order to maintain adequate response times to serve cumulative projects, the construction of new or expansion of existing police protection facilities would be required, which could result in significant environmental impacts. While it is assumed such impacts would be mitigated through compliance with CEQA and/or NEPA, the baseline cumulative impact relative to the regional demand on police protection services from cumulative projects within the Sheriff's Department/City of Yucaipa service area is significant.

As discussed in Section 4.12.3.2 (Issue 2) above, with implementation of mitigation measure Pub-2A, the Robinson Ranch Planned Development would provide payment of development impact fees to compensate for its demand on regional police protection services, which could be used to fund the construction of a new police station that is being planned by the City. This new station would provide work space for four additional officers that would need to be hired as a result of the population growth from the Planned Development. It is assumed that the City will implement measures as part of a separate environmental review process to mitigate construction-related impacts associated with the planned police station. Therefore, the Planned Development would not result in a cumulatively considerable contribution to regional impacts on police protection services within the Sheriff's Department/City of Yucaipa service area.

### *School Services*

As indicated in Table 4.0-1 of this PEIR, the geographic context for cumulative impacts to schools is the District service area. Cumulative projects in the service area that involve residential development, some of which are identified in Table 4.0-2 of this PEIR, would increase student generation in the region possibly requiring the construction of new, or expansion of existing, school facilities which could result in significant environmental impacts. While it is assumed such impacts would be mitigated through compliance with CEQA and/or NEPA, the baseline cumulative impact relative to the regional demand on school facilities from cumulative projects within the District's service area is significant.

As discussed in Section 4.12.3.3 (Issue 3) above, with implementation of mitigation measures Pub-3A through Pub-3D, the Robinson Ranch Planned Development would provide new school site(s) to compensate for its demand on regional school facilities, and subsequent measures would be implemented to mitigate construction-related impacts associated with the new schools. Therefore, the Planned Development would not result in a cumulatively considerable contribution to regional impacts on schools within the District's service area.

## 4.12.5 CEQA Checklist Items Adequately Addressed in Initial Study

All checklist items in the Initial Study were addressed in the analyses above.

## 4.12.6 References

Alejandre, T. 2008. Letter to John McMains, City of Yucaipa Planning Department from Ted Alejandre, Assistant Superintendent, Business Services, Yucaipa-Calimesa Joint Unified School District. July 23.

California Department of Finance (DOF). 2010. E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark. May.

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Education Data Partnership. 2010. District Profile for Yucaipa-Calimesa Unified School District, Fiscal Year 2008-2009. Accessed on June 14, 2010. Available at http://www.ed-data.k12.ca.us

P&D Consultants. 2008. Final Revised EIR for the Yucaipa Freeway Corridor Specific Plan (SCH No. 2006041096). October.

Shaw, S. 2010. Email correspondence to Kate Gentles, PBS&J, from Steven Shaw, Chief/Yucaipa Fire and Paramedic Department. Subject: Fire Department Service to the Robinson Ranch Planned Development. June 10.

Toms, B. 2010. Email correspondence to Kate Gentles, PBS&J, from Sergeant Brad Toms, Administrative Sergeant, Yucaipa Station. Subject: Robinson Ranch EIR, Attachment. June 29.

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# 4.13 RECREATION

This section of the PEIR describes the existing conditions of the project area and surrounding areas with respect to recreational resources, the potential physical environmental effects (direct, indirect, and/or cumulative) on these resources resulting from implementation of the Planned Development, the City of Yucaipa's standard conditions of approval related to recreation, and mitigation measures to reduce or avoid the identified impacts.

## 4.13.1 Environmental Setting

No existing parks or recreational facilities occur within the Planned Development area. The City of Yucaipa operates and maintains 13 park and recreational facilities covering approximately 196 acres in the vicinity of the project area. Approximately 118 of those 196 acres are fully developed for park and recreational uses, while the remaining balance is still unimproved but available for improvement as funds become available. According to the Yucaipa General Plan, the overall amount of improved parkland in the City is sufficient for the recreational needs of the current City population. It is likely that the City would use revenues from future development impact fees to create further improvements to the as-yet undeveloped park acreages it currently owns.

The Yucaipa General Plan has established bicycle paths in the vicinity of the project area. Primary bicycle paths have been established along Oak Glen Road, Colorado Street and Calimesa Boulevard bordering the Robinson Ranch North Planning Area, and along Live Oak Canyon Road bordering the West Oak Center Planning Area. Multi-use trails are designated along Wilson Creek in the West Oak Center Planning Area, and along Yucaipa Creek in the Wildwood Center Subarea of the Robinson Ranch North Planning Area.

The County of San Bernardino owns and maintains one regional park in the vicinity of the project area, Yucaipa Regional Park, which covers approximately 885 acres. Table 4.13-1 provides a description of existing City and County parks and recreational facilities in the area. A number of other existing recreational facilities in the area that are available to Yucaipa residents are located, operated, and maintained by the City of Calimesa, the City of Redlands, and private entities. Table 4.13-2 provides a description of these parks and recreational facilities. In addition to these parks and recreational facilities, approximately 9.7 million acres of open space resources in the County are managed by state and federal agencies. These are identified in Table 4.13-3.

## Table 4.13-1 Parks and Recreational Facilities in the City of Yucaipa

| Park Name | Location | Description/Amenities | Acres |
|---|---|---|---|
| **City of Yucaipa Owned/Maintained Facilities** | | | |
| Seventh Street Park | Corner of Avenue E and 7th Street, Yucaipa | This park includes 18 acres of turf and trees, a regulation lighted baseball field, two roller blade hockey rinks, two large covered picnic shelters, one emergency shelter, a playground, and scattered picnic slabs, tables and barbecues throughout the park. Buildings and amenities include a 6-lane, 25-yard swimming pool, bath house, a weight room, a Teen Center facility, one gazebo, two public restroom facilities, two snack bars, an announcer's booth and recreation building. A 2,000-square-foot maintenance shop and three public parking lots are also located on this site. | 18.3 |
| Avenue A Park | California Street and Avenue A, Yucaipa | This park includes one gazebo, one shelter, and two picnic sites. | 1.0 |
| Avenue I Park | Corner of Fifth Place and Avenue I, Yucaipa | This park is accented by large turf areas with trees and landscaping. Improvements and amenities include two lighted ball fields, one non-lighted ball field, a basketball court, tennis courts, public restroom facilities, two parking lots, a playground, and five covered picnic shelters with barbecues. | 11.3 |
| Bryant Glen Sports Complex | 11092 Sunnyside Drive, Yucaipa | This complex consists of four multi-purpose playing fields (two with night lighting), public restroom facilities, a concession stand and a playground area. | 7.0 |
| Center Park | Corner of 1st Street and Avenue B, Yucaipa | This park includes two picnic sites, two barbecues, and a playground. | 0.5 |
| Yucaipa Community Park | 34900 Oak Glen Road, Yucaipa | This park includes 41 picnic sites, 20 barbecues, eight group shelters, two basketball courts, two tennis courts, one volleyball court, two softball fields, one baseball field, two playgrounds, four soccer fields, restroom facilities, and one amphitheater. | 34.0 |
| Crafton Park | 13th Street between Yucaipa Boulevard and Chapman Heights Road, Yucaipa | This park includes a baseball field and contains Yucaipa Skate Park. | 23.0 |
| Equestrian Arena | California Street between Avenue G and California Street, Yucaipa | Structures and amenities include a snack bar, storage, restroom facilities, an announcer's booth, main arena, warm-up arena, concrete bleachers, parking lot, landscaping and a tiny-tot playground. | 18.4 |
| Flag Hill Veterans Memorial Park | Corner of Yucaipa Boulevard and Fremont Street, Yucaipa | This park provides a panoramic view of the Yucaipa Valley. It contains a large number and variety of trees that have been donated in memory of the donor's loved ones. Structures and amenities include a playground, parking lot, turfed lawn, many trees, picnic tables, benches located in and around shaded areas, and restrooms. The upper section of the park has been dedicated as a memorial to the military men and women from Yucaipa who lost their lives. | 7.5 |
| Lillian Eaton Park | 34272 Yucaipa Boulevard, Yucaipa | This park includes one picnic site and one gazebo. | 1.2 |
| Wildwood Park | Both sides of Mesa Grande Drive at Wildwood Canyon Road, Yucaipa | This park is partially developed. Structures and amenities include paved public parking lots, covered picnic shelters, public restroom facilities, a children's playground, a softball field, concrete stage, equestrian staging area, and a large turfed lawn. | 72.0 |

**Table 4.13-1 Continued**

| Park Name | Location | Description/Amenities | Acres |
|---|---|---|---|
| *City of Yucaipa Owned/Maintained Facilities (continued)* | | | |
| Yucaipa Skate Park | North of Yucaipa Boulevard on 13th Street, behind the Fire Station, Yucaipa | The skate park includes quarter pipes, a bowl, a pyramid, rails, a hip, drops, fun boxes, and ledges to grind. Pads and helmets are required. The size is 12,000 square feet. | <1 |
| Civic Center Park | 34272 Yucaipa Boulevard, Yucaipa | The park provides a pedestrian promenade from Yucaipa Boulevard to the City Hall entrance and includes a meandering walkway with benches, trees, shrubs, and drought tolerant grass meadow and water features. | 2.0 |
| | | **Total acres of facilities operated by City of Yucaipa** | **196.2** |
| **County of San Bernardino Owned/Maintained Facility** | | | |
| Yucaipa Regional Park | 33900 Oak Glen Road, Yucaipa | This regional park offers group camp sites, tent camping sites, RV sites with hook ups, a dump station, hot showers, restrooms, public phone, BBQ grills, fire rings, picnic tables and shelters, fishing, swimming and water slides, paddleboat and aqua cycle rentals, snack bar, bait shop, playground, volleyball courts, and horseshoe pits. | 885 |
| | | **Total acres of facilities operated by County of San Bernardino** | **885** |

Source: P&D Consultants 2008

## Table 4.13-2 Parks and Recreational Facilities Outside the City of Yucaipa

| Name | Location | Type of Facility |
|---|---|---|
| **City of Calimesa Owned/Maintained Facilities** | | |
| Creekside Park | 950 7th Place, Calimesa | The facilities include a basketball court and picnic area. |
| Calimesa Golf and Country Club | 1300 3rd Street, Calimesa | A public 18-hole golf course and clubhouse. |
| **City of Redlands Owned/Maintained Facilities** | | |
| Simonds Parkway | Corner of Garden Street and Rossmont Drive, Redlands | This neighborhood park includes a turfed lawn. |
| Caroline Park | Corner of Mariposa Drive and Dwight Street, Redlands | This park is a nature park with trails and open space planted with native California plants and a water conservation garden. |
| **Privately Owned/Maintained Facilities** | | |
| Yucaipa Valley Golf Club | 33625 Chapman Heights Rd., Yucaipa | This privately owned 18-hole golf course is open to the public. |

Source: P&D Consultants 2008

**Table 4.13-3 Open Space in San Bernardino County Managed by Federal and State Agencies**

| Agency | Parkland Acreage |
|---|---|
| U.S. Forest Service | 467,522 |
| Bureau of Land Management | 7,035,092 |
| Bureau of Reclamation | 36,212 |
| U.S. Fish and Wildlife Service | 7,612 |
| National Park Service | 1,867,538 |
| Army Corps of Engineers | 2,926 |
| Federal Aviation Agency | 1,075 |
| State Lands | 209,920 |
| Bureau of Indian Affairs | 71,627 |
| **Total** | **9,699,524** |

Source: City of Yucaipa 2004

# 4.13.2 Regulatory Framework

## 4.13.2.1 Federal

### *National Trails System Act of 1968*

The National Trails System Act of 1968 (Public Law 90-543) instituted a nationwide system of interstate riding and hiking trails. At the state level, the California Department of Parks and Recreation has prepared the California Recreational Trails Plan. Federal and state governments realize the importance of preserving and developing new riding and hiking trails, and adopted this legislation to protect existing trails and to provide for new trails and related facilities.

## 4.13.2.2 State

### *The Quimby Act of 1975*

The Quimby Act (Government Code Section 66477) was established by the California legislature in 1975 to provide parks for the growing communities of the state. The Quimby Act authorizes cities to adopt ordinances addressing parkland dedications (e.g., set aside land, donate conservation easements) and/or fees for residential subdivisions for the purpose of providing and preserving open space and recreational facilities and improvements in developing areas. The Quimby Act also specifies acceptable uses and expenditures of such funds such as allowing developers to set aside land, donate conservation easements, or pay direct fees for park improvements.

## 4.13.2.3 City of Yucaipa Municipal Code

Based on authorizations granted to the City by the Quimby Act, City of Yucaipa Municipal Code Section 811.0310 requires that as a condition of approval for a residential subdivision tract map, a developer

must dedicate land, pay a fee in lieu thereof, or both, at the option of the City for recreational facilities. The ordinance also prescribes a formula to calculate the fees and/or dedicated acreages for residential projects.

The City of Yucaipa has adopted the following development impact fee formula, pursuant to the Quimby Act, to obtain adequate funding to acquire the desired parkland:

(# of dwelling units) x (occupancy factor) x (0.0035 x land value)

The Quimby Act requires that occupancy factors (i.e., the average number of persons per household) be based on the latest available Census data. The current occupancy factors, which are subject to revision based on results of the 2010 Census, are as follows: 1) 2.2 persons per unit for multi-family units; 2) 3.5 persons per unit for single-family units outside of planned developments; 3) 3.0 persons per unit for single-family units in planned developments; and 4) 1.5 persons per unit for mobile homes.

# 4.13.3 Project Impacts and Mitigation

## *City of Yucaipa Standard Conditions of Approval*

There are no City of Yucaipa standard conditions of project approval related to the reduction of impacts to recreational resources.

## 4.13.3.1 Issue 1 – Deterioration of Parks and Recreational Facilities

**RECREATION ISSUE 1 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development increase the use of existing neighborhood or regional parks such that substantial physical deterioration would occur or require the construction of new recreational facilities which might have an adverse physical effect on the environment?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Entire Planned Development:*** Without payment of fees, dedication of park lands, improvements to dedicated park properties, or a combination thereof, the Planned Development could result in: (1) increased use of off-site facilities which could cause substantial physical deterioration to them; or (2) construction of new, or expansion of existing, parks and recreational facilities which might lead to significant environmental impacts. | Significant. | Dedication of lands, payment of in-lieu fees, or combination thereof, at option of the City (Rec-1A) | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would result in increased use of existing neighborhood and regional parks or other recreational

facilities such that substantial physical deterioration of the facility would occur or be accelerated or would require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

## Impact Analysis

The following discussion is relevant to all three planning areas.

Per the Yucaipa General Plan, the City requires parkland dedication or equivalent payment of fees of 3.5 acres per 1,000 new residents. As per the General Plan, the occupancy factor for single-family attached and detached dwellings in planned developments is 3.0 persons per dwelling unit, and the factor for multi-family dwelling units is 2.2 persons per dwelling unit. Table 4.13-4 shows the projected population of each of the three Planning Areas, and resultant park acreages required.

**Table 4.13-4 Projected Planning Area Populations and Park Acreages Required**

| Planning Area | Projected Population | Park Acreage Required |
|---|---|---|
| Robinson Ranch North | 2,711 | 9.5 |
| West Oak Center | 2,184 | 7.6 |
| Wildwood Ranch | 6,163 | 21.6 |
| **Total** | **11,058** | **38.7** |

Based on 2,385 single-family and 1,774 multi-family units, approximately 38.7 acres of improved parkland would be needed to meet the City's requirement. As described in Chapter 3, Project Description, of this PEIR, the Planned Development would include several multi-modal trails that could include bicycle paths, pedestrian trails, and equestrian trails. The acreages associated with these facilities could count towards the required park acreages presented above in Table 4.13-4.

The Planned Development would also provide 49.2 acres of natural open space; however, none of this acreage would count towards the City's parkland requirement because it is intended for open space preservation and flood protection related to drainage improvements.

The Planned Development would also provide an additional 118.5 acres of improved open space including slopes, common areas, greenbelts, parks and other graded and/or landscaped areas which could be used for passive or active recreation, buffering, protection, safety or aesthetics. However, since no park sites are specifically designated within any of the planning areas, it is not possible to determine how much of the improved open space would be designated as greenbelts or parks or would be suitable for passive or active recreational uses that would count towards the City's parkland requirement. To the extent that parks or other recreation areas are proposed that meet the statutory definitions of the Quimby Act, such park and recreation areas would be credited towards the dedication and/or fee requirements noted above in Table 4.13-4.

Since the Planned Development does not provide designated recreational facilities or park sites, it must be assumed under a "worst-case" scenario that the anticipated population could result in an increase in the use of one or more existing parks listed in Tables 4.13-1 and 4.13-2. The increased use of these facilities could cause substantial physical deterioration to one or more of them. In addition, without the

provision of recreational facilities or parks within the project area, the anticipated population from the Planned Development could result in the construction of new, or the expansion of existing, parks and recreational facilities in other areas of the City which might lead to significant environmental impacts.

Based on authorizations granted to the City by the Quimby Act, City of Yucaipa Municipal Code Section 811.0310 requires that as a condition of approval for a residential subdivision tract map, a developer must dedicate land, pay a fee in lieu thereof, or both, at the option of the City. Compliance with this standard condition is intended to serve as mitigation for a project's impacts to recreational facilities. For the Planned Development, compliance with this requirement could be accomplished through the payment of fees, dedication of park properties, improvements to dedicated park properties, or a combination thereof. Therefore, compliance with this standard condition of approval would lessen the project's impact to less than significant.

## Mitigation Measures

Potential impacts to recreation would be less than significant due to compliance with applicable laws, regulations, programs, practices, and procedures. For clarification purposes, mitigation to that effect is provided below.

***Rec-1A*** Prior to issuance of an occupancy permit, developers of future projects that implement the Planned Development shall dedicate land, pay a fee in lieu thereof, or both, at the option of the City, for recreational facilities.

# 4.13.4 Cumulative Impacts and Mitigation

**RECREATION CUMULATIVE ISSUE SUMMARY**

**Would implementation of the Robinson Ranch Robinson Ranch Planned Development have a cumulatively considerable contribution to a cumulative recreation impact considering past, present, and probable future projects?**

| *Cumulative Impact* | *Significance* | *Robinson Ranch Contribution* |
|---|---|---|
| ***Deterioration of Parks and Recreational Facilities:*** Increased use and potential deterioration of recreational facilities in the region. | Not significant. | Not cumulatively considerable with payment of fees, dedication of park lands, improvements to dedicated park properties, or a combination thereof. |

## 4.13.4.1 Deterioration of Parks and Recreational Facilities

As indicated in Table 4.0-1 of this PEIR, the geographic context for cumulative impacts to recreational facilities is the County of San Bernardino. As indicated in Tables 4.13-1 and 4.13-2 above, the nearest parks and recreational facilities to the project area are located north and east of I-10 in the City of Yucaipa; west of the project area in the City of Redlands; and south of the project area in the City of Calimesa. The cumulative projects listed in Table 4.0-2 of this PEIR would have the potential to increase the demand for existing parks and recreational facilities, which could result in the deterioration of these facilities or the construction of new, or the expansion of existing, facilities which might lead to

significant environmental impacts. It is assumed, however, that these impacts to parks and recreational facilities from regional population growth would be offset through funding from new development, such as in-lieu fees for parks or donation of parkland pursuant to the Quimby Act. In addition, grants from state and county bond sources are available to fund park and recreational facilities in urban areas, and funding for maintenance of those facilities would be provided through property assessments and taxes. Finally, all new recreational projects would be required to undergo environmental review and implement mitigation measures for significant impacts in compliance with CEQA and/or NEPA prior to project approval. Therefore, the baseline cumulative impact to parks and recreational facilities in the region due to population growth is not significant.

As discussed in Section 4.13-3 above, the anticipated population associated with build-out of the Robinson Ranch Planned Development could result in increased use of parks and recreational facilities in the region leading to substantial physical deterioration to one or more of them. Additional significant environmental impacts may occur from the construction of new, or the expansion of existing, parks and recreational facilities in other areas of the City to support the anticipated population from the Planned Development. However, as a standard condition of approval, the Planned Development is required to dedicate park lands, improve dedicated park lands, or pay in-lieu fees for up to 38.7 acres of park sites Future developers may also enter into joint-use space agreements with the Yucaipa-Calimesa Joint Unified School District to satisfy part of this requirement. Therefore, the Planned Development would not result in a cumulatively considerable contribution to the deterioration of parks and recreational facilities in the region, nor would it result in a cumulatively considerable contribution to the construction of new, or the expansion of existing, facilities which might lead to significant environmental impacts.

## 4.13.5 CEQA Checklist Items Adequately Addressed in Initial Study

All checklist items in the Initial Study were addressed in the analyses above.

## 4.13.6 References

City of Yucaipa. 2004. General Plan Update. September.

P&D Consultants. 2008. Final Revised EIR for the Yucaipa Freeway Corridor Specific Plan (SCH No. 2006041096). October.

# 4.14 TRANSPORTATION AND TRAFFIC

This section of the PEIR describes existing conditions with respect to traffic and transportation; the potential physical environmental effects (direct, indirect, and/or cumulative) related to these issues resulting from implementation of the Planned Development; the City of Yucaipa's standard conditions of approval related to traffic; and mitigation measures to reduce or avoid the identified impacts. In addition, this section addresses updates to relevant issue topics in Appendix G of the CEQA Guidelines (Initial Study Checklist) as part of the 2010 Amendments to the Guidelines adopted by the Secretary for Natural Resources on December 30, 2009. This includes deletion of the issue pertaining to adequate parking capacity.

Traffic conditions and analyses presented in this section are based on the Robinson Ranch Traffic Impact Analysis (TIA) prepared by Urban Crossroads (May 2010), which is included as Appendix E of this PEIR. The traffic study area for the TIA (refer to Figure 4.0-1 in Chapter 4.0, Scope and Format of Environmental Analysis, of this PEIR) includes 128 existing and planned roadway segments, 52 existing and planned intersections, and eight existing and planned freeway mainline segments. The TIA was prepared in accordance with the San Bernardino County Congestion Management Agency's (CMA) criteria (described in Appendix C of the CMA's Congestion Management Plan [CMP] 2005 Update).

## 4.14.1 Environmental Setting

### 4.14.1.1 Level of Service Standards

Traffic operations of roadway facilities are described in terms of Level of Service (LOS). LOS is a qualitative description of traffic flow based on several factors such as speed, travel time, delay, and freedom to maneuver. Six levels are typically defined ranging from LOS A, representing completely free-flow conditions, to LOS F, representing breakdown in flow resulting in stop-and-go conditions. LOS E represents operations at or near capacity, an unstable level where vehicles are operating with the minimum spacing for maintaining uniform flow.

According to Goal T-5 (Policy A) and Goal T-1 (Policy F, Action 1) in the Transportation Element of the Yucaipa General Plan, LOS C or better is considered an acceptable LOS for intersections and roadway segments. Therefore, any intersection or roadway segment operating at LOS D through F within the City is considered deficient. LOS D would be considered an acceptable LOS under the following conditions:

- If the facility operation is within 10 percent of LOS C (i.e., wait time is under 38.5 seconds for signalized intersections or 27.5 seconds for unsignalized intersections), it is within a 10 percent margin of error for the software.
- If LOS D is projected for the near-term Year 2020 analysis, but the facility operation would improve to an acceptable LOS C under the Year 2030 analysis with planned construction of the I-10/Wildwood Canyon interchange.

## *Roadway Segment LOS Standards*

The ultimate capacity of a roadway is based on such factors as roadway design features (e.g., roadway grades, design geometrics including horizontal and vertical alignment standards, access spacing and degree of access control, number of intersections, intersection configurations and spacing), the relationships between peak-hour and daily traffic volumes, the proportions and amount of turning movements at key intersections (along with the amount of traffic crossing the roadway, or turning onto or off of the roadway at intersecting roadways), level of truck and bus traffic, and level of pedestrian and bicycle traffic. Table 4.14-1 presents the roadway segment capacities and LOS thresholds for each facility type within the City; however, the actual LOS along a roadway is typically dependent on the quality of traffic flow at the intersections (LOS standards for intersections are discussed below). The definitions of LOS for interrupted traffic flow (i.e., flow restrained by the existence of traffic signals and other traffic control devices) differ slightly depending on the type of traffic control (signalized or unsignalized).

**Table 4.14-1 Roadway Segment LOS Thresholds[1]**

| Roadway Facility Type | Lane Geometry | LOS A | LOS B | LOS C | LOS D | LOS E |
|---|---|---|---|---|---|---|
| Major Arterial Highway | 6 Lanes – Divided | 35,400 | 41,300 | 47,200 | 53,100 | 59,000 |
| Major Divided Highway | 4 Lanes – Divided | 22,800 | 26,600 | 30,400 | 34,200 | 38,000 |
| Secondary Highway | 4 Lanes – Undivided | 18,000 | 21,000 | 24,000 | 27,000 | 30,000 |
| Collector Street | 2 Lanes – Undivided | 9,600 | 11,000 | 12,800 | 14,400 | 16,000 |
| Local Street | 2 Lanes – Undivided | 9,600 | 11,000 | 12,800 | 14,400 | 16,000 |

(1) Roadway capacities have been extracted from Table VII-3 of the Yucaipa General Plan Circulation Element. The roadway capacities are "rule of thumb" numbers only, to be used at the General Plan level.

Source: Urban Crossroads 2010

## *Intersection LOS Standards*

The federal Transportation Research Board (TRB) *Highway Capacity Manual* (HCM) methodology expresses the LOS at an intersection in terms of delay time for the various intersection approaches. Intersection LOS operations are based on the average control delay per vehicle. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. As discussed below, the HCM uses different procedures depending on the type of intersection control.

### Signalized Intersections

The City of Yucaipa requires signalized intersection operations analysis based on the methodology described in Chapter 16 of the HCM. The LOS standards for signalized intersections are described in Table 4.14-2. The complete methodology behind the signalized intersection analysis used in the TIA is included in Appendix E of this PEIR.

### Unsignalized Intersections

The City of Yucaipa requires evaluation of unsignalized intersection operations to follow the methodology described in Chapter 17 of the HCM. The LOS rating is based on the weighted average

control delay expressed in seconds per vehicle, as shown in Table 4.14-3. At two-way or side-street stop-controlled intersections, LOS is calculated for each controlled movement and for the left-turn movement from the major street, as well as for the intersection as a whole. For approaches composed of a single lane, the delay is computed as the average of all movements in that lane. For all-way stop-controlled intersections, LOS is computed for the intersection as a whole.

**Table 4.14-2 Signalized Intersection LOS Thresholds**

| LOS | Description | Average Control Delay (Seconds) |
|---|---|---|
| A | Operations with very low delay occurring with favorable progression and/or short cycle length. | 0 to 10.00 |
| B | Operations with low delay occurring with good progression and/or short cycle lengths. | 10.01 to 20.00 |
| C | Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear. | 20.01 to 35.00 |
| D | Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high volume to capacity ratios. Many vehicles stop and individual cycle failures are noticeable. | 35.01 to 55.00 |
| E | Operations with high delay values indicating poor progression, long cycle lengths, and high volume to capacity ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay. | 55.01 to 80.00 |
| F | Operation with delays unacceptable to most drivers occurring due to over saturation, poor progression, or very long cycle lengths | 80.01 and up |

Source: Urban Crossroads 2010

**Table 4.14-3 Unsignalized Intersection LOS Thresholds**

| LOS | Description | Average Control Per Vehicle (Seconds) |
|---|---|---|
| A | Little or no delays. | 0 to 10.00 |
| B | Short traffic delays. | 10.01 to 15.00 |
| C | Average traffic delays. | 15.01 to 25.00 |
| D | Long traffic delays. | 25.01 to 35.00 |
| E | Very long traffic delays. | 35.01 to 50.00 |
| F | Extreme traffic delays with intersection capacity exceeded. | > 50.00 |

Source: Urban Crossroads 2010

## *Freeway Mainline LOS Standards*

For purposes of the TIA, the freeway system in the study area is divided into segments defined by the freeway-to-arterial interchange locations. Using HCS+ software, the freeway segments were evaluated based on peak-hour directional volumes according to the methodology described in Chapter 23 of the HCM. The performance measure preferred by the California Department of Transportation (Caltrans) to

calculate LOS is density which is expressed in terms of passenger cars per mile per lane. Table 4.14-4 identifies the freeway segment LOS thresholds for each density range utilized in the TIA.

**Table 4.14-4 Freeway Mainline LOS Thresholds**

| LOS | Description | Density Range (pc/mi/ln)[1] |
|---|---|---|
| A | Free-flow operations in which vehicles are relatively unimpeded in their ability to maneuver within the traffic stream. Effects of incidents are easily absorbed. | 0.0 – 11.0 |
| B | Relative free-flow operations in which vehicle maneuvers within the traffic stream are slightly restricted. Effects of minor incidents are easily absorbed. | 11.1 – 18.0 |
| C | Travel is still at relative free-flow speeds, but freedom to maneuver within the traffic stream is noticeably restricted. Minor incidents may be absorbed, but local deterioration in service will be substantial. Queues begin to form behind significant blockages. | 18.1 – 26.0 |
| D | Speeds begin to decline slightly and flows and densities begin to increase more quickly. Freedom to maneuver is noticeably limited. Minor incidents can be expected to create queuing as the traffic stream has little space to absorb disruptions. | 26.1 – 35.0 |
| E | Operation at capacity. Vehicles are closely spaced with little room to maneuver. Any disruption in the traffic stream can establish a disruption wave that propagates throughout the upstream traffic flow. Any incident can be expected to produce a serious disruption in traffic flow and extensive queuing. | 35.1 – 45.0 |
| F | Breakdown in vehicle flow. | >45.0 |

[1] pc/mi/ln = passenger cars per mile per lane.
Source: Urban Crossroads 2010

## 4.14.1.2 Existing Circulation Network LOS

The following section provides the existing LOS for roadway segments, intersections, and freeway mainline segments as well as information on public transportation in the vicinity of the project area.

### *Roadway Segments*

The TIA identifies 128 existing and future roadway segments for the study area, 106 of which exist today. Of these existing roadway segments, eight operate at unacceptable LOS D or worse conditions as shown in Table 4.14-5.

### *Intersections*

The TIA identifies 52 existing and future intersections for the study area, 40 of which exist today. Of these existing intersections, 11 operate at unacceptable LOS D or worse conditions during peak hours, as shown in Table 4.14-6. Additionally, eight existing intersections warrant traffic signals as shown in Table 4.14-7.

### Table 4.14-5 Existing Conditions - Deficient Roadway Segments

| Roadway Segment |
|---|
| Mentone Boulevard / State Highway 38 east of Wabash Avenue |
| Yucaipa Boulevard north of I-10 WB Ramps |
| Wildwood Canyon Road west of 5th Street |
| County Line Road I-10 WB Ramps to Calimesa Blvd |
| County Line Road Calimesa Blvd to 5th Street |
| San Timoteo Canyon Road south of Live Oak Canyon Road |
| Live Oak Canyon Road / Oak Glen Road I-10 WB Ramps to Calimesa Boulevard |
| Live Oak Canyon Road / Oak Glen Road west of Bryant Street |

Source: Urban Crossroads 2010

### Table 4.14-6 Existing Conditions - Deficient Intersections

| Intersection Location |
|---|
| San Timoteo Canyon Road (NS) @ Live Oak Canyon Road (EW) |
| Wabash Avenue (NS) @ 5th Avenue (EW) |
| 16th Street (NS) @ Sand Canyon Road (EW) |
| 16th Street (NS) @ Yucaipa Boulevard (EW) |
| Sand Canyon Road/14th Street (NS) @ Yucaipa Boulevard (EW) |
| Oak Glen Road (NS) @ 14th Street/Calimesa Boulevard (EW) |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Westbound Ramps (EW) |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Eastbound Ramps (EW) |
| I-10 Eastbound Ramps (NS) @ County Line Road (EW) |
| I-10 Westbound Ramps (NS) @ County Line Road (EW) |
| Bryant Street (NS) @ Mill Creek Road (SR-38) (EW) |

Source: Urban Crossroads 2010

### Table 4.14-7 Existing Conditions - Intersections Warranting Traffic Signals

| Intersection Location |
|---|
| San Timoteo Canyon Road (NS) @ Live Oak Canyon Road (EW) |
| Wabash Avenue (NS) @ Citrus Avenue (EW) |
| Wabash Avenue (NS) @ 5th Avenue (EW) |
| 16th Street (NS) @ Yucaipa Boulevard (EW) |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Westbound Ramps (EW) |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Eastbound Ramps (EW) |
| I-10 Eastbound Ramps (NS) @ County Line Road (EW) |
| I-10 Westbound Ramps (NS) @ County Line Road (EW) |

Source: Urban Crossroads 2010

### *Freeway Mainlines*

The TIA identifies eight freeway mainlines for the study area, all of which exist today. Of these eight freeway mainline segments, all are currently operating at acceptable LOS with existing geometry.

### *Transit Service*

The study area is served by Omnitrans, the public transit agency serving the San Bernardino Valley, with two routes serving the City. Route 8 provides service between San Bernardino, Mentone and Yucaipa. Route 9 serves San Bernardino, Redlands and Yucaipa. Both of these routes, however, do not pass near the project site. Currently, the closest bus service to the project site is on Yucaipa Boulevard, approximately 1.5 miles to the north. Yucaipa also benefits from Omnilink, the on-demand transportation system providing curb-to-curb service for the general public.

## 4.14.2 Regulatory Framework

### 4.14.2.1 Federal

### *Highway Capacity Manual*

The HCM 2000, prepared by the federal TRB, is the result of a collaborative multi-agency effort between the TRB, Federal Highway Administration (FHWA), and American Association of State Highway and Transportation Officials (AASHTO). The HCM 2000 contains concepts, guidelines, and procedures for computing the capacity and quality of service of freeways, signalized and unsignalized intersections, and rural highways, and the effects of transit systems, pedestrians, and bicycles on the performance of these facilities.

### *Title 23, Code of Federal Regulations*

Section 450.220 of Code of Federal Regulations (CFR) Title 23 (Highways) requires each state to carry out a continuing, comprehensive, and intermodal statewide transportation planning process. This planning process must include the development of a statewide transportation plan and transportation improvement program that facilitates the efficient, economic movement of people and goods in all areas of the state.

### *Safe, Accountable, Flexible, Efficient Transportation Equity Act*

Safe, Accountable, Flexible, Efficient Transportation Equity Act (SAFETEA-LU) addresses the many challenges facing transportation systems and establishes funding for programs to improve traffic safety, reduce congestion, improve efficiency in freight movement, increase intermodal connectivity, and protect the environment. SAFETEA-LU promotes efficient and effective federal surface transportation programs by focusing on transportation issues of national significance, while giving state and local decision makers more flexibility in solving transportation problems in their communities.

### 4.14.2.2 State

#### *Caltrans Standards*

Caltrans is responsible for planning, designing, building, operating, and maintaining California's transportation system. Caltrans sets standards, policies, and strategic plans that aim to do the following: (1) provide the safest transportation system for users and workers, (2) maximize transportation system performance and accessibility, (3) efficiently deliver quality transportation projects and services, (4) preserve and enhance California's resources and assets, and (5) promote quality service. Caltrans has the discretionary authority to issue special permits for the use of state highways for other than normal transportation purposes. Caltrans also reviews and grants requests from utility companies, developers, volunteers, nonprofit organizations, and others desiring to conduct various activities within the state highway right-of-way.

#### *Statewide Transportation Improvement Program*

The California 2007 Statewide Transportation Improvement Program (STIP), approved by the U.S. Department of Transportation in 2006, is a multiyear, intermodal program of transportation projects that are consistent with statewide transportation planning processes, metropolitan plans, and CFR Title 23. The STIP is prepared by Caltrans in cooperation with Metropolitan Planning Organizations and Regional Transportation Planning Agencies. The STIP contains all capital and non-capital transportation projects or identified phases of transportation projects for funding under the federal Transit Act and CFR Title 23, including federally funded projects.

#### *Transportation Development Act*

The Transportation Development Act (TDA) provides two major sources of funding for public transportation: the Local Transportation Fund (LTF) and the State Transit Assistance Fund. These funds are for the development and support of public transportation needs in California and are allocated to areas of each county based on population, taxable sales, and transit performance. Some counties have the option of using LTF for local projects if they can show there are no unmet transit needs. The Caltrans Division of Mass Transportation provides oversight of the public hearing process used to identify unmet transit needs. It provides interpretation of, and initiates changes or additions to, legislation and regulations concerning all aspects of the TDA. It also provides training and documentation regarding TDA statutes and regulations. Caltrans ensures local planning agencies complete performance audits required for participation in the TDA.

#### *Senate Bill 375 Sustainable Communities Strategies*

In 2008, California updated its land use policies to focus on a Sustainable Communities Strategy (SCS) as part of the regional transportation plan for each metropolitan area. The SCS is intended to achieve the goals of Assembly Bill (AB) 32, the California Global Warming Solutions Act passed in 2006, which requires the state to reduce greenhouse gas (GHG) emissions to 1990 levels by the year 2020. SCS is generally defined as a development pattern that meets the state target for reducing GHG emissions, while taking into account the region's housing needs, transportation demands, and protection of resource lands.

### *AB 1358 California Complete Streets Act of 2008*

AB 1358 requires that, upon any substantive revision of a General Plan Circulation Element, the circulation plan be modified to achieve a balanced, multimodal circulation system. The new circulation plan must be designed to meet the needs of all users including motorists, bicyclists, pedestrians, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation.

## 4.14.2.3 Local

### *County of San Bernardino CMP*

The San Bernardino County CMP is updated every five years in accordance with Proposition 111, passed in 1990. The CMP was established in California to prompt reasonable growth management programs that would more effectively utilize new and existing transportation funds, alleviate traffic congestion and related impacts, and improve air quality.

### *County of San Bernardino General Plan Circulation Element*

The fundamental goal of the County of San Bernardino's Circulation Element is to lay the groundwork for, and promote the development of, a coordinated, multimodal countywide transportation system to meet the needs of all people living, working or visiting the county and all economic segments of the community. The purpose of the Circulation Element is to set forth strategies to support the development of a circulation system consistent with the overall vision specified for the county.

### *Southern California Association of Governments Regional Transportation Plan*

The Regional Transportation Plan (RTP) is a component of the Regional Comprehensive Plan and Guide prepared by Southern California Association of Governments (SCAG) to address regional issues, goals, objectives, and policies for the Southern California region into the early part of the 21st century. The RTP, which SCAG periodically updates to address changing conditions, has been developed with active participation from local agencies throughout the region, elected officials, the business community, community groups, private institutions, and private citizens. The RTP sets broad goals for the region and provides strategies to reduce problems related to congestion and mobility.

# 4.14.3 Project Impacts and Mitigation

### *City of Yucaipa Standard Conditions of Approval*

Table 4.14-8 presents the City of Yucaipa's standard conditions of approval for transportation and traffic that may apply to the Planned Development. These standard conditions are tracked and monitored by the City of Yucaipa as part of their documentation for discretionary actions, and are included in the MMRP of this PEIR.

## Table 4.14-8 City of Yucaipa Conditions of Approval Related to Transportation and Traffic

| Condition Number | Conditions of Approval |
|---|---|
| **Conditions of Approval for Both Subdivisions and Conditional Use Permits** | |
| Subdivision 38<br>CUP 35 | Road sections within and/or bordering the tract shall be designed and constructed with curbs, gutters, and sidewalks to City Road Standards, and in accordance with the General Plan Circulation Element. At intersections and driveways entering the street, the first 20 feet of slope shall not exceed 6 percent. |
| **Conditions of Approval for Subdivisions** | |
| Subdivision 42 | Private roads to be constructed within this development shall be built to public road standards per City policies and requirements (including Standard Number 102-0), and they shall not be entered into the City Maintained Road System. |
| Subdivision 45 | Road profile grades shall not be less than 0.5 percent unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of the City Engineer confirming the adequacy of the grade. |
| Subdivision 46 | Paved access is required from each parcel being created to a publicly maintained road. City street name signs shall be installed indicating street names and if publicly maintained or not. |
| Subdivision 72 | All required public road and drainage improvements shall be bonded in accordance with the Development Code and City Bonding Policy unless constructed and approved prior to recordation. |
| Subdivision 74 | The applicant shall submit road improvement plans to the Engineering Division and bond for those improvements with the City. |
| Subdivision 79 | Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing shall be required as necessary. |
| Subdivision 81 | A Registered Civil Engineer or Licensed Land Surveyor shall be retained to design the proposed road alignment to the approval of the City Engineer. A contour map at sufficient intervals to determine existing topography (not to exceed five feet) prepared by a Registered Civil Engineer or a Licensed Land Surveyor shall be submitted to and approved by the City Engineer delineating the alignment and grade of the proposed access roads designed to City standards. |
| Subdivision 131 | For any construction within City owned right-of-way, an encroachment permit, or authorized clearance, shall be obtained by the applicant from the Engineering Division. |
| Subdivision 132 | For any construction within State owned right-of-way, an encroachment permit shall be obtained, by the applicant, from Caltrans. |
| **Conditions of Approval for Conditional Use Permits** | |
| CUP 10 | Parking and on-site circulation requirements shall be maintained at all times.<br>a. Any occupancy which require additional parking that has not been provided for through this Conditional Use Permit, such as restaurants or places where food or refreshments are dispensed which have seating, shall not be approved until an application for revision is submitted for review and approval showing the additional parking.<br>b. All markings to include parking spaces, directional designations, “No Parking” designations, and “Fire Lane” designations shall be clearly defined and said markings shall be maintained in good condition at all times.<br>c. Parking and site circulation surfaces (City Road Specification #39) shall be maintained in good condition at all times. |
| CUP 48 | A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to the Engineering Division. |
| CUP 49 | Existing City roads which will require reconstruction shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit may be required to cover the cost of grading and paving. Upon completion of the grading and paving to the satisfaction of the Engineering Division, the cash deposit will be refunded. |
| CUP 64 | Submit engineered road improvement plans to the City Engineer. |

Source: City of Yucaipa 2007

### 4.14.3.1 Issue 1 – Increases in Traffic

**TRANSPORTATION AND TRAFFIC ISSUE 1 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development conflict with the applicable CMP including, but not limited to, LOS standards and travel demand measures, or other standards established by the San Bernardino County CMA?**

| *Impact* | *Significance Before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Development of this planning area would result in an exceedance of LOS for specified roadways, freeways and intersections under near-term, long term, and General Plan buildout scenarios. | Significant. | Conduct traffic studies to identify future project-specific traffic impacts and update recommended improvements (Tra-1A); implement the improvements prior to building permit issuance to mitigate direct impacts (Tra-1B); pay city TFF and/or fair-share local program fees to mitigate cumulative impacts (Tra-1C). | Less than significant. |
| ***West Oak Center:*** Development of this planning area would result in an exceedance of LOS for specified roadways, freeways and intersections under near-term, long term, and General Plan buildout scenarios. | Significant. | Conduct traffic studies to identify future project-specific traffic impacts and update recommended improvements (Tra-1A); implement the improvements prior to building permit issuance to mitigate direct impacts (Tra-1B); pay city TFF and/or fair-share local program fees to mitigate cumulative impacts (Tra-1C). | Less than significant. |
| ***Wildwood Ranch:*** Development of this planning area would result in an exceedance of LOS for specified roadways, freeways and intersections under near-term, long term, and General Plan buildout scenarios. | Significant. | Conduct traffic studies to identify future project-specific traffic impacts and update recommended improvements (Tra-1A); implement the improvements prior to building permit issuance to mitigate direct impacts (Tra-1B); pay city TFF and/or fair-share local program fees to mitigate cumulative impacts (Tra-1C). | Less than significant. |
| ***Entire Planned Development:*** Implementation of the Planned Development would result in an exceedance of LOS for specified roadways, freeways and intersections under near-term, long term, and General Plan buildout scenarios. | Significant. | Conduct traffic studies to identify future project-specific traffic impacts and update recommended improvements (Tra-1A); implement the improvements prior to building permit issuance to mitigate direct impacts (Tra-1B); pay city TFF and/or fair-share local program fees to mitigate cumulative impacts (Tra-1C). | Significant and unavoidable. |

## Thresholds of Significance

The Planned Development would have a significant impact if it would result in an increase of 50 or more two-way peak-hour trips to an arterial segment or intersection, or 100 two-way peak-hour trips to a freeway segment, and cause the facility to exceed an LOS standard, based on Appendix G of the CEQA Guidelines.

# Impact Analysis

The following discussion explains the TIA methodology, summarizes the Planned Development's anticipated trip generation, and evaluates, under various scenarios, the potential traffic and circulation impacts from implementation of the Planned Development.

## *Methodology*

The TIA provides an analysis of roadway segments, intersections, and freeway mainline segments within the vicinity of the project area that would be impacted by: (1) construction-related traffic (e.g., haul trucks, construction worker vehicles) associated with development of each planning area; (2) projected vehicular traffic generated by each planning area, combined with background traffic growth; and (3) projected vehicular traffic generated from implementation of the entire Planned Development, combined with background traffic growth and estimated traffic volumes from cumulative projects. The complete methodology is included in Appendix E of this PEIR. The TIA assesses traffic impacts of the Planned Development for the following scenarios:

- 2020 Without Planned Development
- 2020 With Robinson Ranch North Planning Area
- 2020 With Wildwood Ranch Planning Area
- 2020 With West Oak Center Planning Area
- 2020 With Planned Development (All Planning Areas)
- 2030 Without Planned Development
- 2030 With Planned Development (All Planning Areas)
- 2040 General Plan Buildout

**Near-Term (2020 scenario)**

The 2020 scenario identifies the specific traffic impacts associated with development of each planning area, as well as for the entire Planned Development. To account for background traffic, a total ambient growth factor (average annual growth rate) of 15 percent was added to existing traffic volumes. The 2030 analysis does not include the traffic volumes from other cumulative projects.

**Long-Term (2030 scenario)**

The 2030 scenario identifies the traffic impacts associated with implementation of the entire Planned Development. To account for background traffic, 40 percent of the total trip generation for the cumulative projects listed in Table 4.0-2 of this PEIR was added to the 2020 traffic volumes. The analysis assumed 40 percent of the total cumulative project trip generation because the region is unlikely to absorb full buildout of all cumulative projects listed in Table 4.0-2 of this PEIR and other as-yet unforeseen projects by Year 2030. This assumption is based on the likelihood that not all of the cumulative projects will get built as currently proposed, because of market factors, changes in project configurations, etc. The cumulative projects list was compiled from information provided by the cities of Yucaipa, Redlands, and Calimesa and the County of San Bernardino. The 2030 analysis does not include an ambient traffic growth factor.

**General Plan Buildout (2040 scenario)**

The 2040 General Plan buildout traffic conditions were developed using the SCAG Model, which is the long-range regional traffic model that is appropriate for the County of San Bernardino and City of Yucaipa. The SCAG Model was updated to account for the updated development information for the project area based on the Planned Development applications. For this analysis, Appendix E of this PEIR used a Traffic Analysis Zone (TAZ) structure which divides the model into smaller areas, providing more detail and allowing more appropriate traffic loading onto the roadway network.

The SCAG Model implicitly relies on regional travel demand data obtained from the regional transportation mode choice characteristics. The 2040 peak-hour forecasts were then refined using the long-range traffic forecasts, along with existing peak-hour traffic count data collected at intersections. Because the TAZ structure does not account for accurate turning movements along arterial roadways, reasonableness checks were performed including a review of traffic flow conservation in addition to a comparison with the actual counted volume. Where necessary, the initial raw model estimates were adjusted to achieve flow conservation, reasonable growth, and reasonable diversion between parallel routes. The refined peak-hour approach and departure volumes obtained from these calculations were then entered into a program to calculate intersection turning movements which match the known directional roadway segment forecast volumes computed in the previous step. Finally, the resulting General Plan Buildout volumes were compared to Interim Year (2020) volumes and adjusted to reflect reasonable growth beyond 2020 (as necessary).

## *Trip Generation*

As shown in Table 4.14-9, the Planned Development is anticipated to generate 66,637 trip-ends per day, with 3,314 AM peak-hour trips and 6,240 PM peak-hour trips. The trip-reducing potential of public transit was not considered in this analysis; therefore, the trip generation projections are conservative, in that future public transit may or may not reduce the forecasted traffic volumes. The complete methodology for trip generation is provided in Appendix E of this PEIR.

**Robinson Ranch North Planning Area**

The Robinson Ranch North Planning Area would generate 8,800 trip-ends per day, with 566 AM peak-hour trips and 800 PM peak-hour trips. Of this amount, the Oak Ridge Village subarea would generate 4,060 trip-ends per day (208 AM peak-hour trips and 364 PM peak-hour trips), and the Wildwood Center subarea would generate 4,740 trip-ends per day (358 AM peak hour-trips and 436 PM peak-hour trips).

**Wildwood Ranch Planning Area**

The Wildwood Ranch Planning Area would generate 30,302 trip-ends per day, with 1,444 AM peak-hour trips and 2,822 PM peak-hour trips.

**West Oak Center Planning Area**

The West Oak Center Planning Area would generate 27,535 trip-ends per day, with 1,304 AM peak-hour trips and 2,618 PM peak-hour trips.

**Table 4.14-9 Trip Generation Summary - Planned Development**

| Planning Area | Land Use | | Quantity[1] | AM Peak Hour In | AM Peak Hour Out | AM Peak Hour Total | PM Peak Hour In | PM Peak Hour Out | PM Peak Hour Total | Daily |
|---|---|---|---|---|---|---|---|---|---|---|
| Robinson Ranch North | Oak Ridge Village | Townhouse | 367 DU | 26 | 136 | 161 | 128 | 62 | 191 | 2,151 |
| | | Commercial<br>- Pass-By Trips[2] | 20 TSF<br>20 % | 36<br>-7 | 23<br>-5 | 59<br>-12 | 104<br>-21 | 113<br>-23 | 217<br>-44 | 2,386<br>-477 |
| | | **Subtotal** | | **55** | **154** | **208** | **211** | **152** | **364** | **4,060** |
| | Wildwood Center | Single-Family Homes | 90 DU | 17 | 50 | 67 | 58 | 33 | 91 | 861 |
| | | Townhouse | 662 DU | 46 | 245 | 291 | 232 | 113 | 345 | 3,879 |
| | | **Subtotal** | | **63** | **295** | **358** | **290** | **146** | **436** | **4,740** |
| | **Subtotal** | | | **118** | **449** | **566** | **501** | **298** | **800** | **8,800** |
| Wildwood Ranch | Single-Family Homes | | 349 DU | 66 | 195 | 262 | 223 | 129 | 352 | 3,340 |
| | Townhouse | | 1,931 DU | 135 | 714 | 850 | 676 | 328 | 1,004 | 11,316 |
| | Commercial<br>- Pass-By Trips[2] | | 509 TSF<br>20% | 253<br>-51 | 162<br>-32 | 415<br>-83 | 880<br>-176 | 953<br>-191 | 1,833<br>-367 | 19,557<br>-3,911 |
| | **Subtotal** | | | **403** | **1,039** | **1,444** | **1,603** | **1,219** | **2,822** | **30,302** |
| West Oak Center | Single-Family Homes | | 162 DU | 31 | 91 | 122 | 104 | 60 | 164 | 1,550 |
| | Townhouse | | 648 DU | 45 | 240 | 285 | 227 | 110 | 337 | 3,797 |
| | Business Park | | 370 TSF | 444 | 85 | 529 | 111 | 366 | 477 | 4,721 |
| | Commercial<br>- Pass-By Trips[2] | | 603 TSF<br>20% | 281<br>-56 | 179<br>-36 | 460<br>-92 | 984<br>-197 | 1,066<br>-213 | 2,050<br>-410 | 21,834<br>-4,367 |
| | **Subtotal** | | | **745** | **559** | **1,304** | **1,229** | **1,389** | **2,618** | **27,535** |
| **Total** | | | | **1,266** | **2,047** | **3,314** | **3,333** | **2,906** | **6,240** | **66,637** |

(1) DU = Dwelling Unit; TSF = Thousand Square Feet

(2) Based on the calculated PM peak-hour pass-by trip reductions following the methodology outlined in the ITE Trip Generation Handbook, 2nd Edition, and the San Diego Association of Governments (SANDAG) recommended pass-by trip reductions for commercial land uses. This is different than the 11% pass-by trip reduction used for the FCSP Traffic Study which only accounts for daily trips and does not reflect peak-hour pass-by conditions. Footnote "S" of the SANDAG trip rates indicates that the suggested PM peak-hour pass-by rate of 20% should be applied for regional shopping centers. In addition, the 20% PM peak-hour pass-by trip reduction used in this TIA is consistent with that applied by Urban Crossroads to a recent traffic study for a similar regional commercial center in the City of Calimesa: the Oak Valley/Summerwind Ranch Town Center.

Source: Urban Crossroads 2010

## *2020 Without Planned Development*

Under 2020 future baseline conditions (without the Planned Development), 11 of the 128 roadway segments would operate at an unacceptable LOS D or worse condition (Table 4.14-10); 13 of the 52 intersections would operate at an unacceptable LOS during peak hours (Table 4.14-11); traffic signals would be warranted at six intersections (Table 4.14-12); and all eight I-10 freeway mainline segments would operate at an acceptable LOS E or better during peak hours.

### Table 4.14-10 Deficient Roadway Segments - 2020 Without Planned Development

| Roadway Segments |
|---|
| Mentone Boulevard / State Highway 38 east of Wabash Avenue |
| Yucaipa Boulevard north of I-10 WB Ramps |
| Wildwood Canyon Road west of 5th Street |
| County Line Road I-10 EB Ramps to I-10 WB Ramps |
| County Line Road I-10 WB Ramps to Calimesa Blvd |
| County Line Road Calimesa Blvd to 5th Street |
| County Line Road east of 5th Street |
| San Timoteo Canyon Road south of Live Oak Canyon Road |
| Live Oak Canyon Road / Oak Glen Road I-10 EB Ramps to I-10 WB Ramps |
| Live Oak Canyon Road / Oak Glen Road I-10 WB Ramps to Calimesa Boulevard |
| Live Oak Canyon Road / Oak Glen Road west of Bryant Street |

Source: Urban Crossroads 2010

### Table 4.14-11 Deficient Intersections - 2020 Without Planned Development

| Intersection Location | Location |
|---|---|
| San Timoteo Canyon Road (NS) @ Live Oak Canyon Road (EW) | Riverside Co. |
| Wabash Avenue (NS) @ 5th Avenue (EW) | Redlands |
| 16th Street (NS) @ Sand Canyon Road (EW) | Yucaipa |
| 16th Street (NS) @ Yucaipa Boulevard (EW) | Yucaipa |
| Oak Glen Road (NS) @ Colorado Street (EW) | Yucaipa |
| Oak Glen Road (NS) @ 14th Street/Calimesa Boulevard (EW) | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Westbound Ramps (EW) | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Eastbound Ramps (EW) | Yucaipa |
| I-10 Eastbound Ramps (NS) @ County Line Road (EW) | Yucaipa |
| I-10 Westbound Ramps (NS) @ County Line Road (EW) | Yucaipa |
| California Street (NS) @ County Line Road (EW) | Yucaipa |
| Bryant Street (NS) @ Mill Creek Road (SR-38) (EW) | SB Co. |
| Bryant Street (NS) @ Wildwood Canyon Road (EW) | Yucaipa |

Source: Urban Crossroads 2010

### Table 4.14-12 Intersections Warranting Traffic Signals - 2020 Without Planned Development

| Intersection Location | Location |
|---|---|
| 16th Street (NS) @ Sand Canyon Road (EW) | Yucaipa |
| Oak Glen Road (NS) @ Colorado Street (EW) | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ Outer Highway (EW) | Yucaipa |
| Wildwood Canyon Road (NS) @ Calimesa Boulevard (EW) | Yucaipa |
| California Street (NS) @ County Line Road (EW) | Yucaipa |
| Bryant Street (NS) @ Wildwood Canyon Road (EW) | Yucaipa |

Source: Urban Crossroads 2010

## *2020 With Robinson Ranch North Planning Area*

Twenty-one of the 128 roadway segments would operate at an unacceptable LOS D or worse condition (Table 4.14-13); 18 of the 52 intersections would operate at an unacceptable LOS during peak hours (Table 4.14-14); a traffic signal would be warranted at the Wildwood Center Drive/Calimesa Boulevard intersection; and all eight I-10 freeway mainline segments would operate at an acceptable LOS E or better during peak hours. Therefore, the direct and cumulative traffic impacts associated with implementation of the Robinson Ranch North Planning Area under 2020 conditions would be significant.

**Table 4.14-13 Deficient Roadway Segments - 2020 With Robinson Ranch North Planning Area**

| Roadway Segments |
|---|
| Mentone Boulevard / State Highway 38 east of Wabash Avenue |
| Yucaipa Boulevard north of I-10 WB Ramps |
| Wildwood Canyon Road west of 5th Street |
| Calimesa Boulevard Oak Glen Road to Oak Ridge Road. |
| Calimesa Boulevard Oak Ridge Road to 12th Street. |
| Calimesa Boulevard 12 Street to Cienega Road |
| Calimesa Boulevard east of Cienega Road |
| Calimesa Boulevard west of Wildwood Center Drive |
| County Line Road I-10 EB Ramps to I-10 WB Ramps |
| County Line Road I-10 WB Ramps to Calimesa Blvd |
| County Line Road Calimesa Blvd to 5th Street |
| County Line Road east of 5th Street |
| San Timoteo Canyon Road north of Live Oak Canyon Road |
| San Timoteo Canyon Road south of Live Oak Canyon Road |
| Live Oak Canyon Road / Oak Glen Road I-10 EB Ramps to I-10 WB Ramps |
| Live Oak Canyon Road / Oak Glen Road I-10 WB Ramps to Calimesa Boulevard |
| Live Oak Canyon Road / Oak Glen Road west of Bryant Street |
| Oak Ridge Road(1) |
| Cienega Road(1) |
| 12th Street(1) |
| Wildwood Center Drive(1) |

(1) Future roadways within the Robinson Ranch Planned Development.
Source: Urban Crossroads 2010

**Table 4.14-14 Deficient Intersections - 2020 With Robinson Ranch North Planning Area**

| Intersection Location | Location |
|---|---|
| San Timoteo Canyon Road (NS) @ Live Oak Canyon Road (EW) | Riverside Co. |
| Wabash Avenue (NS) @ Citrus Avenue (EW) | Redlands |
| Wabash Avenue (NS) @ 5th Avenue (EW) | Redlands |
| 16th Street (NS) @ Sand Canyon Road (EW) | Yucaipa |
| 16th Street (NS) @ Yucaipa Boulevard (EW) | Yucaipa |
| Oak Glen Road (NS) @ Colorado Street (EW) | Yucaipa |
| Oak Glen Road (NS) @ 14th Street/Calimesa Boulevard (EW) | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Westbound Ramps (EW) | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Eastbound Ramps (EW) | Yucaipa |
| I-10 Eastbound Ramps (NS) @ County Line Road (EW) | Yucaipa |
| I-10 Westbound Ramps (NS) @ County Line Road (EW) | Yucaipa |
| California Street (NS) @ County Line Road (EW) | Yucaipa |
| Bryant Street (NS) @ Mill Creek Road (SR-38) (EW) | SB Co. |
| Bryant Street (NS) @ Wildwood Canyon Road (EW) [(1)] | Yucaipa |
| Calimesa Boulevard (NS) @ Oak Ridge Road (EW) [(1)] | Yucaipa |
| 12th Street (NS) @ Calimesa Boulevard (EW) [(1)] | Yucaipa |
| Cienega Road (NS) @ Oak Ridge Road (EW) [(1)] | Yucaipa |
| Wildwood Center Drive (NS) @ Calimesa Boulevard (EW) [(1)] | Yucaipa |

[(1)] Future roadways within the Robinson Ranch Planned Development.
Source: Urban Crossroads 2010

## *2020 With Wildwood Ranch Planning Area*

Twenty-two of the 128 roadway segments would operate at an unacceptable LOS D or worse condition (Table 4.14-15); 21 of the 52 intersections would operate at an unacceptable LOS during peak hours (Table 4.14-16); traffic signals would be warranted at two intersections (Table 4.14-17); and all eight I-10 freeway mainline segments would operate at an acceptable LOS E or better during peak hours. Therefore, the direct and cumulative traffic impacts associated with implementation of the Wildwood Ranch Planning Area under 2020 conditions would be significant.

**Table 4.14-15 Deficient Roadway Segments - 2020 With Wildwood Ranch Planning Area**

| Roadway Segments |
|---|
| Mentone Boulevard / State Highway 38 east of Wabash Avenue |
| Yucaipa Boulevard north of I-10 WB Ramps |
| Wildwood Center Drive Outer Hwy. 10 S. to Calimesa Boulevard |
| Wildwood Canyon Road west of 5th Street |
| Calimesa Boulevard west of Oak Glen Rd. |
| Calimesa Boulevard east of Oak Glen Rd. |
| Calimesa Boulevard west of Wildwood Center Drive |
| County Line Road I-10 EB Ramps to I-10 WB Ramps |
| County Line Road I-10 WB Ramps to Calimesa Blvd |
| County Line Road Calimesa Blvd to 5th Street |
| County Line Road east of 5th Street |
| County Line Road west of California Street |
| San Timoteo Canyon Road south of Live Oak Canyon Road |
| Live Oak Canyon Road / Oak Glen Road I-10 EB Ramps to I-10 WB Ramps |
| Live Oak Canyon Road / Oak Glen Road I-10 WB Ramps to Calimesa Boulevard |
| Live Oak Canyon Road / Oak Glen Road west of Bryant Street |
| Outer Highway South[(1)] |
| South Wildwood Canyon Road[(1)] |
| Wildwood Ranch Road[(1)] |
| Grants Pass[(1)] |
| Wildwood Valley[(1)] |
| Oak Grove Parkway[(1)] |

[(1)] Future roadways within the Robinson Ranch Planned Development.
Source: Urban Crossroads 2010

### Table 4.14-16 Deficient Intersections - 2020 With Wildwood Ranch Planning Area

| Intersection Location | Location |
|---|---|
| San Timoteo Canyon Road (NS) @ Live Oak Canyon Road (EW) | Riverside Co. |
| Wabash Avenue (NS) @ Citrus Avenue (EW) | Redlands |
| Wabash Avenue (NS) @ 5th Avenue (EW) | Redlands |
| 16th Street (NS) @ Dunlap Boulevard (EW) | Yucaipa |
| 16th Street (NS) @ Outer Highway (EW) | Yucaipa |
| West Oak Center Drive North (NS) @ Live Oak Canyon Road (EW) | Yucaipa |
| 12th Street (NS) @ Calimesa Boulevard (EW) | Yucaipa |
| Cienega Road (NS) @ Oak Ridge Road (EW) | Yucaipa |
| 5th Street (NS) @ County Line Road (EW) | Yucaipa |
| 5th Street (NS) @ Avenue L (EW) | Calimesa |
| Yucaipa Boulevard (NS) @ I-10 Westbound Ramps (EW) | Yucaipa |
| Yucaipa Boulevard (NS) @ I-10 Eastbound Ramps (EW) | Yucaipa |
| West Oak Village Road South (NS) @ Outer Highway (EW) [(1)] | Yucaipa |
| Wildwood Center Drive (NS) @ Calimesa Boulevard (EW) [(1)] | Yucaipa |
| Wildwood Center Drive (NS) @ Outer Highway South (EW) [(1)] | Yucaipa |
| Wildwood Canyon Road (NS) @ County Line Road (EW) [(1)] | Riverside Co. |
| Oak Glen Road (NS) @ 14th Street/Calimesa Boulevard (EW) [(1)] | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Westbound Ramps (EW) [(1)] | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Eastbound Ramps (EW) [(1)] | Yucaipa |
| I-10 Eastbound Ramps (NS) @ County Line Road (EW) [(1)] | Calimesa |
| I-10 Westbound Ramps (NS) @ County Line Road (EW) [(1)] | Calimesa |

[(1)] Future roadways within the Robinson Ranch Planned Development.
Source: Urban Crossroads 2010

### Table 4.14-17 Intersections Warranting Traffic Signals - 2020 With Wildwood Ranch Planning Area

| Intersection Location | Location |
|---|---|
| Wildwood Center Drive (NS) @ Calimesa Boulevard (EW) | Yucaipa |
| Wildwood Center Drive (NS) @ Outer Highway South (EW) | Yucaipa |

Source: Urban Crossroads 2010

## *2020 With West Oak Center Planning Area*

Twenty of the 128 roadway segments would operate at an unacceptable LOS D or worse condition (Table 4.14-18); 22 of the 52 intersections would operate at an unacceptable LOS during peak hours (Table 4.14-19); traffic signals would be warranted at two intersections (Table 4.14-20); and all eight I-10 freeway mainline segments would operate at an acceptable LOS E or better during peak hours. Therefore, the direct and cumulative traffic impacts associated with implementation of the West Oak Center Planning Area under 2020 conditions would be significant.

**Table 4.14-18 Deficient Roadway Segments - 2020 With West Oak Center Planning Area**

| Roadway Segments |
|---|
| Mentone Boulevard / State Highway 38 east of Wabash Avenue |
| Yucaipa Boulevard north of I-10 WB Ramps |
| Wildwood Canyon Road west of 5th Street |
| Calimesa Boulevard east of Oak Glen Rd. |
| Calimesa Boulevard west of Wildwood Center Drive |
| Outer Hwy. 10 S. West Oak Village Road South to Live Oak Canyon Road |
| County Line Road I-10 EB Ramps to I-10 WB Ramps |
| County Line Road I-10 WB Ramps to Calimesa Blvd |
| County Line Road Calimesa Blvd to 5th Street |
| County Line Road east of 5th Street |
| San Timoteo Canyon Road north of Live Oak Canyon Road |
| San Timoteo Canyon Road south of Live Oak Canyon Road |
| Live Oak Canyon Road / Oak Glen Rd West Oak Center Drive South to West Oak Center Drive North |
| Live Oak Canyon Road / Oak Glen Rd West Oak Center Drive North to Outer Hwy. 10 S. |
| Live Oak Canyon Road / Oak Glen Road Outer Hwy. 10 S. to I-10 EB Ramps |
| Live Oak Canyon Road / Oak Glen Road I-10 EB Ramps to I-10 WB Ramps |
| Live Oak Canyon Road / Oak Glen Road I-10 WB Ramps to Calimesa Boulevard |
| Live Oak Canyon Road / Oak Glen Road west of Bryant Street |
| West Oak Village Road[(1)] |
| West Oak Center Drive[(1)] |

[(1)] Future roadways within the Robinson Ranch Planned Development.
Source: Urban Crossroads 2010

**Table 4.14-19 Deficient Intersections - 2020 With West Oak Center Planning Area**

| Intersection Location | Location |
|---|---|
| San Timoteo Canyon Road (NS) @ Live Oak Canyon Road (EW) | Riverside Co. |
| Wabash Avenue (NS) @ Citrus Avenue (EW) | Redlands |
| Wabash Avenue (NS) @ 5th Avenue (EW) | Redlands |
| 16th Street (NS) @ Dunlap Boulevard (EW) | Yucaipa |
| 16th Street (NS) @ Outer Highway (EW) | Yucaipa |
| 16th Street (NS) @ Outer Highway (EW) | Yucaipa |
| West Oak Center Drive North (NS) @ Live Oak Canyon Road (EW) | Yucaipa |
| Oak Glen Road (NS) @ 14th Street/Calimesa Boulevard (EW) | Yucaipa |
| 12th Street (NS) @ Calimesa Boulevard (EW) | Yucaipa |
| Cienega Road (NS) @ Oak Ridge Road (EW) | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ Outer Highway (EW) | Yucaipa |
| Wildwood Canyon Road (NS) @ Calimesa Boulevard (EW) | Yucaipa |
| 5th Street (NS) @ County Line Road (EW) | Yucaipa |
| 5th Street (NS) @ Avenue L (EW) | Calimesa |
| Yucaipa Boulevard (NS) @ I-10 Westbound Ramps (EW) | Yucaipa |
| Yucaipa Boulevard (NS) @ I-10 Eastbound Ramps (EW) | Yucaipa |
| West Oak Village Road South (NS) @ Outer Highway (EW) | Yucaipa |
| West Oak Village Road North (NS) @ Outer Highway (EW) (1) | Yucaipa |
| West Oak Center Drive North (NS) @ Live Oak Canyon Road (EW) (1) | Yucaipa |
| West Oak Center Drive South (NS) @ Live Oak Canyon Road (EW) (1) | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Westbound Ramps (EW) (1) | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Eastbound Ramps (EW) (1) | Yucaipa |

(1) Future roadways within the Robinson Ranch Planned Development.
Source: Urban Crossroads 2010

**Table 4.14-20 Intersections Warranting Traffic Signals - 2020 With Wildwood Ranch Planning Area**

| Intersection Location | Location |
|---|---|
| Wildwood Center Drive (NS) @ Calimesa Boulevard (EW) | Yucaipa |
| Wildwood Center Drive (NS) @ Outer Highway South (EW) | Yucaipa |

Source: Urban Crossroads 2010

## *2020 With Entire Planned Development*

Thirty-nine of the 128 roadway segments would operate at an unacceptable LOS D or worse condition (Table 4.14-21); 32 of the 52 intersections would operate at an unacceptable LOS during peak hours (Table 4.14-22); traffic signals would be warranted at 10 intersections (Table 4.14-23); and westbound I-10, west of Yucaipa Boulevard (freeway mainline segment) would operate at an unacceptable LOS F during peak-hour conditions. Therefore, the direct and cumulative traffic impacts associated with implementation of the entire Planned Development under 2020 conditions would be significant.

## Table 4.14-21 Deficient Roadway Segments - 2020 With Entire Planned Development

| Roadway Segments |
|---|
| Mentone Boulevard / State Highway 38 east of Wabash Avenue |
| 5th Avenue Wabash Avenue to Crafton Avenue |
| Yucaipa Boulevard north of I-10 WB Ramps |
| Wildwood Center Drive I-10 WB Ramps to Calimesa Boulevard |
| Wildwood Center Drive Calimesa Boulevard to Wildwood Canyon Road |
| Wildwood Center Drive east of Wildwood Canyon Road |
| Wildwood Canyon Road east of Colorado Street |
| Wildwood Canyon Road west of 5th Street |
| Wildwood Canyon Road east of 5th Street |
| Calimesa Boulevard west of Oak Glen Road |
| Calimesa Boulevard Oak Glen Road to Oak Ridge Road. |
| Calimesa Boulevard Oak Ridge Road to 12th Street. |
| Calimesa Boulevard 12 Street to Cienega Road |
| Calimesa Boulevard east of Cienega Road |
| Calimesa Boulevard west of Wildwood Center Drive |
| Outer Hwy. 10 S. West Oak Village Road South to Live Oak Canyon Road |
| County Line Road I-10 EB Ramps to I-10 WB Ramps |
| County Line Road I-10 WB Ramps to Calimesa Blvd |
| County Line Road Calimesa Blvd to 5th Street |
| County Line Road east of 5th Street |
| County Line Road west of California Street |
| San Timoteo Canyon Road north of Live Oak Canyon Road |
| San Timoteo Canyon Road south of Live Oak Canyon Road |
| 14th Street south of Avenue E |
| Live Oak Canyon Road / Oak Glen Rd Robinson Ranch Specific Plan Drive South to Robinson Ranch Specific Plan Drive North |
| Live Oak Canyon Road / Oak Glen Rd Robinson Ranch Specific Plan Drive North to Outer Hwy. 10 S. |
| Live Oak Canyon Road / Oak Glen Road Outer Hwy. 10 S. to I-10 EB Ramps |
| Live Oak Canyon Road / Oak Glen Road I-10 EB Ramps to I-10 WB Ramps |
| Live Oak Canyon Road / Oak Glen Road I-10 WB Ramps to Calimesa Boulevard |
| Live Oak Canyon Road / Oak Glen Road west of Bryant Street |
| Oak Ridge Road(1) |
| Cienega Road(1) |
| 12th Street(1) |
| Wildwood Ranch Road(1) |
| Grants Pass(1) |
| Wildwood Valley Road(1) |
| Oak Grove Parkway(1) |
| West Oak Village Road(1) |
| West Oak Center Drive(1) |

(1) Future roadways within the Robinson Ranch Planned Development.
Source: Urban Crossroads 2010

## Table 4.14-22 Deficient Intersections - 2020 With Entire Planned Development

| Intersection Location | Location |
|---|---|
| San Timoteo Canyon Road (NS) @ Live Oak Canyon Road (EW) | Riverside Co. |
| Wabash Avenue (NS) @ Citrus Avenue (EW) | Redlands |
| Wabash Avenue (NS) @ 5th Avenue (EW) | Redlands |
| 16th Street (NS) @ Dunlap Boulevard (EW) | Yucaipa |
| 16th Street (NS) @ Outer Highway (EW) | Yucaipa |
| 16th Street (NS) @ Outer Highway (EW) | Yucaipa |
| 14th Street (NS) @ Avenue E (EW) | Yucaipa |
| Robinson Ranch Specific Plan Drive North (NS) @ Live Oak Canyon Road (EW) | Yucaipa |
| Oak Glen Road (NS) @ 14th Street/Calimesa Boulevard (EW) | Yucaipa |
| 12th Street (NS) @ Calimesa Boulevard (EW) | Yucaipa |
| Cienega Road (NS) @ Oak Ridge Road (EW) | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ Outer Highway (EW) | Yucaipa |
| Wildwood Canyon Road (NS) @ Calimesa Boulevard (EW) | Yucaipa |
| 5th Street (NS) @ County Line Road (EW) | Yucaipa |
| 5th Street (NS) @ Avenue L (EW) | Calimesa |
| Yucaipa Boulevard (NS) @ I-10 Westbound Ramps (EW) | Yucaipa |
| Yucaipa Boulevard (NS) @ I-10 Eastbound Ramps (EW) | Yucaipa |
| West Oak Village Road South (NS) @ Outer Highway (EW) | Yucaipa |
| West Oak Village Road North (NS) @ Outer Highway (EW) [(1)] | Yucaipa |
| West Oak Center Drive North (NS) @ Live Oak Canyon Road (EW) [(1)] | Yucaipa |
| West Oak Center Drive South (NS) @ Live Oak Canyon Road (EW) [(1)] | Yucaipa |
| Calimesa Boulevard (NS) @ Oak Ridge Road (EW) [(1)] | Yucaipa |
| Cienega Road (NS) @ Oak Ridge Road (EW) [(1)] | Yucaipa |
| Wildwood Center Drive (NS) @ Calimesa Boulevard (EW) [(1)] | Yucaipa |
| Wildwood Center Drive (NS) @ Outer Highway South (EW) [(1)] | Yucaipa |
| Wildwood Canyon Road (NS) @ County Line Road (EW) [(1)] | Riverside Co. |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Westbound Ramps (EW) [(1)] | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Eastbound Ramps (EW) [(1)] | Yucaipa |
| I-10 Eastbound Ramps (NS) @ County Line Road (EW) [(1)] | Calimesa |
| I-10 Westbound Ramps (NS) @ County Line Road (EW) [(1)] | Calimesa |
| Colorado Street (NS) @ Wildwood Canyon Road (EW) [(1)] | Yucaipa |
| Bryant Street (NS) @ County Line Road (EW) [(1)] | Riverside Co. |

[(1)] Future roadways within the Robinson Ranch Planned Development.
Source: Urban Crossroads 2010

**Table 4.14-23 Intersections Warranting Traffic Signals - 2020 With Entire Planned Development**

| Intersection Location | Location |
|---|---|
| 16th Street (NS) @ Outer Highway (EW) | Yucaipa |
| West Oak Village Road North (NS) @ Outer Highway (EW) | Yucaipa |
| West Oak Village Road South (NS) @ Outer Highway (EW) | Yucaipa |
| 14th Street (NS) @ Avenue E (EW) | Yucaipa |
| West Oak Center Drive North (NS) @ Live Oak Canyon Road (EW) | Yucaipa |
| West Oak Center Drive South (NS) @ Live Oak Canyon Road (EW) | Yucaipa |
| Wildwood Center Drive (NS) @ Calimesa Boulevard (EW) | Yucaipa |
| Wildwood Center Drive (NS) @ Outer Highway South (EW) | Yucaipa |
| Colorado Street (NS) @ Wildwood Canyon Road (EW) | Yucaipa |
| Bryant Street (NS) @ County Line Road (EW) | Yucaipa |

Source: Urban Crossroads 2010

## *2030 Without Planned Development*

Under 2030 future baseline conditions (without the Planned Development), 16 of the 128 roadway segments would operate at an unacceptable LOS D or worse condition (Table 4.14-24); 31 of the 52 intersections would operate at an unacceptable LOS during peak hours (Table 4.14-25); traffic signals would be warranted at seven intersections (Table 4.14-26); and three I-10 freeway mainline segments would operate at an unacceptable LOS F during peak-hour conditions (Table 4.14-27).

**Table 4.14-24 Deficient Roadway Segments - 2030 Without Planned Development**

| Roadway Segments |
|---|
| Mentone Boulevard / State Highway 38 east of Wabash Avenue |
| Yucaipa Boulevard north of I-10 WB Ramps |
| Wildwood Canyon Road west of 5th Street |
| County Line Road west of I-10 EB Ramps |
| County Line Road I-10 EB Ramps to I-10 WB Ramps |
| County Line Road I-10 WB Ramps to Calimesa Blvd |
| County Line Road Calimesa Blvd to 5th Street |
| County Line Road east of 5th Street |
| County Line Road west of California Street |
| San Timoteo Canyon Road south of Live Oak Canyon Road |
| Live Oak Canyon Road / Oak Glen Road I-10 EB Ramps to I-10 WB Ramps |
| Live Oak Canyon Road / Oak Glen Road I-10 WB Ramps to Calimesa Boulevard |
| Live Oak Canyon Road / Oak Glen Road west of Bryant Street |
| 5th Street north of County Line Road |
| 5th Street south of Wildwood Canyon Road |
| 5th Street north of Wildwood Canyon Road |

Source: Urban Crossroads 2010

**Table 4.14-25 Deficient Intersections - 2030 Without Planned Development**

| Intersection Location | Location |
|---|---|
| San Timoteo Canyon Road (NS) @ Live Oak Canyon Road (EW) | Riverside Co. |
| Wabash Avenue (NS) @ 5th Avenue (EW) | Redlands |
| 16th Street (NS) @ Dunlap Boulevard (EW) | Yucaipa |
| 16th Street (NS) @ Outer Highway (EW) | Yucaipa |
| Robinson Ranch Specific Plan Drive North (NS) @ Live Oak Canyon Road (EW) | Yucaipa |
| Oak Glen Road (NS) @ 14th Street/Calimesa Boulevard (EW) | Yucaipa |
| 12th Street (NS) @ Calimesa Boulevard (EW) | Yucaipa |
| Cienega Road (NS) @ Oak Ridge Road (EW) | Yucaipa |
| 5th Street (NS) @ County Line Road (EW) | Yucaipa |
| I-10 Westbound Ramps (NS) @ County Line Road (EW) | Yucaipa |
| 5th Street (NS) @ Avenue L (EW) | Calimesa |
| Yucaipa Boulevard (NS) @ I-10 Westbound Ramps (EW) | Yucaipa |
| Yucaipa Boulevard (NS) @ I-10 Eastbound Ramps (EW) | Yucaipa |
| West Oak Village Road North (NS) @ Outer Highway (EW) [(1)] | Yucaipa |
| West Oak Village Road South (NS) @ Outer Highway (EW) [(1)] | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ Outer Highway (EW) [(1)] | Yucaipa |
| West Oak Center Drive North (NS) @ Live Oak Canyon Road (EW) [(1)] | Yucaipa |
| West Oak Center Drive South (NS) @ Live Oak Canyon Road (EW) [(1)] | Yucaipa |
| Calimesa Boulevard (NS) @ Oak Ridge Road (EW) [(1)] | Yucaipa |
| Wildwood Center Drive (NS) @ Calimesa Boulevard (EW) [(1)] | Yucaipa |
| Wildwood Center Drive (NS) @ I-10 Westbound Ramps (EW) [(1)] | Yucaipa |
| Wildwood Center Drive (NS) @ I-10 Eastbound Ramps (EW) [(1)] | Yucaipa |
| Wildwood Center Drive (NS) @ Outer Highway South (EW) [(1)] | Yucaipa |
| Wildwood Canyon Road (NS) @ County Line Road (EW) [(1)] | Riverside Co. |
| Sand Canyon Road/14th Street (NS) @ Yucaipa Boulevard (EW) [(1)] | Yucaipa |
| 14th Street (NS) @ Avenue E (EW) [(1)] | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Westbound Ramps (EW) [(1)] | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Eastbound Ramps (EW) [(1)] | Yucaipa |
| I-10 Eastbound Ramps (NS) @ County Line Road (EW) [(1)] | Calimesa |
| Colorado Street (NS) @ Wildwood Canyon Road (EW) [(1)] | Calimesa |
| Bryant Street (NS) @ County Line Road (EW) [(1)] | Riverside Co. |

[(1)] Future roadways within the Robinson Ranch Planned Development.
Source: Urban Crossroads 2010

**Table 4.14-26 2030 Conditions without Planned Development - Intersections Warranting Traffic Signals**

| Intersection Location | Location |
|---|---|
| 16th Street (NS) @ Sand Canyon Road (EW) | Yucaipa |
| Oak Glen Road (NS) @ Colorado Street (EW) | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ Outer Highway (EW) | Yucaipa |
| Wildwood Center Drive (NS) @ Calimesa Boulevard (EW) | Yucaipa |
| 5th Street (NS) @ Avenue L (EW) | Calimesa |
| California Street (NS) @ County Line Road (EW) | Yucaipa |
| Bryant Street (NS) @ Wildwood Canyon Road (EW) | Yucaipa |

Source: Urban Crossroads 2010

**Table 4.14-27 Deficient Freeway Mainlines - 2030 Without Planned Development**

| Freeway Mainline Segments |
|---|
| I-10 Freeway – Eastbound, west of Yucaipa Boulevard |
| I-10 Freeway - Eastbound, between Yucaipa Boulevard and Live Oak Canyon Road |
| I-10 Freeway – Westbound, West of Yucaipa Boulevard |

Source: Urban Crossroads 2010

## *2030 With Planned Development*

Thirty-three of the 128 roadway segments would operate at an unacceptable LOS D or worse condition (Table 4.14-28); 18 of the 52 intersections would operate at an unacceptable LOS during peak hours (Table 4.14-29); traffic signals would be warranted at 13 intersections (Table 4.14-30); and five of the eight I-10 freeway mainline segments would operate at an unacceptable LOS F during peak-hour conditions (Table 4.14-31). Therefore, the direct and cumulative traffic impacts associated with implementation of the Planned Development under 2030 conditions would be significant.

**Table 4.14-28 Deficient Roadway Segments - 2030 With Planned Development**

| Roadway Segments |
|---|
| Mentone Boulevard / State Highway 38 east of Wabash Avenue |
| Yucaipa Boulevard north of I-10 WB Ramps |
| Wildwood Center Drive Outer Hwy. 10 S to I-10 EB Ramps |
| Wildwood Center Drive I-10 EB Ramps to I-10 WB Ramps |
| Wildwood Center Drive I-10 WB Ramps to Calimesa Boulevard |
| Wildwood Center Drive Calimesa Boulevard to Wildwood Canyon Road |
| Wildwood Center Drive east of Wildwood Canyon Road |
| Wildwood Canyon Road west of 5th Street |
| Calimesa Boulevard Oak Glen Road to Oak Ridge Road. |

**Table 4.14-28 Continued**

| Roadway Segments |
|---|
| Calimesa Boulevard Oak Ridge Road to 12th Street. |
| Calimesa Boulevard 12 Street to Cienega Road |
| Calimesa Boulevard east of Cienega Road |
| Calimesa Boulevard west of Wildwood Center Drive |
| Outer Hwy. 10 S. West Oak Village Road North to West Oak Village Road South. |
| Outer Hwy. 10 S. West Oak Village Road South to Live Oak Canyon Road |
| Outer Hwy. 10 S. east of Live Oak Canyon Road |
| County Line Road Wildwood Ranch Road to I-10 EB Ramps |
| County Line Road west of I-10 EB Ramps |
| County Line Road I-10 EB Ramps to I-10 WB Ramps |
| County Line Road I-10 WB Ramps to Calimesa Blvd |
| County Line Road Calimesa Blvd to 5th Street |
| County Line Road east of 5th Street |
| County Line Road west of California Street |
| San Timoteo Canyon Road south of Live Oak Canyon Road |
| Live Oak Canyon Road / Oak Glen Rd West Oak Center Drive South to West Oak Center Drive North |
| Live Oak Canyon Road / Oak Glen Rd West Oak Center Drive North to Outer Hwy. 10 S. |
| Live Oak Canyon Road / Oak Glen Road Outer Hwy. 10 S. to I-10 EB Ramps |
| Live Oak Canyon Road / Oak Glen Road I-10 EB Ramps to I-10 WB Ramps |
| Live Oak Canyon Road / Oak Glen Road I-10 WB Ramps to Calimesa Boulevard |
| Live Oak Canyon Road / Oak Glen Road west of Bryant Street |
| 5th Street north of County Line Road |
| 5th Street south of Wildwood Canyon Road |
| 5th Street north of Wildwood Canyon Road |

Source: Urban Crossroads 2010

### Table 4.14-29 Deficient Intersections - 2030 With Planned Development

| Intersection Location | Location |
|---|---|
| San Timoteo Canyon Road (NS) @ Live Oak Canyon Road (EW) | Riverside Co. |
| Wabash Avenue (NS) @ 5th Avenue (EW) | Redlands |
| 16th Street (NS) @ Dunlap Boulevard (EW) | Yucaipa |
| 16th Street (NS) @ Outer Highway (EW) | Yucaipa |
| 16th Street (NS) @ Outer Highway (EW) | Yucaipa |
| Sand Canyon Road/14th Street (NS) @ Yucaipa Boulevard (EW) | Yucaipa |
| Robinson Ranch Specific Plan Drive North (NS) @ Live Oak Canyon Road (EW) | Yucaipa |
| Oak Glen Road (NS) @ 14th Street/Calimesa Boulevard (EW) | Yucaipa |
| 12th Street (NS) @ Calimesa Boulevard (EW) | Yucaipa |
| Cienega Road (NS) @ Oak Ridge Road (EW) | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ Outer Highway (EW) | Yucaipa |
| 5th Street (NS) @ County Line Road (EW) | Yucaipa |
| I-10 Westbound Ramps (NS) @ County Line Road (EW) | Yucaipa |
| Colorado Street (NS) @ Wildwood Canyon Road (EW) | Yucaipa |
| 5th Street (NS) @ County Line Road (EW) | Yucaipa |
| 5th Street (NS) @ Avenue L (EW) | Calimesa |
| Yucaipa Boulevard (NS) @ I-10 Westbound Ramps (EW) | Yucaipa |
| Yucaipa Boulevard (NS) @ I-10 Eastbound Ramps (EW) | Yucaipa |

Source: Urban Crossroads 2010

### Table 4.14-30 Intersections Warranting Traffic Signals - 2030 With Planned Development

| Intersection Location | Location |
|---|---|
| 16th Street (NS) @ Outer Highway (EW) | Yucaipa |
| West Oak Village Road North (NS) @ Outer Highway (EW) | Yucaipa |
| West Oak Village Road South (NS) @ Outer Highway (EW) | Yucaipa |
| 14th Street (NS) @ Avenue E (EW) | Yucaipa |
| West Oak Center Drive North (NS) @ Live Oak Canyon Road (EW) | Yucaipa |
| West Oak Center Drive South (NS) @ Live Oak Canyon Road (EW) | Yucaipa |
| Calimesa Boulevard (NS) @ Oak Ridge Road (EW) | Yucaipa |
| Wildwood Center Drive (NS) @ I-10 Westbound Ramps (EW) | Yucaipa |
| Wildwood Center Drive (NS) @ I-10 Eastbound Ramps (EW) | Yucaipa |
| Wildwood Center Drive (NS) @ Outer Highway South (EW) | Yucaipa |
| Wildwood Canyon Road (NS) @ County Line Road (EW) | Yucaipa |
| Colorado Street (NS) @ Wildwood Canyon Road (EW) | Yucaipa |
| Bryant Street (NS) @ County Line Road (EW) | Yucaipa |

Source: Urban Crossroads 2010

**Table 4.14-31 Deficient Freeway Mainlines - 2030 With Planned Development**

| Freeway Mainline Segments |
|---|
| I-10 Freeway – Eastbound, west of Yucaipa Boulevard |
| I-10 Freeway - Eastbound, between Yucaipa Boulevard and Live Oak Canyon Road |
| I-10 Freeway - Eastbound, between Live Oak Canyon Road and County Line Road |
| I-10 Freeway – Westbound, between ,Yucaipa Boulevard and Live Oak Canyon Road |
| I-10 Freeway – Westbound, West of Yucaipa Boulevard |

Source: Urban Crossroads 2010

## *2040 General Plan Buildout*

Under buildout of the General Plan, 51 of the 128 roadway segments would operate at an unacceptable LOS D or worse condition (Table 4.14-32); 34 of the 52 intersections would operate at an unacceptable LOS during peak hours (Table 4.14-33); traffic signals would be warranted at 13 intersections (Table 4.14-34); and six of the eight I-10 freeway mainline segments would operate at an unacceptable LOS F during peak-hour conditions (Table 4.14-35). Therefore, the direct and cumulative traffic impacts associated with implementation of the Planned Development under the 2040 General Plan Buildout conditions would be significant.

**Table 4.14-32 Deficient Road Segments - 2040 General Plan Buildout**

| Roadway Segments |
|---|
| Mentone Boulevard / State Highway 38 east of Wabash Avenue |
| Mill Creek Road / State Highway 38 west of Bryant Street |
| Mill Creek Road / State Highway 38 east of Bryant Street |
| Citrus Avenue west of Ford Street |
| Citrus Avenue east of Ford Street |
| 5th Avenue Wabash Avenue to Crafton Avenue |
| Yucaipa Boulevard I-10 EB Ramps to I-10 WB Ramps |
| Yucaipa Boulevard north of I-10 WB Ramps |
| Yucaipa Boulevard west of 16th Street |
| Yucaipa Boulevard 16th Street to 14th Street |
| Wildwood Center Drive Outer Hwy. 10 S to I-10 EB Ramps |
| Wildwood Center Drive I-10 EB Ramps to I-10 WB Ramps |
| Wildwood Center Drive I-10 WB Ramps to Calimesa Boulevard |
| Wildwood Center Drive Calimesa Boulevard to Wildwood Canyon Road |
| Wildwood Center Drive east of Wildwood Canyon Road |
| Wildwood Canyon Road west of Colorado Street |
| Wildwood Canyon Road east of Colorado Street |
| Wildwood Canyon Road west of 5th Street |
| Wildwood Canyon Road east of 5th Street |

**Table 4.14-32 Continued**

| Roadway Segments |
|---|
| Calimesa Boulevard west of Oak Glen Road |
| Calimesa Boulevard Oak Glen Road to Oak Ridge Road. |
| Calimesa Boulevard Oak Ridge Road to 12th Street. |
| Calimesa Boulevard 12 Street to Cienega Road |
| Calimesa Boulevard east of Cienega Road |
| Calimesa Boulevard west of Wildwood Center Drive |
| Outer Hwy. 10 S. 16th Street to West Oak Village Road North. |
| Outer Hwy. 10 S. West Oak Village Road North to West Oak Village Road South. |
| Outer Hwy. 10 S. West Oak Village Road South to Live Oak Canyon Road |
| Outer Hwy. 10 S. east of Live Oak Canyon Road |
| County Line Road Wildwood Ranch Road to I-10 EB Ramps |
| County Line Road west of I-10 EB Ramps |
| County Line Road I-10 EB Ramps to I-10 WB Ramps |
| County Line Road I-10 WB Ramps to Calimesa Blvd |
| County Line Road Calimesa Blvd to 5th Street |
| County Line Road east of 5th Street |
| County Line Road west of California Street |
| San Timoteo Canyon Road north of Live Oak Canyon Road |
| San Timoteo Canyon Road south of Live Oak Canyon Road |
| Wabash Avenue north of Citrus Avenue |
| 14th Street south of Avenue E |
| 14th Street Avenue E to Yucaipa Boulevard |
| Live Oak Canyon Road / Oak Glen Rd West Oak Center Drive South to West Oak Center Drive North |
| Live Oak Canyon Road / Oak Glen Rd West Oak Center Drive North to Outer Hwy. 10 S. |
| Live Oak Canyon Road / Oak Glen Road Outer Hwy. 10 S. to I-10 EB Ramps |
| Live Oak Canyon Road / Oak Glen Road I-10 EB Ramps to I-10 WB Ramps |
| Live Oak Canyon Road / Oak Glen Road I-10 WB Ramps to Calimesa Boulevard |
| Live Oak Canyon Road / Oak Glen Road west of Bryant Street |
| 5th Street north of County Line Road |
| 5th Street south of Wildwood Canyon Road |
| 5th Street north of Wildwood Canyon Road |
| Bryant Street north of Wildwood Canyon Road |

Source: Urban Crossroads 2010

**Table 4.14-33 Deficient Intersections - 2040 General Plan Buildout**

| Intersection Location | Location |
|---|---|
| San Timoteo Canyon Road (NS) @ Live Oak Canyon Road (EW) | Riverside Co. |
| Judson Street/Ford Street (NS) @ Citrus Avenue (EW) | Redlands |
| Wabash Avenue (NS) @ Lugonia Avenue/Mentone Boulevard (SR-38) (EW) | Redlands |
| Wabash Avenue (NS) @ Citrus Avenue (EW) | Redlands |
| Wabash Avenue (NS) @ 5th Avenue (EW) | Redlands |
| Yucaipa Boulevard (NS) @ I-10 Eastbound Ramps (EW) | Yucaipa |
| Yucaipa Boulevard (NS) @ Outer Highways (EW) | Yucaipa |
| Alta Vista Drive (NS) @ Outer Highway (EW) | Yucaipa |
| 16th Street (NS) @ Sand Canyon Road (EW) | Yucaipa |
| 16th Street (NS) @ Yucaipa Boulevard (EW) | Yucaipa |
| 16th Street (NS) @ Avenue E (EW) | Yucaipa |
| 16th Street (NS) @ Dunlap Boulevard (EW) | Yucaipa |
| 16th Street (NS) @ Outer Highway (EW) | Yucaipa |
| Sand Canyon Road/14th Street (NS) @ Yucaipa Boulevard (EW) | Yucaipa |
| 14th Street (NS) @ Avenue E (EW) | Yucaipa |
| Oak Glen Road (NS) @ Yucaipa Boulevard (EW) | Yucaipa |
| Oak Glen Road (NS) @ Colorado Street (EW) | Yucaipa |
| Oak Glen Road (NS) @ 14th Street/Calimesa Boulevard (EW) | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Westbound Ramps (EW) | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Eastbound Ramps (EW) | Yucaipa |
| Live Oak Canyon Road/Oak Glen Road (NS) @ Outer Highway (EW) | Yucaipa |
| Wildwood Canyon Road (NS) @ Calimesa Boulevard (EW) | Yucaipa |
| I-10 Eastbound Ramps (NS) @ County Line Road (EW) | Yucaipa |
| I-10 Westbound Ramps (NS) @ County Line Road (EW) | Yucaipa |
| Colorado Street (NS) @ Wildwood Canyon Road (EW) | Yucaipa |
| Calimesa Boulevard (NS) @ County Line Road (EW) | Yucaipa |
| 5th Street (NS) @ Wildwood Canyon Road (EW) | Yucaipa |
| 5th Street (NS) @ County Line Road (EW) | Yucaipa |
| 5th Street (NS) @ Avenue L (EW) | Calimesa |
| California Street (NS) @ County Line Road (EW) | Yucaipa |
| Bryant Street (NS) @ Mill Creek Road (SR-38) (EW) | SB Co. |
| Bryant Street (NS) @ Yucaipa Boulevard (EW) | Yucaipa |
| Bryant Street (NS) @ Wildwood Canyon Road (EW) | Yucaipa |
| Bryant Street (NS) @ County Line Road (EW) | Yucaipa |

Source: Urban Crossroads 2010

**Table 4.14-34 Intersections Warranting Traffic Signal - 2040 General Plan Buildout**

| Intersection Location | Location |
|---|---|
| Alta Vista Drive (NS) @ Outer Highway (EW) | Yucaipa |
| Wildwood Canyon Road (NS) @ Calimesa Boulevard (EW) | Yucaipa |

Source: Urban Crossroads 2010

**Table 4.14-35 Deficient Freeway Mainlines - 2040 General Plan Buildout**

| Freeway Mainline Segments |
|---|
| I-10 Freeway – Eastbound, west of Yucaipa Boulevard |
| I-10 Freeway - Eastbound, between Yucaipa Boulevard and Live Oak Canyon Road |
| I-10 Freeway - Eastbound, between Live Oak Canyon Road and County Line Road |
| I-10 Freeway – Westbound, between Live Oak Canyon Road and County Line Road |
| I-10 Freeway – Westbound, between ,Yucaipa Boulevard and Live Oak Canyon Road |
| I-10 Freeway – Westbound, West of Yucaipa Boulevard |
| Source: Urban Crossroads 2010 |

## Mitigation Measures

Table 4.14-36 below lists the intersections and I-10 freeway ramps that would be impacted by forecasted traffic volumes associated with the Planned Development, and would require mitigation under the various scenarios described above. Detailed improvements for these facilities are described in Chapter 6 of Appendix E of this PEIR. These improvements would also mitigate impacts to roadway segments and freeway mainlines. Therefore, implementation of the following mitigation measures, which apply to all three planning areas, would reduce direct and cumulative traffic impacts to a less than significant level for each planning area. However, under the 2020 With Entire Planned Development scenario, two intersections would continue to operate at unacceptable LOS: Calimesa Boulevard/Oak Ridge Road and Cienega Road/Oak Ridge Road (the side street delay at both intersections will worsen until signal warrants are met or turning restrictions are implemented). There are no additional improvements beyond those identified for these two intersections in Chapter 6 of Appendix E of this PEIR to fully mitigate the impacts.

***Tra-1A*** As part of subsequent environmental review for any future project that implements the Planned Development, a traffic study shall be prepared to identify the specific facilities within the study area that would be directly and cumulatively impacted by the proposed project, and the phasing of those improvements. The intent of the subsequent traffic study shall be to confirm and/or modify the results of the Robinson Ranch Traffic Impact Analysis (TIA) (Urban Crossroads 2010) with respect to project-specific impacts to any of the facilities identified in Table 4.14-36, and the recommended improvements to these facilities as identified in Chapter 6 of the Robinson Ranch TIA, or any additional facilities for which impacts and mitigation measures may be identified by the subsequent traffic study. Any

potential environmental impacts associated with the recommended traffic improvements shall be evaluated within the subsequent environmental document (if required by CEQA) to which the traffic study accompanies, and mitigation shall be identified and implemented for said impacts at the appropriate time.

***Tra-1B*** As mitigation for direct traffic impacts for any future project that implements the Planned Development, the specific improvements recommended in the subsequent traffic study per mitigation measure Tra-1A shall be implemented by the developer prior to issuance of a building permit for said project. The developer shall be entitled to reimbursement or credit for any costs that exceed the developer's fair share of the improvements.

***Tra-1C*** As mitigation for cumulative traffic impacts (i.e., intersections with minor project share responsibility) for any future project that implements the Planned Development, according to a subsequent traffic study per mitigation measure Tra-1A, the developer shall pay a fee pursuant to the City of Yucaipa Traffic Facilities Fee (TFF) program, make a fee contribution to a City-established fair-share local program, or a combination of these mechanisms, as described below, prior to issuance of a building permit for said project.

i. **TFF Eligibility.** The following intersections for which improvements are recommended for the 2030 With Planned Development scenario (Chapter 6 of the Robinson Ranch TIA) are included in the City of Yucaipa's TFF program: 16th Street/Yucaipa Boulevard, 14th Street/Avenue E, Oak Glen Road/I-10 ramps, Oak Glen Road/Colorado Street, Wildwood Center Drive/Calimesa Boulevard, Bryant Street/Wildwood Canyon Road, and Bryant Street/County Line Road. The TFF program establishes a $216,000 budget (as of 2010) per intersection signalization and configuration improvement project. In addition, Chapter 6 of the Robinson Ranch TIA identifies the following roadway improvements that are also eligible TFF facilities: Yucaipa Boulevard, Oak Glen Road, Calimesa Boulevard, Wildwood Canyon Road, 14th Street, Avenue E, and County Line Road. Roadways within the Planned Development are typically assigned as full width improvements while those adjacent to the project area are half-width improvements. Any arterials included in the TFF program and improved by future projects associated with the Planned Development are generally eligible for fee credit and/or reimbursement as determined by the City and statutory requirements.

ii. **Fair Share Contributions.** Improvements at any of the intersections identified in Table 4.14-36 may be implemented by future projects associated with the Planned Development or by other development projects or jurisdictions under an appropriate fee credit/reimbursement agreement. If any of these intersection improvements are completed by other development projects or jurisdictions, then payment of program fees may be accepted by the City to satisfy fair-share responsibilities for the portion of the improvements assigned to future Robinson Ranch projects at the time of development.

## Table 4.14-36 Intersections Requiring Mitigation

| **2020 Without Planned Development** | |
|---|---|
| San Timoteo Canyon Road (NS) @ Live Oak Canyon Road (EW) | Wabash Avenue (NS) @ Citrus Avenue (EW) |
| Wabash Avenue (NS) @ 5th Avenue (EW) | 16th Street (NS) @ Sand Canyon Road (EW) |
| 16th Street (NS) @ Yucaipa Boulevard (EW) | Oak Glen Road (NS) @ Colorado Street (EW) |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Eastbound Ramps (EW) | Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Westbound Ramps (EW) |
| Oak Glen Road (NS) @ 14th Street/Calimesa Boulevard (EW) | Wildwood Canyon Road (NS) @ Calimesa Boulevard (EW) |
| I-10 Eastbound Ramps (NS) @ County Line Road (EW) | I-10 Westbound Ramps (NS) @ County Line Road (EW) |
| California Street (NS) @ County Line Road (EW) | Bryant Street (NS) @ Mill Creek Road (SR-38) (EW) |
| Bryant Street (NS) @ Wildwood Canyon Road (EW) | |

| **2020 With Robinson Ranch North Planning Area –** In addition to the intersections identified in the 2020 Without Planned Development scenario, the following intersections require mitigation. | |
|---|---|
| Oak Glen Road (NS) @ 14th Street/Calimesa Boulevard (EW) | Calimesa Boulevard (NS) @ Oak Ridge Road (EW) |
| 12th Street (NS) @ Calimesa Boulevard (EW) | Cienega Road (NS) @ Oak Ridge Road (EW |
| Wildwood Center Drive (NS) @ Calimesa Boulevard (EW) | |

| **2020 With Wildwood Ranch Planning Area –** In addition to the intersections identified in the 2020 Without Planned Development scenario, the following intersections require mitigation. | |
|---|---|
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Eastbound Ramps (EW) | Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Westbound Ramps (EW) |
| Oak Glen Road (NS) @ 14th Street/Calimesa Boulevard (EW) | Wildwood Center Drive (NS) @ Calimesa Boulevard (EW) |
| Wildwood Center Drive (NS) @ Outer Highway South (EW) | Wildwood Canyon Road (NS) @ County Line Road (EW) |
| I-10 Eastbound Ramps (NS) @ County Line Road (EW) | I-10 Westbound Ramps (NS) @ County Line Road (EW) |

| **2020 With West Oak Center Planning Area –** In addition to the intersections identified in the 2020 Without Planned Development scenario, the following intersections require mitigation. | |
|---|---|
| 16th Street (NS) @ Outer Highway (EW) | West Oak Village Road North (NS) @ Outer Highway (EW) |
| West Oak Village Road South (NS) @ Outer Highway (EW) | Oak Glen Road (NS) @ 14th Street/Calimesa Boulevard (EW) |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Westbound Ramps (EW) | Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Eastbound Ramps (EW) |
| Live Oak Canyon Rd/Oak Glen Rd (NS) @ Outer Highway (EW) | West Oak Center Drive North (NS) @ Live Oak Canyon Rd (EW) |
| West Oak Center Drive South (NS) @ Live Oak Canyon Rd (EW) | |

| **2020 With Entire Planned Development –** In addition to the intersections identified in the 2020 Without Planned Development scenario, the following intersections require mitigation. | |
|---|---|
| 16th Street (NS) @ Outer Highway (EW) | West Oak Village Road North (NS) @ Outer Highway (EW) |
| 14th Street (NS) @ Avenue E (EW) | Oak Glen Road (NS) @ 14th Street/Calimesa Boulevard (EW) |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Westbound Ramps (EW) | Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Eastbound Ramps (EW) |
| Live Oak Canyon Rd/Oak Glen Rd (NS) @ Outer Highway (EW) | West Oak Center Drive North (NS) @ Live Oak Canyon Rd (EW) |
| West Oak Center Drive South (NS) @ Live Oak Canyon Rd (EW) | Calimesa Boulevard (NS) @ Oak Ridge Road (EW)[(1)] |
| 12th Street (NS) @ Calimesa Boulevard (EW) | Cienega Road (NS) @ Oak Ridge Road (EW)[(1)] |

**Table 4.14-36 Continued**

| | |
|---|---|
| Wildwood Center Drive (NS) @ Calimesa Boulevard (EW) | Wildwood Center Drive (NS) @ Outer Highway South (EW) |
| Wildwood Canyon Road (NS) @ County Line Road (EW) | I-10 Eastbound Ramps (NS) @ County Line Road (EW) |
| I-10 Westbound Ramps (NS) @ County Line Road (EW) | Colorado Street (NS) @ Wildwood Canyon Road (EW) |
| Bryant Street (NS) @ County Line Road (EW) | |

| **2030 Without Planned Development** | |
|---|---|
| San Timoteo Canyon Road (NS) @ Live Oak Canyon Road (EW) | Wabash Avenue (NS) @ Citrus Avenue (EW) |
| Wabash Avenue (NS) @ 5th Avenue (EW) | 16th Street (NS) @ Sand Canyon Road (EW) |
| 16th Street (NS) @ Yucaipa Boulevard (EW) | Oak Glen Road (NS) @ Colorado Street (EW) |
| Oak Glen Road (NS) @ 14th Street/Calimesa Boulevard (EW) | Live Oak Canyon Rd/Oak Glen Rd (NS) @ Outer Highway (EW) |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Eastbound Ramps (EW) | Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Westbound Ramps (EW) |
| Wildwood Center Drive (NS) @ Calimesa Boulevard (EW) | Wildwood Center Drive (NS) @ I-10 Westbound Ramps (EW) |
| Wildwood Center Drive (NS) @ I-10 Eastbound Ramps (EW) | Wildwood Center Drive (NS) @ Outer Highway South (EW) |
| I-10 Eastbound Ramps (NS) @ County Line Road (EW) | I-10 Westbound Ramps (NS) @ County Line Road (EW) |
| 5th Street (NS) @ Avenue L (EW) | California Street (NS) @ County Line Road (EW) |
| Bryant Street (NS) @ Mill Creek Road (SR-38) (EW) | Bryant Street (NS) @ Wildwood Canyon Road (EW) |

| **2030 With Planned Development –** In addition to the intersections identified in the 2030 Without Planned Development scenario, the following intersections require mitigation. | |
|---|---|
| 16th Street (NS) @ Outer Highway (EW) | West Oak Village Road North (NS) @ Outer Highway (EW) |
| West Oak Village Road South (NS) @ Outer Highway (EW) | Sand Canyon Rd/14th Street (NS) @ Yucaipa Boulevard (EW) |
| 14th Street (NS) @ Avenue E (EW) | Oak Glen Road (NS) @ 14th Street/Calimesa Boulevard (EW) |
| Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Westbound Ramps (EW) | Live Oak Canyon Road/Oak Glen Road (NS) @ I-10 Eastbound Ramps (EW) |
| Live Oak Canyon Rd/Oak Glen Rd (NS) @ Outer Highway (EW) | West Oak Center Drive North (NS) @ Live Oak Canyon Rd (EW) |
| West Oak Center Drive South (NS) @ Live Oak Canyon Rd (EW) | Calimesa Boulevard (NS) @ Oak Ridge Road (EW) |
| 12th Street (NS) @ Calimesa Boulevard (EW) | Cienega Road (NS) @ Oak Ridge Road (EW) |
| Wildwood Center Drive (NS) @ Calimesa Boulevard (EW) | Wildwood Center Drive (NS) @ I-10 Westbound Ramps (EW) |
| Wildwood Center Drive (NS) @ I-10 Eastbound Ramps (EW) | Wildwood Center Drive (NS) @ Outer Highway South (EW) |
| Wildwood Canyon Road (NS) @ County Line Road (EW) | I-10 Eastbound Ramps (NS) @ County Line Road (EW) |
| I-10 Westbound Ramps (NS) @ County Line Road (EW) | Colorado Street (NS) @ Wildwood Canyon Road (EW) |
| Bryant Street (NS) @ County Line Road (EW) | |

(1) Impacts at these intersections would remain significant even after implementation of detailed improvements identified in Chapter 6 of the TIA (Appendix E of this PEIR).

Source: Urban Crossroads 2010

## 4.14.4 Cumulative Impacts and Mitigation

**TRANSPORTATION AND TRAFFIC CUMULATIVE ISSUE SUMMARY**

**Would implementation of the Robinson Ranch Planned Development have a cumulatively considerable contribution to a cumulative transportation/traffic impact?**

| *Cumulative Impact* | *Significance* | *Robinson Ranch Contribution* |
|---|---|---|
| Contribute to exceedance of LOS standards for regional transportation facilities. | Significant. | Cumulatively considerable even with implementation of mitigation measures Tra-1A and Tra-1C. |

As discussed in Section 4.14.3.1 above, the future baseline traffic conditions for the 2020 Without Planned Development and the 2030 Without Planned Development scenarios indicate that a number of roadways, intersections, and I-10 freeway mainline segments in the vicinity would operate at unacceptable LOS. Therefore, the baseline cumulative traffic impact within the regional transportation system is significant.

Forecasted traffic volumes associated with the Robinson Ranch Planned Development would result in significant cumulative impacts to roadways, intersections and freeway mainlines under near-term (2020), long-term (2030), and General Plan Buildout (2040) conditions. However, implementation of mitigation measures Tra-1A (preparation of focused traffic studies for future projects) and Tra-1C (payment of City of Yucaipa TFF program fees, City-established fair-share local program fees, or a combination) would reduce the cumulative traffic impacts to a level of less than significant, with the exception of the Calimesa Boulevard/Oak Ridge Road and Cienega Road/Oak Ridge Road intersections which would operate at unacceptable LOS under the 2020 With Entire Planned Development scenario. Therefore, the Planned Development would result in a cumulatively considerable contribution to significant and unavoidable traffic impacts within the regional transportation system.

## 4.14.5 CEQA Checklist Items Adequately Addressed in Initial Study

***Would the Planned Development 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?***

The project area is not located in close proximity to any airports; therefore, no further evaluation is necessary.

## 4.14.6 References

City of Yucaipa. 2004. City of Yucaipa General Plan, Transportation Element. April.

Urban Crossroads, Inc. 2010. Robinson Ranch Specific Plan Traffic Impact Analysis (Draft). Prepared for PBS&J. May.

P&D Consultants. 2008. Final Revised EIR for the Yucaipa Freeway Corridor Specific Plan (SCH No. 2006041096). October.

# 4.15 UTILITIES AND SERVICE SYSTEMS

This section of the PEIR describes existing conditions in the project area and surrounding areas with respect to utilities, service systems, and energy; the potential physical environmental effects (direct, indirect, and/or cumulative) related to these issues resulting from implementation of the Robinson Ranch Planned Development (Planned Development); the City of Yucaipa's standard conditions of approval related to utilities and service systems; and mitigation measures to reduce or avoid the identified impacts.

## 4.15.1 Environmental Setting

Most of the Robinson Ranch Planned Development project area lies within the service area of the Yucaipa Valley Water District (YVWD) (see Figure 3-7). Those portions of the Planned Development that are not within the YVWD's service area would be annexed into the YVWD. As such, this analysis will only discuss YVWD services and capabilities.

The Yucaipa Valley Water District (YVWD) is a self-governed special district responsible for potable water production, treatment, and delivery; wastewater conveyance and treatment; and recycled water delivery in the Yucaipa Valley. YVWD provides these services to the City of Yucaipa, portions of the City of Calimesa, and some unincorporated areas of Riverside and San Bernardino counties.

### 4.15.1.1 Wastewater

YVWD operates and maintains approximately 160 miles of sewer lines ranging in size from eight to 24 inches, five lift stations, and the Henry N. Wochholz Wastewater Treatment Facility (HWWTF). HWWTF has a treatment capacity of 4.5 million gallons per day (mgd), and currently treats 3.5 mgd of wastewater. HWWTF is located at the southern border of the City. YVWD plans to expand the wastewater treatment capacity at HWWTF to eight mgd and add state-of-the-art water treatment methods such as biological treatment, tertiary filters, and ultraviolet disinfection. YVWD is also in the preliminary study stage to construct a three mgd tertiary treatment facility in the upper San Timoteo Creek area. Four sewer trunk mains are located under roadways adjacent to the project area, one each along Calimesa Boulevard, Colorado Street, Florida Street west of Live Oak Canyon Road, and Cienega Drive across I-10 to the HWWTF, and a fifth line traverses the southern portion of the proposed Wildwood Ranch Planning Area extending east-west just north of County Line Road. An existing wastewater pump station is also located south of I-10 and east of Live Oak Canyon Road, outside the project area.

#### *Robinson Ranch North Planning Area*

A number of existing sewer lines traverse the Robinson Ranch North Planning Area. This planning area is completely within YVWD wastewater service area.

#### *West Oak Center Planning Area*

An existing 21-inch diameter sewer line extends roughly parallel to Wilson Creek from the northern boundary of West Oak Center Planning Area at I-10 to a pump station located near the southern

boundary. The northern third of this Planning Area currently lies within the Western Heights Water Company's service area.

### *Wildwood Ranch Planning Area*

An existing 21-inch diameter sewer line enters the northern boundary of Wildwood Ranch Planning Area, at an approximate elevation of 2,166 feet AMSL, and extends southwesterly to the HWWTF located near the western boundary of the planning area. This planning area currently lies outside of the YVWD wastewater service area.

## 4.15.1.2 Potable Water

YVWD operates and maintains over 180 miles of water mainlines, 22 pressure zones, 15 booster stations, and 26 million gallons of water storage. YVWD water supplies are obtained from groundwater, imported water from the State Water Project (SWP), and surface and recycled water. YVWD recently developed the *Strategic Plan for a Sustainable Future – The Integration and Preservation of Resources* (YVWD 2008) (Strategic Plan) to replace existing water supply assessments and provide a mechanism for new development to meet the provisions enacted by the California Legislature. YVWD's water supplies and the Strategic Plan are discussed below.

### *Yucaipa Valley Water District Water Supplies*

**Groundwater Supplies**

Refer to Section 4.8.1.2 (Groundwater) in the Hydrology and Water Quality Section of this PEIR for a discussion of the existing groundwater supplies in the area.

**State Water Project**

The California SWP, operated by the California Department of Water Resources (DWR), is the nation's largest state-built water and power development and conveyance system. Stretching more than 600 miles, from Lake Oroville, located 70 miles north of Sacramento, to Lake Perris, just south of Riverside, the SWP provides flood protection, power generation, recreation, and fish and wildlife benefits, in addition to water supply. SWP's main purpose is to store water and distribute it to urban and agricultural water suppliers in northern California, the San Francisco Bay Area, the San Joaquin Valley, and southern California.

YVWD receives water from the San Bernardino Valley Municipal Water District (SBV MWD) through the San Gorgonio Pass Water Agency (SGPWA). SBV MWD is a wholesale water agency that serves much of the YVWD area and holds an entitlement of SWP water in the amount of 102,600 acre-feet annually, while SGPWA's entitlement is 17,300 acre-feet per year. SWP water is available directly or by exchange through the East Branch Extension Pipeline.

According to the FCSP EIR (P&D Consultants 2008), the SWP's maximum delivery capability is less than 3.5 million acre feet. In most years, all of this amount cannot be delivered due to infrastructure limitations and environmental restrictions. YVWD therefore plans to use SWP water when available during average or wetter years in gradually increasing amounts as the capacity of the Yucaipa Valley Regional Water Filtration Facility is increased from its initial capacity of 12 mgd to 30 mgd. Therefore,

even in severe drought scenarios, YVWD can expect some water from SWP. In addition, DWR generally operates a dry-year supply program where agricultural users and others in the Central Valley sell water to the state to make up shortfalls in SWP supplies. YVWD would be able to participate in such purchases. In wet years, SWP is able to deliver 100 percent or more of allocated water supplies, which would allow YVWD to maximize deliveries in those years and reduce groundwater pumping, thus reserving groundwater supplies for dryer times, as necessary.

**Surface Water Supplies**

YVWD traditionally receives about 1,000 acre-feet of surface water supplies from the Wildwood Canyon and Oak Glen watersheds. Production from these sources has recently been declining to less than 500 acre-feet annually. These sources are both minor and relatively unreliable because water is generally available only in wet periods. YVWD also receives surface water supply from Mill Creek, Santa Ana River, and Seven Oaks Dam.

**Recycled Water**

YVWD has been actively constructing a dual-plumbed, non-potable water system throughout the Yucaipa Valley. This system uses separate piping for recycled water and potable water within a facility. Implementation of this system has dramatically reduced YVWD's dependency on groundwater in the Yucaipa Valley. YVWD ultimately expects to deliver about 8,000 acre-feet per year of recycled water.

## 4.15.1.3 Storm Drain Facilities

The San Bernardino County Flood Control District is the primary agency responsible for maintaining flood control and drainage facilities within and near the project area. The City of Yucaipa prepared a Master Drainage Plan (MDP) in 1993 (and updated the map in 2001), which identifies the flood risk areas associated with major drainages such as Yucaipa, Wildwood, and Wilson creeks within the project area. Under existing conditions, portions of the project area are flood prone. Due to the absence of development within the planning areas, there is a lack of storm drain infrastructure; however, Wilson Creek has some improved channels that serve as storm drain facilities.

## 4.15.1.4 Solid Waste

Solid waste disposal in Yucaipa is handled by the Yucaipa Disposal Company and trash pick-up service is mandatory. Solid waste generated in the City is hauled to eight landfill sites located in Kern, Orange, San Bernardino, and Riverside counties. Three of these landfills are expected to remain in operation for the next decade or longer. The San Timoteo Sanitary Landfill (STSL), which receives most of the City's solid waste, is operated by the County of San Bernardino Solid Waste Management Division (SWMD) and is located at 31 Refuge Road, Redlands, California. This landfill is situated on 366 acres, with 114 acres used for disposal. STSL's design capacity is 20.4 million cubic yards and its average daily waste volume is an estimated 681 tons per day (tpd), with a permitted capacity of 1,000 tpd. STSL also recycles metals and tires.

According to the SWMD, there are no new landfills planned at this time. SWMD estimates that waste generation rates are approximately 1,500 pounds per person per year for residential uses and 3,650 pounds per employee per year for commercial uses.

#### 4.15.1.5 Energy

Southern California Edison (SCE) provides electrical power to the City and parts of the project area. SCE offers several conservation programs, such as rebates for appliance upgrades and summer discount programs, to their customers to promote energy use efficiency. The California Energy Commission has the responsibility for siting power plants and certain energy transmission lines. The Public Utilities Commission has the responsibility for other energy transmission lines and plays a role in telecommunications regulation.

The Southern California Gas Company (The Gas Company) provides natural gas service to the City. The Gas Company offers demand-side management programs to commercial/industrial customers to provide assistance in selecting the most effective applications of energy conservation programs.

## 4.15.2 Regulatory Framework

### 4.15.2.1 Federal

#### *Safe Drinking Water Act*

The Safe Drinking Water Act, passed in 1974 and amended in 1986 and 1996, gives the U.S. Environmental Protection Agency (EPA) the authority to set drinking water standards. Drinking water standards apply to public water systems, which provide water for human consumption through at least 15 service connections, or regularly serve at least 25 individuals. There are two categories of drinking water standards: the National Primary Drinking Water Regulations and the National Secondary Drinking Water Regulations. These are legally enforceable standards that apply to public water systems to protect drinking water quality by limiting the levels of specific contaminants that can adversely affect public health and are known or anticipated to occur in water.

#### *Federal Water Pollution Control Act*

In 1972, the Federal Water Pollution Control Act Amendments were enacted to address water pollution problems. After an additional amendment in 1977, this law was dubbed the Clean Water Act (CWA) which regulates discharges of pollutants into waters of the U.S. Under the CWA, the EPA implements pollution control programs and sets water quality standards. Additionally, the CWA makes it unlawful for any person to discharge any pollutant from a point source into navigable waters, unless a permit is obtained under its provisions.

### 4.15.2.2 State

#### *California Drinking Water Standards*

State drinking water standards are based on federal standards and are listed in Title 22 of the California Code of Regulations (CCR). The California Department of Health Services administers the state drinking water standards.

## California Water Recycling Standards

The California State Legislature has developed state requirements for the production, discharge, distribution, and use of recycled water. These requirements are contained in CCR Title 22, Division 4, Chapter 3, Reclamation Criteria, Sections 60301 through 60475, and CCR Title 17.

## California Water Code

The California Water Code contains provisions that control almost every consideration of water and its use. Division 2 of the Water Code provides that the State Water Resources Control Board (SWRCB) consider and act upon all applications for permits to appropriate waters. Division 6 controls the conservation, development, and utilization of the state's water resources. Division 7 addresses water quality protection and management.

## California Energy Efficiency Standards (CCR Title 24, Part 6)

The Energy Efficiency Standards for residential and nonresidential buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

## California Integrated Waste Management Act

The California Integrated Waste Management Act (IWMA) was enacted by the California Legislature in 1989 with the goal of reducing dependence on landfills for the disposal of solid waste, and to ensure an effective and coordinated system for the safe management of all solid waste generated within the state. The IWMA established a hierarchy of preferred waste management practices which include (1) source reduction, (2) recycling and composting, and (3) environmentally safe disposal by transformation or landfilling. It addresses all aspects related to solid waste regulation including the lead enforcement agency's requirements and responsibilities, the permit process including inspections and denials of permits, enforcement, and site clean-up and maintenance. It requires each city and county to prepare a Countywide Integrated Waste Management Plan that is reviewed once every five years to assure that waste management practices remain consistent with the IWMA.

## Porter-Cologne Water Quality Control Act

The 1969 Porter-Cologne Water Quality Control Act, codified in the California Water Code, authorizes the SWRCB to implement programs to control polluted discharges into state waters. This law essentially implements the requirements of the CWA. Pursuant to this law, the local RWQCBs establish the concentrations of a number of specific hazardous substances in treated wastewater discharges.

## Groundwater Management Act (AB 3030)

Passed in 1992, AB 3030 (California Water Code Sections 10750 through 10756) provides a systematic procedure for an existing local agency to develop a groundwater management plan. This section of the code provides such an agency with the powers of a water replenishment district to raise revenue to pay for facilities to manage the groundwater basin (extraction, recharge, conveyance, quality).

## *Senate Bill 610*

Senate Bill (SB) 610 took effect on January 1, 2002, and has been codified in the Water Code beginning with Section 10910 It requires the preparation of a water supply assessment (WSA) for "projects" defined under California Water Code Section 10912 as:

1. A proposed residential development of more than 500 dwelling units.
2. A proposed shopping center of business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.
3. A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space.
4. A proposed hotel or motel, or both, having more than 500 rooms.
5. A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.
6. A mixed-use project that includes one or more of the projects specified in this subdivision.
7. A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

SB 610 stipulates that when CEQA review of a "project" is required, the water agency that is to or may serve the development must complete a WSA to evaluate water supplies that are or will be available during normal, single-dry and multiple-dry years over a 20-year projection to meet existing and future demands. CEQA and the Water Code both require the City, as the lead agency, to independently assess the potential water supply related impacts of the Planned Development (CEQA Guidelines Section 15155(e); Water Code Section 10911(c)).

This PEIR section constitutes the City's fulfillment of its obligation to independently assess and publicly disclose potential water-supply-related impacts of the project under CEQA, CEQA Guidelines Section 15083.5 and Water Code Section 10911(c). The factual analysis in this PEIR draws upon and discusses a range of water supply related information, including information developed by YVWD in its 2008 Strategic Plan and its 2006 Urban Water Management Plan (UWMP).

## *Urban Water Management Planning Act*

In 1983, the California State Legislature enacted the Urban Water Management Planning Act (California Water Code Sections 10610 through 10656) which requires every urban water supplier that provides water to 3,000 or more customers, or provides over 3,000 acre-feet of water annually, to make every effort to ensure the appropriate level of reliability in its water service to meet the needs of its customers during normal, dry, and multiple dry years. The Act requires reliability information be reported in an Urban Water Management Plan (UWMP). The Act describes the required contents of a UWMP, as well as how urban water suppliers should adopt and implement UWMPs.

### *Water Conservation Projects Act*

California's requirements for water conservation are codified in the Water Conservation Projects Act of 1985 (California Water Code Sections 11950 through 11954), which encourages local agencies and private enterprise to implement potential water conservation and reclamation projects.

## 4.15.2.3 Local

### *Yucaipa Valley Water District Strategic Plan*

A main purpose of YVWD's Strategic Plan is to provide a process by which developers and builders would be required to provide a guaranteed source of water for their developments prior to receiving a building permit for construction. Specifically, the Strategic Plan indicates its goal is to allow new development to occur without creating a negative impact to the existing community under wet, normal, and dry-year conditions. The Strategic Plan is included as Appendix E to this PEIR.

The YVWD has indicated that the Strategic Plan should be used by lead agencies in its service area to meet the criteria of a water supply assessment (WSA) from YVWD. Pursuant to the California Water Code and based upon its prior analysis, YVWD has asserted that adherence to the requirements in the Strategic Plan are sufficient under state law to ensure a sufficient supply of water for existing customers and new development during normal, single dry, and multiple dry years during the next 20 years. YVWD has indicated that the following requirements for all new development within YVWD's jurisdiction are included in the Strategic Plan and therefore are part of the WSA:

1. **Allocation of Imported Supplemental Water**. The allocation of supplemental water resources shall be as follows;

    a. **Priority One – Direct Delivery for Existing Customers**. The highest priority for supplemental water shall be for the direct delivery of filtered water delivered to YVWD customers from the Yucaipa Valley Regional Water Filtration Facility. Upon fulfilling this priority, any remaining available supplemental water shall be allocated to the next priority.

    b. **Priority Two – Groundwater Adjudication Obligations**. The second highest priority for supplemental water shall be for the replenishment obligations associated with any groundwater adjudication. This priority shall generally be achieved with the production of water from the Yucaipa Valley Regional Water Filtration Facility. Upon fulfilling this priority, any remaining available supplemental water shall be allocated to the next priority.

    c. **Priority Three – Groundwater Banking for Future Reliability**. Existing residential, business and institutional customers shall contribute 15 percent of their monthly potable water consumption to the Water Bank for the next year. Delivery water shall be based on the ability of YVWD staff to fulfill this priority within the following calendar year. This priority shall be required of all existing water customers and begin immediately upon establishment of water service for new customers. Upon fulfilling this priority, any remaining available supplemental water shall be allocated to the next priority.

d. **Priority Four – Parcel Development Process**. The Parcel Development Process is a component of the Water Resources Validation Program which accomplishes the objectives of (i) demonstrating that sufficient water supplies exist for development to occur, and (ii) providing sufficient water to enhance the resource reliability and sustainability of new development. This program requires the deposit of supplemental water to the Water Bank prior to the issuance of a building permit. The provisions for the Parcel Development Process are included below as part of the Water Resource Validation Program.

2. **Dual Plumbing for New Developments.** Each new residential, commercial, industrial and institutional development shall design and construct infrastructure sufficient to provide potable drinking water and non-potable irrigation water to each lot. The YVWD shall determine the required off-site non-potable water improvements based on the size of development and proximity to existing non-potable infrastructure.

3. **Elimination of Septic Systems**. The stringent water quality objectives established by the Regional Water Quality Control Board (RWCQB) require the YVWD to minimize salinity impacts to groundwater supplies in the Yucaipa, San Timoteo and Beaumont management zones.

4. **Groundwater Deposit for New Development**. The YVWD provides potable water based on a long-term average of approximately 50 percent groundwater and 50 percent imported supplemental water to existing customers. This average will fluctuate based on the water resource management strategies of the YVWD. Any supplemental imported water provided during the entitlement process shall become the property of YVWD at the time building permits are issued.

   a. **Standard Developments**. For new development to maintain then 50/50 ratio above, each Equivalent Dwelling Unit (EDU) shall be required to fund seven acre-feet of imported supplemental water prior to issuance of a grading or building permit. The rate for this supplemental imported water shall be the current cost based on the rate charged by the respective SWP Contractor. In response to water shortage conditions, the YVWD Board of Directors may at any time cease the authorization of grading or building permits for Standard Developments during Water Shortage Response Stages 3, 4, and 5.

   b. **Platinum Developments**. Any new development may achieve the status of a Platinum Development by the YVWD securing the physical delivery of 15.68 acre-feet of imported supplemental water per EDU. The rate for this supplemental imported water shall be based on the delivery charges to the YVWD by the respective SWP Contractor. In response to water shortage conditions, the YVWD Board of Directors may at any time cease the authorization of grading or building permits for Platinum Developments during Water Shortage Response Stage 5.

5. **Water Resource Validation Program**. Effective July 1, 2010, building permits shall not be issued for new development until the YVWD provides written verification to the jurisdictional agency stating that the following requirements have been fulfilled:

   a. The developer shall submit a Water Resource Validation application for each parcel within the proposed development (by Assessor's Parcel Number) and deposit sufficient funds for the purchase and delivery of supplemental water to the Water Bank.

b. The YVWD staff shall assign a completed application to the appropriate processing bin for supplemental water deliveries based on the availability of supply and facilities required to deposit (by recharge or injection) the supplemental water into the Water Bank.

c. The availability of supplemental imported water to fulfill the requests associated with the Water Resource Validation Program shall be based on the priorities provided in the Allocation of Supplemental Water Resources provisions.

d. Based on the total size of the tract/parcel map (not including phased options of developments), the YVWD shall deposit (by recharge or injection) supplemental water into the Water Bank equally from each of the following categories based on the completed applications:

   i. Residential Development – 1 lot development
   ii. Residential Development – 2-10 lot development
   iii. Residential Development – 11-99 lot development
   iv. Residential Development – 100-499 lot development
   v. Residential Development – 500-999 lot development
   vi. Residential Development – 1,000 or more lot development
   vii. Institutional Development

e. The YVWD shall charge the developer for any additional costs related to the deposit (by recharge or injection) of supplemental water into the Water Bank, and payment shall be received prior to issuing the Notice of Water Resource Validation.

f. Upon completing the deposit (by recharge or injection) of supplemental water into the Water Bank, the YVWD shall issue a Notice of Water Resource Validation; however, issuance of this Notice does not relieve the developer from completing any other requirements established by YVWD prior to obtaining building permits.

## 4.15.3 Project Impacts and Mitigation

### *City of Yucaipa Standard Conditions of Approval*

Table 4.15-1 presents the City of Yucaipa's standard conditions of project approval related to reduction of impacts to utilities and service systems. These standard conditions are tracked and monitored by the City of Yucaipa as part of their documentation for discretionary actions, and are included in the MMRP of this PEIR.

**Table 4.15-1 City of Yucaipa Conditions of Approval Related to Utilities and Service Systems**

| Condition Number | Conditions of Approval |
|---|---|
| **Conditions of Approval for Both Subdivisions and Conditional Use Permits** | |
| Subdivision 6<br>CUP 9 | All new utility lines shall be placed underground. Existing overhead distribution lines shall be placed underground when three (3) or more utility poles on the same street are located on or adjacent to the project site. |
| Subdivision 39<br>CUP 35 | Final improvement plans and profiles shall indicate the location of any existing utility facility which would affect construction. Existing utility poles shall be shown on the improvement plans and relocated as necessary without cost to the City. |
| Subdivision 88<br>CUP 75 | Applicant shall procure a verification letter from the sewering agency. This letter shall state the availability or denial of sewer connection and service by the agency to the proposed project. |
| Subdivision 111<br>CUP 62 | Three copies of a Landscape Documentation Package shall be submitted for Building and Safety Division review and approval. Said Landscape Documentation Package shall be consistent with Division 10, Chapter 4, of the Development Code and include all of the following elements:<br>a. Water Conservation Concept Statement.<br>b. Calculation of the Maximum Applied Water Allowance.<br>c. Calculation of the Estimated Total Water Use. If effective precipitation is included in the calculation of the Estimated Total Water Use, then an Effective Precipitation Disclosure Statement from the landscape professional and the property owner shall be submitted with the Landscape Documentation Package.<br>d. Landscape Design Plan.<br>e. Irrigation Design Plan.<br>f. Irrigation Schedules.<br>g. Maintenance Schedule.<br>h. Landscape Irrigation Audit Schedule.<br>i. Grading Design Plan.<br>j. Certification of Substantial Completion (to be submitted after installation of the project).<br>A copy of the approved Landscape Documentation Package shall be provided to the property owner or site manager along with the record drawings and any other information normally forwarded to the property owner or site manager. A copy of the Water Conservation Concept Statement and the Certificate of Substantial Completion shall be sent by the project manager to the local retail water purveyor. |
| **Conditions of Approval for Subdivisions** | |
| Subdivision 82 | Applicant shall present evidence to the City Engineer that he has obtained a non-interference letter from any utility company that may have rights of easement within the property boundaries. |
| Subdivision 90 | Written clearance for waste discharge shall be obtained from designated California RWQCB, Santa Ana Region, 3737 Main Street, Ste. 500, Riverside, CA 92501-3339, (909) 782-4130 and a copy forwarded to the Planning Division. |
| Subdivision 94 | Applicant shall procure a verification letter for water service from the entity whose geographical jurisdiction contains the proposed project. Certification that arrangements have been made to provide water service shall be submitted for sign-off. |
| Subdivision 95 | Source of water shall meet water quality and quantity standards. Test results which show source meets water quality and quantity standards shall be submitted to the Planning Division. |

**Table 4.15-1 Continued**

| Condition Number | Conditions of Approval |
|---|---|
| Subdivision 98 | Provide a letter from the Sanitary Engineering Section, State Health Department, stating they have reviewed the water system and concur with (water purveyor) findings that additional supplies of adequate quality and quantity of water are available to meet Health and Safety Code requirements. |
| Subdivision 99 | An approved domestic water system and/or sewage collection system with adequate line and storage capacity to serve each parcel must be installed or bonded. Contact YVWD for information regarding this procedure. |
| **Conditions of Approval for Conditional Use Permits** | |
| CUP 15 | All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that visual and public health nuisances are minimized. |
| CUP 16 | All refuse containing garbage shall be removed from the premises at least two times per week in conformance with Municipal Code Section 8.24.030(B). |
| CUP 17 | The applicant shall implement the approved Solid Waste Recycling Plan for any new commercial, industrial, or institutional uses located on the property. The developer and all occupants of the property shall make a good faith effort to fully comply with each component of the approved plan. Any proposed revision to this plan shall be subject to the review and approval of Yucaipa Disposal, Inc. (909) 797-9125. |
| CUP 81 | The applicant shall submit a Solid Waste Recycling Plan for review and approval. This plan shall address two principal recycling programs: (1) the recycling of construction waste/debris during the demolition and/or development phase of the project, and (2) the recycling of the solid waste that is generated daily by each proposed use during the operational phase of the project. The construction waste component shall include complete information on the individual or firm that will be responsible for implementing the plan; complete information on all proposed recycling facilities that will receive waste products; and estimates of the volume or weight of each type of material that will be recycled. The operational waste component shall include complete information on the location, access, sizes, and numbers of solid waste and recycling bins needed to serve each proposed use within the project. For information on the types of waste disposal services that are available, you may contact Yucaipa Disposal, Inc. at (909) 797-9125 for assistance. |

Source: City of Yucaipa 2007

### 4.15.3.1 Issue 1 – Wastewater Treatment Requirements, Conveyance, and Capacity

**UTILITIES AND SERVICE SYSTEMS ISSUE 1 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development exceed wastewater treatment requirements of the Santa Ana RWQCB, or exceed wastewater conveyance or treatment capacity?**

| *Impact* | *Significance before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Implementation of this planning area would not exceed wastewater treatment requirements or wastewater conveyance/treatment capacities. | Less than significant. | No mitigation required other than payment of YVWD capacity fees (Util-1A). | Less than significant. |
| ***West Oak Center:*** Implementation of this planning area would not exceed wastewater treatment requirements or wastewater conveyance/treatment capacities. | Less than significant. | No mitigation required other than payment of YVWD capacity fees (Util-1A). | Less than significant. |
| ***Wildwood Ranch:*** Implementation of this planning area would not exceed wastewater treatment requirements or wastewater conveyance/treatment capacities. | Less than significant. | No mitigation required other than payment of YVWD capacity fees (Util-1A). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the Planned Development would have a significant impact if it would exceed the Santa Ana RWQCB's wastewater treatment requirements or if it would exceed the wastewater conveyance and treatment capacity to serve the Planned Development's projected wastewater generation.

## Impact Analysis

The following analysis is relevant to all three planning areas.

Implementation of the Planned Development would increase the demand for wastewater treatment services due to an overall increase in wastewater discharge from the development of new residential, commercial, and business park land uses. Anticipated wastewater discharges from each planning area is shown in Table 4.15-2 and described below. As stated in Section 3.5.3 (Project Description, Wastewater System) of this PEIR, the sanitary sewer system for the Planned Development would be designed and constructed consistent with YVWD standards and maintained by YVWD. As such, all planned sewer mains would be sized to convey the calculated wastewater flows associated with future projects that implement the Planned Development. Therefore, implementation of the Planned Development would not result in exceedance of the wastewater conveyance system.

Wastewater generated from all three planning areas would be treated at the HWWTF. The current treatment capacity is 4.5 mgd; however, YVWD is in the process of completing an expansion of the

HWWTF increasing the wastewater treatment capacity to eight mgd (with additional capacity for an ultimate expansion to 11 mgd). According to the FCSP EIR (P&D Consultants 2008), the City generates an average of 215 gallons of wastewater per dwelling unit per day, or 3.8 mgd, which leaves 0.7 mgd of capacity at HWWTF to treat future demands. Upon completion of the HWWTF expansion, and subtracting the City's average daily generation rate, the remaining capacity of the HWWTF would be 4.2 mgd. As shown in Table 4.15-2, the total anticipated wastewater generation for the Planned Development is an estimated 0.98 mgd. Upon expansion, the HWWTF would have sufficient treatment capacity to accommodate the wastewater generated from the Planned Development. Therefore, implementation of the Planned Development would not result in the HWWTF exceeding its wastewater treatment capacity.

**Table 4.15-2 Wastewater Generation for the Planned Development**

| Planning Area | Land Use | Generation Factor[(1)] | Units | Daily Flow (gallons) |
|---|---|---|---|---|
| Robinson Ranch North | Residential | 215 gal/du/day | 1,069 du | 229,835 g/day (0.22 mgd) |
| | Commercial/Business Park | 713 gal/ac/day | 5 acres | 3,565 g/day (0.004 mgd) |
| West Oak Center | Residential | 215 gal/du/day | 810 du | 174,150 g/day (0.17 mgd) |
| | Commercial/Business Park | 713 gal/ac/day | 75 acres | 53,475 g/day (0.05 mgd) |
| Wildwood Ranch | Residential | 215 gal/du/day | 2,280 du | 490,200 g/day (0.49 mgd) |
| | Commercial/Business Park | 713 gal/ac/day | 57 acres | 40,641 g/day (0.04 mgd) |
| Total | | | | 991,866 g/day (0.98 mgd) |

(1) YVWD's residential wastewater generation rate is 215 gallons per dwelling unit per day, and the commercial wastewater generation rate is 713 gallons per acre per day. The latter rate was applied to business park land uses, for purposes of this analysis.

g/day = gallons per day; gal/ac/day = gallons per acre per day; gal/du/day = gallons per dwelling unit per day

The HWWTF is regulated by law to treat wastewater consistent with the requirements and standards of the RWQCB regulations. Thus, since the Planned Development would not result in the HWWTF exceeding its treatment capacity, the ability of the HWWTF to treat wastewater at a level consistent with the RWQCB standards would not be affected. Therefore, the anticipated wastewater generation associated with the Planned Development would not exceed the Santa Ana RWQCB's wastewater treatment requirements for the HWWTF, and impacts would be less than significant.

## Mitigation Measures

Impacts related to wastewater treatment requirements and capacity shortfalls for existing wastewater conveyance/treatment facilities due to increased flow demands from the Planned Development would be less than significant with implementation of standard mitigation required by YVWD, which involves payment of wastewater treatment capacity fees, currently set at $7,898 per dwelling unit. For clarification purposes, mitigation to that effect is provided below.

***Util-1A*** Prior to issuance of a grading permit, developers of future projects that implement the Planned Development shall pay applicable fees for wastewater treatment improvements as prescribed by the Yucaipa Valley Water District.

### 4.15.3.2 Issue 2 – New Water or Wastewater Facilities

**UTILITIES AND SERVICE SYSTEMS ISSUE 2 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development require or result in construction of new water or wastewater conveyance and treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

| *Impact* | *Significance before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Both on- and off-site water and wastewater conveyance facilities would be constructed to serve this planning area, which could cause environmental effects. | Significant. | In addition to payment of YVWD capacity fees (Util-2A) and compliance with YVWD Strategic Plan requirements (Util-2B), implement applicable mitigation measures in other sections of this PEIR. | Less than significant. |
| ***West Oak Center:*** Both on- and off-site water and wastewater conveyance facilities would be constructed to serve this planning area, which could cause environmental effects. | Significant. | In addition to payment of YVWD capacity fees (Util-2A) and compliance with YVWD Strategic Plan requirements (Util-2B), implement applicable mitigation measures in other sections of this PEIR. | Less than significant. |
| ***Wildwood Ranch:*** Both on- and off-site water and wastewater conveyance facilities would be constructed to serve this planning area, which could cause environmental effects. | Significant. | In addition to payment of YVWD capacity fees (Util-2A) and compliance with YVWD Strategic Plan requirements (Util-2B), implement applicable mitigation measures in other sections of this PEIR. | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would require or result in the construction of new water or wastewater conveyance and treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

## Impact Analysis

The following analyses are relevant to all three planning areas.

### *Water*

Water service for the entire Planned Development would be provided by the YVWD, which would require annexation into the YVWD service area for portions of the West Oak Center Planning Area and the Wildwood Ranch Planning Area. While currently these two areas are served by private mutual water companies, this EIR analyzes the Planned Development as if it were served by YVWD for both potable and waste water services, because YVWD requires “bundled” water services.

As stated in Section 3.5.3 (Project Description, Water System) of this PEIR, the primary source of potable water for the Planned Development would be from groundwater supplies. YVWD's facilities are designed to serve single family, multi-family, commercial, and industrial properties. Based on YVWD's 2008 Strategic Plan, the water required to serve each of the land uses within the Planned Development is related to the water required to serve one single family residence, referred to as one Equivalent Dwelling Unit (EDU). Every service connection is assigned an EDU based on meter size and historical consumption data. When meter sizes have not yet been determined, as for the commercial developments, parks, and schools, consumption is based on acreage and historical data for water use per acre. The total consumption per parcel is then converted to EDU's.

Projected water demand criteria for new development was updated by the YVWD Board of Directors and included as the basis for the most recently adopted Water Master Plan (2005). The Master Plan set demand requirements for facility design as follows:

- Average Day Demand (gallons) = (Number of EDU's) x (700 gallons per day (gpd) per EDU)
- Maximum Day Demand = 200 percent of Average Day Demand
- Peak Hour Demand = 400 percent of Average Day Demand
- Commercial demand = 1.2 acre-feet (391,000 gallons) per acre per year

Based on these criteria, residential uses in the proposed Planned Development would result in a daily water demand of 2.92 mgd (4,159 dwelling units x 700), a maximum daily water demand of 5.84 mgd (2.92 mgd x 2), and an annual residential water demand of 3,261 acre-feet per year. For commercial uses, the Planned Development would result in a daily water demand of 0.15 mgd (137 acres x 1,080 gpd), a maximum daily water demand of 0.30 mgd, and an annual water demand of 164 acre-feet. Therefore, combined residential and commercial uses would result in a total requirement of 3,425 acre-feet per year to serve the Planned Development.

According to YVWD's Strategic Plan, implementation of the Planned Development would not require the construction of new wells, water treatment facilities, or the expansion of existing water treatment facilities. However, pump stations and pipelines would still be required in order to convey potable water to the project area from existing groundwater sources, as described below. Treated water from the Yucaipa Valley Regional Water Filtration Facility would only be provided under certain conditions, such as emergencies. YVWD has recently completed an expansion of this facility increasing the water treatment capacity to 12 mgd (with additional capacity for an ultimate expansion to 40 mgd), which would be sufficient capacity to serve any secondary potable water needs associated with the Planned Development. In addition, the San Bernardino Valley Municipal Water District (SBVMWD) is planning an expansion of its East Branch Extension pipelines to increase water delivery capacity in Yucaipa and adjacent areas by 10.3 mgd from the State Water Project. Therefore, implementation of the Planned Development would not result in the construction of new water treatment facilities or expansion of the existing Yucaipa Valley Regional Water Filtration Facility that could otherwise result in significant environmental impacts.

To serve the planning areas, new on- and off-site water conveyance facilities (pipelines, pump stations and storage tanks) would be installed as backbone infrastructure (refer to Figure 3-8 of this PEIR). Temporary impacts associated with construction of these facilities include fugitive dust, noise, and drainage. Potential impacts may also occur to biological, cultural, and geologic resources. Refer to the following PEIR sections for evaluation of on-site and off-site impacts and mitigation measures related to

these issues: 4.3 Air Quality, 4.4 Biological Resources, 4.5 Cultural Resources, 4.6 Geology, 4.8 Hydrology and Water Quality, and 4.10 Noise.

### *Wastewater*

Implementation of the Planned Development would increase the demand for wastewater treatment services due to an increase in wastewater discharge from the development of residential, commercial, and business park land uses. All wastewater generated by the Planned Development would be treated at HWWTF. YVWD is undertaking an expansion of the HWWTF increasing the wastewater treatment capacity to eight mgd (with additional capacity for an ultimate expansion to 11 mgd). As discussed above in Issue 1, the HWWTF would have sufficient capacity to serve the Planned Development. Therefore, implementation of the Planned Development would not require the construction of new wastewater treatment facilities or expansion of the existing HWWTF that could otherwise result in significant environmental impacts.

To serve the planning areas, new on- and off-site wastewater conveyance pipelines would be installed as backbone infrastructure (refer to Figure 3-10 of this PEIR). Temporary impacts associated with construction of these facilities include fugitive dust, noise, and drainage. Potential impacts may also occur to biological, cultural, and geologic resources. Refer to the following PEIR sections for evaluation of on-site and off-site impacts and mitigation measures related to these issues: 4.3 Air Quality, 4.4 Biological Resources, 4.5 Cultural Resources, 4.6 Geology, 4.8 Hydrology and Water Quality, and 4.10 Noise.

## Mitigation Measures

Impacts related to capacity shortfalls for existing water and wastewater conveyance facilities due to increased flow demands from the Planned Development would be less than significant with implementation of standard mitigation required by YVWD, which involves payment of water and wastewater capacity fees and adoption of specific design criteria (see Section 4.15.2.3, above). For clarification purposes, mitigation to that effect is provided below. Implementation of applicable mitigation measures in other sections of this PEIR for improvements constructed both within and outside of the project area would reduce impacts related to the construction of on-site and off-site water and wastewater facilities to a level of less than significant; therefore, no additional mitigation is required

***Util-2A*** Prior to issuance of a grading permit, developers of future projects that implement the Planned Development shall pay applicable fees for wastewater treatment improvements as prescribed by the Yucaipa Valley Water District.

***Util-2B*** New development within the Planned Development shall comply with the Yucaipa Valley Water District's Strategic Plan.

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### 4.15.3.3 Issue 3 – Impacts from New Storm Water Drainage Facilities

**UTILITIES AND SERVICE SYSTEMS ISSUE 3 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development require or result in the construction of new storm water drainage facilities or the expansion of existing facilities, which could cause significant environmental effects?**

| *Impact* | *Significance before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** On-site creek channelization improvements and storm drain facilities, or expansion of existing facilities, would be constructed to serve this planning area, which could cause environmental effects. | Significant. | Implement applicable mitigation measures in other sections of this PEIR. | Less than significant. |
| ***West Oak Center:*** On-site creek channelization improvements and storm drain facilities, or expansion of existing facilities, would be constructed to serve this planning area, which could cause environmental effects. | Significant. | Implement applicable mitigation measures in other sections of this PEIR. | Less than significant. |
| ***Wildwood Ranch:*** On-site creek channelization improvements and storm drain facilities, or expansion of existing facilities, would be constructed to serve this planning area, which could cause environmental effects. | Significant. | Implement applicable mitigation measures in other sections of this PEIR. | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if it would require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

## Impact Analysis

The following analysis is relevant to all three planning areas.

As discussed in Section 4.8 (Hydrology and Water Quality) of this PEIR, areas along both Wilson and Wildwood creeks show evidence of severe erosion and bank instability which demonstrates inadequate flow conveyance, and other areas of expansive floodplains demonstrate that these creeks have a history of overflowing. Implementation of the Planned Development would increase the amount of impermeable surfaces within the project area due to new rooftops, parking lots, roads, and driveways, requiring the construction of creek channelization improvements (refer to Section 3.5.3, Project Description, Drainage System, of this PEIR) and new storm drain facilities to convey the excess runoff. These improvements would ensure that projected runoff volumes do not exceed the overall capacity of existing creeks and storm drainage facilities within and adjacent to the project area, nor exacerbate the above-mentioned flooding impacts. The on-site storm drain infrastructure system would connect to the Yucaipa MDP drainage improvements located outside the project area, as described in Section 3.5.3 of

this PEIR. The environmental impacts associated with construction of these off-site MDP drainage facilities have been previously analyzed in the certified environmental document for the Yucaipa General Plan Update (2004).

Temporary impacts associated with the construction of on-site storm drain facilities include fugitive dust, noise, and drainage. Potential impacts may also occur to biological, cultural, and geologic resources. Refer to the following PEIR sections for evaluation of on-site impacts and mitigation measures related to these issues: 4.3 Air Quality, 4.4 Biological Resources, 4.5 Cultural Resources, 4.6 Geology, 4.8 Hydrology and Water Quality, and 4.10 Noise.

## Mitigation Measures

Implementation of applicable mitigation measures in other sections of this PEIR would reduce impacts related to the construction of on-site creek channelization improvements and storm drain facilities to a level of less than significant; therefore, no additional mitigation is required.

## 4.15.3.4 Issue 4 – Water Supply Availability

**UTILITIES AND SERVICE SYSTEMS ISSUE 4 SUMMARY**

**Are there sufficient water supplies available to serve the Robinson Ranch Planned Development from existing entitlements and resources, or are new or expanded entitlements needed?**

| *Impact* | *Significance before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Compliance with YMWD's Strategic Plan would ensure sufficient supplies for the projected increase in water demand. | Less than significant. | Compliance with YVWD Strategic Plan (Util-2B). | Less than significant. |
| ***West Oak Center:*** Compliance with YMWD's Strategic Plan would ensure sufficient supplies for the projected increase in water demand. | Less than significant. | Compliance with YVWD Strategic Plan (Util-2B). | Less than significant. |
| ***Wildwood Ranch:*** Compliance with YMWD's Strategic Plan would ensure sufficient supplies for the projected increase in water demand. | Less than significant. | Compliance with YVWD Strategic Plan (Util-2B). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if sufficient water supplies are not available from existing entitlements and resources, or if new or expanded entitlements are needed.

## Impact Analysis

The following analysis evaluates the potential for the Planned Development to have inadequate water supplies by examining the potential water demand in the context of YMWD's water supply planning

documents. This analysis is relevant to all three planning areas. The environmental impacts associated with the construction of water conveyance facilities are addressed in Issue 2 above.

Average water demand for each planning area, by residential, commercial, and business park land uses, is identified in Table 4.15-3. For residential land uses, the Planned Development would result in an estimated average daily water demand of 2.92 mgd. For commercial and business park land uses, the Planned Development would result in an estimated average daily water demand of 0.15 mgd. Overall, the Planned Development would result in an estimated daily water demand of 3.07 mgd.

The Planned Development would be subject to the requirements of YVWD's Strategic Plan, which includes measures such as using recycled water to irrigate all greenbelt areas, commercial landscaping, roadway medians, and front and rear yards of individual dwelling units. Pursuant to California Water Code, YVWD has determined that projects adhering to these requirements would have sufficient supply of water for existing customers and new development during normal, single dry, and multiple dry years over the next 20 years. The City concurs with this finding. Therefore, assuming the payment of applicable fees (see Mitigation Measure Util-2A) and compliance with YVWD's Strategic Plan requirements (see Mitigation Measure Util-2B), the Planned Development would be provided with sufficient water supplies, and would not have a significant impact relative to inadequate water supplies from existing entitlements and resources, or the need for new or expanded entitlements.

**Table 4.15-3 Average Daily Water Demand for the Planned Development**

| Planning Area | Land Use | Generation Factor[(1)] | Units | Water Supply Demand (gallons) |
|---|---|---|---|---|
| Robinson Ranch North | Residential | 700 gal/du/day | 1,069 du | 748,300 g/day (0.75 mgd) |
| | Commercial/Business Park | 1080 gal/ac/ day | 5 acres | 5400 g/day (0.005 mgd) |
| West Oak Center | Residential | 700 gal/du/day | 810 du | 567,000 g/day (.57 mgd) |
| | Commercial/Business Park | 1080 gal/ac/ day | 75 acres | 81,000 g/day (0.08 mgd) |
| Wildwood Ranch | Residential | 700 gal/du/day | 2,280 du | 1,596,000 g/day (1.6 mgd) |
| | Commercial/Business Park | 1080 gal/ac/day | 57 acres | 61,560 g/day (0.06 mgd) |
| Total | | | | 3,059,260 g/day (3.065 mgd) |

(1) YVWDs residential water demand factor is 700 gallons per dwelling unit per day. YVWDs commercial water demand factor is 1.21 acre-feet per acre per year; this demand was converted to gallons per day and utilized for business park development.

g/day = gallons per day; gal/ac/day = gallons per acre per day; gal/du/day = gallons per dwelling unit per day

## Mitigation Measures

Impacts related to the potential for insufficient water supplies for the Planned Development would be less than significant with implementation of standard mitigation required by YVWD, which involves compliance with YVWD's Strategic Plan as described in Section 4.15.1.2 above, including the installation of dual plumbing and payment of applicable water capacity fees.

### 4.15.3.5 Issue 5 – Solid Waste

**UTILITIES AND SERVICE SYSTEMS ISSUE 5 SUMMARY**

**Would implementation of the Robinson Ranch Planned Development be served by a landfill with insufficient permitted capacity to accommodate the solid waste disposal needs?**

| *Impact* | *Significance before Mitigation* | *Mitigation* | *Significance After Mitigation* |
|---|---|---|---|
| ***Robinson Ranch North:*** Landfill capacity is sufficient to accommodate increased solid waste generation. Construction and operational activities could increase the amount of solid waste generation over anticipated levels. | Significant. | Implement waste management plan (Util-5A). | Less than significant. |
| ***West Oak Center:*** Landfill capacity is sufficient to accommodate increased solid waste generation. Construction and operational activities could increase the amount of solid waste generation over anticipated levels. | Significant. | Implement waste management plan (Util-5A). | Less than significant. |
| ***Wildwood Ranch:*** Landfill capacity is sufficient to accommodate increased solid waste generation. Construction and operational activities could increase the amount of solid waste generation over anticipated levels. | Significant. | Implement waste management plan (Util-5A). | Less than significant. |

## Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the Planned Development would have a significant impact if the solid waste generation would exceed permitted landfill capacity.

## Impact Analysis

This analysis is relevant to all three planning areas.

Table 4.15-4 identifies the locations, permitted maximum disposal capacities, and closure dates of the landfills that could serve the Planned Development. The STSL would be the main landfill to serve the Planned Development. As shown in Table 5.15-4, the life expectancy of STSL is 2016. The El Sobrante, Mid-Valley, and Victorville sanitary landfills have longer life expectancies, with closure dates ranging from 2030 to 2047.

Based on the SWMD solid waste generation rates (1,500 pounds per person per year for residential uses and 3,650 pounds per employee per year for commercial uses), the anticipated generation rates for the three planning areas and the entire Planned Development are shown in Table 4.15-5.

In total, the entire Planned Development would generate an estimated 35.49 tons per day (tpd) of solid waste from residential and commercial/business park land uses. As shown in Table 4.15-4, STSL's permitted maximum capacity is 1,000 tpd which would be sufficient to accommodate the Planned Development's solid waste disposal needs. Once STSL closes in 2016, other landfills would be able to

accommodate the solid waste disposal needs of the Planned Development, as each has a permitted maximum capacity of over 1,000 tpd (Table 4.15-4).

**Table 4.15-4 Potential Landfills Used by the Planned Development**

| Landfill | Location | Permitted Maximum Disposal Capacity | Closure Date |
|---|---|---|---|
| San Timoteo Sanitary Landfill | 31 Refuse Road, Redlands, CA | 1,000 tpd | 5/2016 |
| El Sobrante Landfill | 10910 Dawson Canyon Road, Corona, CA | 16,054 tpd | 1/2045 |
| Mid-Valley Sanitary Landfill | 2390 N. Alder Avenue, Rialto, CA | 7,500 tpd | 4/2033 |
| Victorville Sanitary Landfill | 18600 Stoddard Wells Road, Victorville, CA | 3,000 tpd | 10/2047 |

Source: IWMB 2010

**Table 4.15-5 Average Solid Waste Generation for the Planned Development[(1)]**

| Planning Area | Land Use | Generation Factor[(1)] | Units | Solid Waste Generation |
|---|---|---|---|---|
| Robinson Ranch North | Residential | 1,500 pounds/person/year | 2,352 persons | 3,528,000 pounds/year (4.8 tpd) |
| | Commercial/ Business Park | 3,650 pounds/employee/year | 45 employees | 164,250 pounds/year (.225 tpd) |
| West Oak Center | Residential | 1,500 pounds/person/year | 1,782 persons | 2,673,000 pounds/year (3.7 tpd) |
| | Commercial/ Business Park | 1080 gallon/acre/ day | 2,162 employees | 7,891,300 pounds/year (10.81 tpd) |
| Wildwood Ranch | Residential | 1,500 pounds/person/year | 5,016 persons | 7,524,000 pounds/year (10.3 tpd) |
| | Commercial/ Business Park | 1080 gallon/acre/day | 1,131 employees | 4,128,150 pounds/year (5.655 tpd) |
| Total | | | | 25,908,700 pounds/day (35.49 tpd) |

(1) According to the SWMD, estimated waste generation rates are approximately 1,500 pounds per person per year for residential uses and 3,650 pounds per employee per year for commercial uses.

Although the Planned Development would be served by a landfill with sufficient permitted capacity, construction and operational activities could increase the amount of solid waste generation over anticipated levels; therefore, the Planned Development could have a potentially significant impact with respect to solid waste generation. As such, mitigation to address this impact is provided below.

## Mitigation Measures

Implementation of the following mitigation measure, which applies to all three planning areas, would reduce impacts related to solid waste generation to a level of less than significant:

***Util-5A*** Prior to issuance of a grading permit, developers of future projects that implement the Planned Development shall prepare and submit a Waste Management Plan for approval by the City of Yucaipa. The plan shall achieve the greater of 50 percent diversion of solid waste or other legally required diversion of solid waste from landfill disposal during construction

and operational activities. The plan shall include specific measures to reduce the amount of solid waste entering landfills in accordance with applicable federal, state, and local regulations, including, but not limited to, the following measures:

i. Source-separation techniques for construction debris and recycling/reuse by others;

ii. Source-separation techniques for commercial/business park operations and the locations of on-site storage for separated materials; and

iii. The methods of transport and destinations of separated waste materials and/or construction debris not reused on site.

## 4.15.4 Cumulative Impacts and Mitigation

**UTILITIES AND SERVICE SYSTEMS CUMULATIVE ISSUE SUMMARY**

**Would implementation of the Robinson Ranch Planned Development have a cumulatively considerable contribution to a cumulative utilities, service systems, and energy impact considering past, present, and probable future projects?**

| *Cumulative Impact* | *Significance* | *Robinson Ranch Contribution* |
|---|---|---|
| ***Wastewater Treatment Requirements, Conveyance and Capacity.*** Regional development could affect wastewater treatment capacity. | Less than significant. | Not cumulatively considerable. |
| ***New Water or Wastewater Facilities.*** Regional development could generate a cumulative demand for new water or wastewater facilities. | Less than significant. | Not cumulatively considerable with implementation of other mitigation measures for on- and off-site projects. |
| ***New Storm Water Facilities.*** Regional development could generate a cumulative demand for new storm water facilities. | Less than significant. | Not cumulatively considerable with implementation of other mitigation measures for on- and off-site projects. |
| ***Water Supply Availability.*** Regional development could generate cumulative demand beyond water supply availability. | Significant. | Not cumulatively considerable. |
| ***Landfill Capacity.*** Regional development could generate cumulative demand beyond available landfill capacity. | Less than significant. | Not cumulatively considerable with implementation of mitigation measure Utl-5A. |

### 4.15.4.1 Wastewater Treatment Requirements, Conveyance, and Capacity

Cumulative development within the region would require wastewater treatment services. An increase in wastewater treatment demand that is disproportionate to wastewater treatment capacity would result in a violation of the treatment requirements of the Santa Ana RWQCB. The additional demand created by cumulative projects would also have the potential to increase demand for wastewater facilities to the point that the wastewater provider has inadequate capacity to serve the projected demand, in addition to the provider's existing commitments. Cumulative projects would require new wastewater facilities, the construction of which could have significant environmental impacts; however,

compliance with regulations such as the Federal Water Pollution Control Act, Porter-Cologne Water Quality Control Act, Water Conservation Projects Act, specific jurisdictional ordinances, and NEPA/CEQA would reduce cumulative impacts related to potential wastewater treatment violations to a level of less than significant. Therefore, the baseline cumulative impact relative to wastewater treatment capacity, and increased demand for wastewater facilities and corresponding environmental impacts, within the region is less than significant.

As discussed in Section 4.15.3.1 above, implementation of the Robinson Ranch Planned Development would not result in the HWWTF exceeding its wastewater treatment capacity and would have a less than significant impact in relation to adequate wastewater facilities and wastewater treatment requirements, assuming payment of wastewater treatment capacity fees. Therefore, the Planned Development, in combination with the cumulative projects listed in Table 4.0-2 of this PEIR, would not result in a cumulatively considerable contribution to regional impacts on wastewater treatment capacity or to cumulative environmental impacts associated with construction of wastewater facilities.

### 4.15.4.2 New Water or Wastewater Facilities

Cumulative development within the region would increase the demand for water and wastewater treatment services. An increase in the demand for these services has the potential to require or result in the construction of new water or wastewater treatment and conveyance facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects; however, compliance with regulations such as the Federal Water Pollution Control Act, California Water Code, California Drinking Water Standards, Porter-Cologne Water Quality Control Act, Water Conservation Projects Act, specific jurisdictional ordinances, and NEPA/CEQA would reduce cumulative environmental impacts to a level of less than significant. Therefore, the baseline cumulative impact relative to increased demand for water and wastewater facilities and corresponding environmental impacts within the region is less than significant.

As discussed in Section 4.15.3.2 above, impacts of the Robinson Ranch Planned Development due to construction of new on- and off-site water and wastewater facilities, or expansion of existing facilities, would be reduced to a level of less than significant via payment of water and wastewater capacity fees and implementation of applicable mitigation measures in other sections of this PEIR and in other environmental documents for projects outside the project area; therefore, the Planned Development, in combination with the cumulative projects listed in Table 4.0-2 of this PEIR, would not result in a cumulatively considerable contribution to regional environmental impacts associated with construction of new on- and off-site water and wastewater facilities, or expansion of existing facilities.

### 4.15.4.3 New Storm Water Facilities

Cumulative development within the region would require new or improved storm drain facilities to convey increased runoff flows resulting from additional impermeable surfaces. The construction of new storm drain facilities or the expansion of existing facilities could cause significant environmental effects; however, compliance with regulations such as the Federal Water Pollution Control Act, California Water Code, California Drinking Water Standards, Porter-Cologne Water Quality Control Act, Water Conservation Projects Act, specific jurisdictional ordinances, and NEPA/CEQA would reduce cumulative environmental impacts to a level of less than significant. Therefore, the baseline cumulative

environmental impacts relative to construction of new storm drain facilities or the expansion of existing facilities within the region is less than significant.

As discussed in Section 4.15.3.3 above, impacts of the Robinson Ranch Planned Development due to construction of creek channelization improvements and new on- and off-site storm drain facilities, would be reduced to a level of less than significant via implementation of applicable mitigation measures in other sections of this PEIR and in other environmental documents for projects outside the project area; therefore, the Planned Development, in combination with the cumulative projects listed in Table 4.0-2 of this PEIR, would not result in a cumulatively considerable contribution to regional environmental impacts associated with construction of new on- and off-site storm drain facilities, or expansion of existing facilities.

## 4.15.4.4 Water Supply Availability

Cumulative development in the region would increase water demand. As stated in the YVWD Strategic Plan, "water supply is clearly one of the most critical issues facing the Yucaipa Valley. In the past, the area has relied on local sources of surface and groundwater for [its] supply. Continued growth has caused the water demands to exceed the locally available supply. The District recognizes that in order to development to occur, there must be a reliable source of water delivered to the District to meet the new demands. The water for new development is in addition to the existing demands and replenishment required to recover the previously depleted groundwater basins." Therefore, because demand currently exceeds local availability, the baseline cumulative impact relative to water supply availability within the region is significant.

The YVWD has indicated that the Strategic Plan serves to both replace existing water supply assessments and to provide a mechanism for new development in the YVWD service area to meet the provisions enacted by the California Legislature (specifically Senate Bills 610 and 221). The YVWD Strategic Plan has determined that projects adhering to these requirements would have sufficient supplies of water for existing customers and new developments during normal, single dry, and multiple dry years over the next 20 years. YVWD therefore concludes that it has adequate water supplies to meet the needs of the Planned Development and other cumulative projects listed in Table 4.0-2 of this PEIR and, therefore, to the extent that this PEIR relies on that Strategic Plan, both the City and the applicant have relied on this conclusion. According to YVWD, by complying with the requirements of the Strategic Plan, the Planned Development would not result in a cumulatively considerable contribution to regional impacts associated with the lack of adequate water supplies.

## 4.15.4.5 Landfill Capacity

Cumulative development would increase solid waste disposal and management needs within the region. The existing landfill facilities (Table 4.15-4) have capacity to accommodate the regional solid waste disposal demands until the year 2047. Therefore, the baseline cumulative impact to regional landfill capacity is less than significant.

As discussed in Section 4.15.3.5 above, the Robinson Ranch Planned Development would be served by landfills with sufficient capacity to accommodate the projected solid waste disposal needs. In addition, implementation of Waste Management Plans for future projects under the Planned Development

(mitigation measure Utl-5A) would further reduce the solid waste generation demands associated with the entire Planned Development. Therefore, the Planned Development, in combination with the cumulative projects listed in Table 4.0-2 of this PEIR, would not result in a cumulatively considerable contribution to regional impacts on landfill capacity.

## 4.15.5 CEQA Checklist Items Adequately Addressed in Initial Study

***Would the Planned Development fail to comply with federal, state, and local statues and regulations related to solid waste?***

The Planned Development would be served by a City-approved waste disposal service which is required to comply with all applicable solid waste regulations, including recycling; therefore, no further evaluation is necessary.

## 4.15.6 References

City of Yucaipa. 2004. General Plan Update. September.

P&D Consultants. 2008. *Final Revised EIR for the Yucaipa Freeway Corridor Specific Plan (SCH No. 2006041096).* October.

Yucaipa Valley Water District (YVWD). 2008. *A Strategic Plan for a Sustainable Future – The Integration and Preservation of Resources.* August.

Integrated Waste Management Board (IWMB). 2010. Jurisdiction Profile for the City of Yucaipa. Accessed on June 14, 2010. Available at http://www.ciwmb.ca.gov/Profiles/Juris/JurProfile2.asp?RG=C&JURID=594&JUR=Yucaipa

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# Chapter 5 OTHER CEQA CONSIDERATIONS

CEQA Guidelines Section 15128 requires that an EIR disclose the reasons why various possible environmental effects of a proposed project are found not to be significant and, therefore, are not discussed in detail in the EIR. Environmental issues found to have potentially significant impacts are addressed in the various subsections of Chapter 4 of this PEIR. Chapter 4 also discusses issues that were deemed not applicable to the Planned Development, under the subsections titled "CEQA Checklist Items Adequately Addressed in Initial Study" found at the end of each topical section. Issues that would not result in significant impacts are discussed below in Section 5.1, Effects Found Not to be Significant.

Section 15126 of the CEQA Guidelines requires that all aspects of a project be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation. As part of this analysis, the following three issues are also addressed in this chapter:

- Growth-inducing impacts (Section 5.2);
- Significant environmental effects that cannot be avoided upon implementation of the Planned Development (Section 5.3); and
- Significant irreversible environmental effects associated with implementation of the Planned Development (Section 5.4).

## 5.1 Effects Found Not to be Significant

The analysis in Chapter 4 determined that potential impacts from a Hazards and Hazardous Materials issue and four Transportation and Traffic issues would not be significant. These issues are discussed below. Further, implementation of the Planned Development would not result in significant impacts to mineral resources, as discussed below. Therefore, further analysis of these topics in this PEIR is not necessary.

### *Agricultural Resources (Forestry)*

***Would implementation of the Planned Development result in impacts to forestry resources?***

Based on Appendix G of the CEQA Guidelines, implementation of the Planned Development would have a significant impact if it would:

1. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).
2. Involve changes in the existing environment, which due to their location or nature, would result in the conversion of forest lands to non-forestry use.

The nearest forest area, the San Bernardino National Forest, is located approximately six miles northeast of the project area. The Planned Development would not conflict with existing zoning for, or cause rezoning of, forest lands or timberland, nor would it result in the indirect conversion of forest lands to non-forestry use. Therefore, implementation of the Planned Development would not result in any impacts to forestry resources.

## Hazards and Hazardous Materials

***Would implementation of the Robinson Ranch Planned Development be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

According to the Freeway Corridor Specific Plan (FCSP), no listed hazardous materials sites occur within the project area or within one mile, with the exception of the Yucaipa Lift Station which is located at 32280 Live Oak Canyon Road, adjacent to the eastern boundary of the West Oak Center Planning Area. Implementation of the Planned Development would not result in any uses located on or near this identified hazardous materials site. Therefore, the Planned Development would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

## Mineral Resources

***Would implementation of the Robinson Ranch Planned Development result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?***

The Yucaipa General Plan does not identify significant mineral resources within the City, including the project area.

***Would implementation of the Robinson Ranch Planned Development result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?***

The Yucaipa General Plan does not identify locally important mineral resources within the City, including the project area; therefore, no locally important mineral resource recovery site would be affected by the Planned Development.

## *Transportation and Traffic*

***Would implementation of the Robinson Ranch Planned Development substantially increase hazards to a design feature or incompatible uses?***

The project area is adjacent to a number of existing paved roadways. These roadways would be widened and new roadways constructed to accommodate the Planned Development, as identified in Chapter 6 of Appendix E of this PEIR. These improvements would not only reduce traffic congestion but would also avoid, reduce or improve any existing traffic hazards for motorists. Any new internal subdivision street or driveway for individual homes within the Planned Development would be designed consistent with the Yucaipa Engineering and Fire Department Standards which are intended to reduce potential roadway hazards. Further, there would be no traffic hazards related to incompatible land uses because the residential, business park, and commercial uses associated with the Planned Development would be similar to the predominantly residential and commercial uses surrounding the project area. Therefore, the Planned Development would not result in impacts related to traffic hazards.

***Would implementation of the Robinson Ranch Planned Development result in inadequate emergency access?***

As evaluated in Section 4.14.3.1, Transportation/Traffic, Issue 1, of this PEIR, increased traffic volumes associated with the Planned Development would result in level of service (LOS) reductions at roadways, intersections and freeway mainline segments in the vicinity of the project area that could potentially result in delayed response times for emergency service providers, if unmitigated. However, with implementation of mitigation measures Tra-1A and Tra-1B and the traffic improvements identified in Chapter 6 of Appendix E of this PEIR, traffic congestion would be relieved along affected roadways, intersections and freeway segments in the vicinity and increased traffic volumes associated with the Planned Development would not impair emergency access for emergency service providers. Additionally, existing and planned roadways would be improved or designed to meet City standards, all developed areas would be accessible by public roads, and each subdivision larger than a single cul-de-sac would have two points of ingress and egress. Planned roadways would consist of 36- and 44-foot street widths to move traffic from local streets to major arterials, providing adequate emergency access to the Planned Development. Therefore, the Planned Development would not result in impacts related to emergency access.

***Would implementation of the Robinson Ranch Planned Development conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?***

***Would implementation of the Robinson Ranch Planned Development conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?***

The internal circulation system for the Planned Development would consist of a hierarchy of roads, pathways, and trails to accommodate vehicles, bicycles and other non-vehicular traffic, as well as pedestrians and equestrian circulation, on at least one side of the road. Additionally, the Yucaipa

General Plan designates the following bicycle paths and multi-use trails within and adjacent to the project area: (1) primary bike paths along Oak Glen Road, Colorado Street and Calimesa Boulevard adjacent to the Robinson Ranch North Planning Area; (2) multi-use trail along Yucaipa Creek in the easterly portion of Robinson Ranch North Planning Area; (3) primary bike path along Live Oak Canyon Road adjacent to the West Oak Center Planning Area; and (4) multi-use trail along Wilson Creek in the West Oak Center Planning Area. Residents of the Planned Development would have access to these facilities. As discussed in Section 4.9, Land Use and Planning of this PEIR, the Planned Development would also be consistent with the relevant trails and pathway goals of the Yucaipa General Plan Transportation, Multi-Purpose Trails, and Scenic Highways Element to promote development of bicycle and pedestrian corridors. Therefore, the Planned Development would not conflict with existing policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

# 5.2 Growth Inducement

CEQA requires an EIR to address the growth-inducing effects of a proposed project. Section 15126.2(d) of the CEQA Guidelines outlines the factors that determine the growth-inducing effects of a project. A project would have growth-inducing effects if it would:

- Foster economic or population growth, or the construction of additional housing (either directly or indirectly) in the surrounding environment;
- Remove obstacles to population growth;
- Tax (place a burden on) existing community services or facilities, requiring the construction of new facilities that could cause significant environmental effects; or
- Encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.

As such, this section of the PEIR analyzes the potential environmental consequences of the foreseeable growth and development of the surrounding area that would be induced by implementation of the Planned Development. It should be noted that growth in any area is not necessarily beneficial, detrimental, or of little significance to the environment.

## *Foster Economic Growth*

**Employment Growth**

In addition to residential, the Planned Development designates commercial and business park land uses within the project area. Attracting and retaining quality jobs and preserving the local economy are key Economic Development Policies in the Yucaipa General Plan. The commercial and business park uses proposed by the Planned Development would provide jobs for Yucaipa residents and individuals residing in the surrounding region. The exact number of jobs offered by these businesses would depend on a number of factors, including the types of businesses (e.g. tenant mix) and the state of the local and regional economy.

The Planned Development proposes approximately 1.1 million square feet of commercial uses and 370,000 square feet of business park uses. Based on Southern California Association of Governments'

(SCAG) 2004 Employee Projections, an average of one job each could be accommodated by 800 square feet of regional commercial development and 1,000 square feet of business park development. Therefore, the Planned Development would potentially create a total of 1,785 permanent jobs. In addition, implementation of the Planned Development would generate temporary employment opportunities for construction workers, heavy equipment operators, engineers, surveyors, building inspectors, and other types of workers related to construction activities.

**City and Regional Projections**

The SCAG calculates and publishes population and employment projections for the San Bernardino area. The projections are used to allocate federal and state funds for capital projects, determine City and County housing needs, manage traffic, estimate future sources of air pollution, and assist local and regional government agencies in land use and policy planning. According to SCAG's Adopted 2008 Regional Transportation Plan (RTP) Growth Forecast, employment in the City of Yucaipa was projected to increase by 7,030 jobs between the years 2010 and 2035. Yucaipa jobs would be concentrated in service, retail, manufacturing, and government employment sectors, with the service and retail sectors being the largest.

The job growth that would occur directly as a result of the Planned Development (1,785 new jobs) would be within the range of, and consistent with, the growth projected by SCAG for the City. The growth that would be expected to occur would also be consistent with the types of land use transitions and trends currently approved within the surrounding area.

## *Foster Population Growth*

Population and housing growth are directly affected by the construction of new housing units. The Planned Development would directly increase population growth through the construction of new housing units. Furthermore, the jobs generated by the Planned Development would be anticipated to increase the demand for housing in surrounding areas, which would indirectly result in population growth for the region.

**Direct Population Growth**

Implementation of the Planned Development would result in the construction of 2,385 single-family and 1,774 multi-family residential units. The occupancy factor for single-family detached dwellings in planned developments is three persons per dwelling unit; and the factor for multi-family dwelling units is 2.2 persons per dwelling unit. With the proposed amount of housing, the Planned Development would accommodate approximately 11,058 persons. By dividing the projected population by the proposed housing stock (4,159 units), the average household size of the Planned Development would be 2.7 persons per dwelling unit.

**Indirect Population Growth**

A number of factors would determine how the Planned Development would indirectly affect population growth in the region. These factors include, but are not limited to, the following:

- Temporary and permanent employees associated with implementation of the Planned Development that would relocate to the region from elsewhere (and increase the demand for new housing);

- Temporary and permanent employees associated with implementation of the Planned Development who currently live and work in the region (and would not increase the demand for new housing); and
- The future economic prosperity and unemployment rate of the region.

To assess the indirect effects on population growth, a worst-case scenario is utilized which assumes that all of the jobs generated by the Planned Development would be filled by employees that relocate to the region. The total estimated 1,785 permanent employees potentially generated by the Planned Development is multiplied by the average household size for the Planned Development (2.7) to determine the total population increase if all new employees relocate to the region (4,820).

In reality, not all of the employees attracted to the Planned Development would relocate from elsewhere, as a majority would most likely come from the surrounding area.

**City of Yucaipa Growth Estimates and Planned Development Population Generation**

According to the Department of Finance, the City's population in 2010 was 51,476 and is expected to be 70,226 in 2040, which is an increase of 18,750 persons (36.4 percent). The Planned Development would generate approximately 11,058 persons which would represent approximately 61 percent of the City's projected population growth to the year 2040. As such, the direct population growth from implementation of the Planned Development would be considered substantial.

The 2005 General Plan Update EIR assumed a total of 594 dwelling units on the Robinson's property (Table II-2) for purposes of analysis under CEQA. If the 594 dwelling units would all consist of single-family residences ("worst-case" scenario), and using an occupancy factor for single-family residences of 3.5 persons per dwelling unit (per the Yucaipa General Plan Infrastructure and Public Facilities Element), the estimated population for the project area would be 2,079 residents under the 2005 General Plan Update. Therefore, the estimated population increase of approximately 11,058 residents under the Planned Development would substantially exceed the assumed growth projections for the project area based on the development assumptions under the 2004 General Plan Update.

## *Remove Obstacles to Population Growth*

As described in Section 4.14, Transportation/Traffic, and Section 4.15, Utilities and Service Systems of this PEIR, the Planned Development would involve a combination of on-site and off-site improvements to, and expansion of, transportation (roadways, intersections), water, wastewater, and storm water infrastructure facilities, as well as construction of new facilities. The off-site transportation improvements would provide additional access to and through adjacent undeveloped areas that are located within the FCSP, the cities of Yucaipa, Calimesa and Redlands, and the county of Riverside. The general plan and zoning designations for these adjacent areas are described in Section 4.9, Land Use and Planning of this PEIR. In addition, the off-site infrastructure improvements could promote development within any of the undeveloped areas listed above by facilitating utility service connections within the various adjacent district service areas. In other words, the transportation and infrastructure improvements associated with the Planned Development could facilitate the extension of these facilities into neighboring undeveloped areas, thereby releasing a previous impediment to future construction and growth in these areas. Therefore, the Planned Development could encourage development within, and therefore remove obstacles to future population growth in, adjacent undeveloped areas because

the off-site transportation and infrastructure improvements required for the Planned Development could be extended into these areas.

### *Tax Existing Community Services or Facilities*

As described in Section 4.12, Public Services, and Section 4.15, Utilities and Service Systems of this PEIR, the Planned Development could substantially tax the capacity of existing public services and utilities requiring the construction of new facilities and/or the upgrade of existing facilities. The Planned Development would pay its fair share contribution toward the provision of required community services and infrastructure improvements.

### *Encourage and Facilitate Other Activities that could Significantly Affect the Environment*

The Planned Development is anticipated to increase the demand for housing in the City and region. If off-site housing projects are constructed as an indirect result of this demand, various local and regional environmental impacts could occur to air quality, traffic, water quality, public services, utilities, and natural resources. Such projects would be required to comply with NEPA and CEQA requirements prior to their approval, including implementation of measures to mitigate environmental impacts associated with their construction and operation.

## 5.3 Significant and Unavoidable Environmental Impacts

Pursuant to Section 15126.2(b) of the CEQA Guidelines, the discussion below identifies the significant environmental impacts associated with the Planned Development that would not be avoided even with the implementation of feasible mitigation measures. These impacts are discussed in detail in the referenced Chapter 4 sections following each issue statement listed below. A Statement of Overriding Considerations is required for these significant and unavoidable impacts.

### *Aesthetics*

**Issue 1, Visual Character (Section 4.1.3.1)**

Implementation of the Planned Development would substantially change the area's existing topography and visual character and impact the following scenic resources identified in the General Plan: hillsides, major creeks, gently sloping undeveloped lands, and oak trees. The Planned Development would permanently change views of the project area from undeveloped to developed, and thus substantially alter the on-site visual character; substantially conflict with the off-site visual character in adjacent areas; and not comply with the Yucaipa Hillside/Ridgeline, Grading and Excavation, and Oak Tree Preservation ordinances. Even with application of the Yucaipa standard conditions of approval, the fundamental character of the project area would be permanently altered. There are no other feasible measures to fully mitigate these impacts. Therefore, the impacts to on- and off-site visual character would remain significant and unavoidable.

## *Air Quality*

**Issue 2, Conformance with Ambient Air Quality Standards (Operations) (Section 4.3.3.2)**

Operational emissions of CO, $NO_x$, ROG, $PM_{10}$, and $PM_{2.5}$ would exceed the SCAQMD regional thresholds; therefore, implementation of the Planned Development would result in a significant impact to air quality. The major source of long-term operational air quality impacts is emissions produced from development-generated vehicle trips. The Planned Development would also produce emissions from on-site area sources including natural gas combustion from space and water heating, residential fireplaces, landscape maintenance equipment, energy use of consumer products, and periodic repainting of interior and exterior surfaces. Three mitigation measures are proposed to reduce these impacts: Air-2F requires the Planned Development to exceed Title 24 Energy Efficiency Standards; Air-2G requires the installation of electrical outlets for landscape contractors; and Air-2H requires the inclusion of bicycle parking within the Planned Development. Implementation of these mitigation measures would slightly reduce the projected daily emissions of criteria air pollutants; however, these emissions would continue to exceed the regional thresholds and there are no other feasible measures to fully mitigate these impacts. Therefore, impacts related to the Planned Development's nonconformance with the ambient air quality standards would remain significant and unavoidable.

## *Biological Resources*

**Issue 4, Wildlife Corridors (Section 4.4.3.4)**

Direct impacts on local wildlife movements due to implementation of the West Oak Center and Wildwood Ranch Planning Areas would include the destruction of habitat and reduction in forage, cover, and water resources. Implementation of mitigation measures Bio-1H (night-lighting controls) and Bio-1I (temporary fencing of construction limits) would slightly reduce these impacts. However, due to the extensive habitat loss and the substantial reduction in natural vegetation cover along the improved creek channels, there are no other feasible measures to fully mitigate the permanent impacts on local wildlife movements due to implementation of the West Oak Center and Wildwood Ranch Planning Areas. Therefore, the impacts to local wildlife movements would remain significant and unavoidable.

## *Land Use*

**Issue 1, Conflict With land Use Plans (Section 4.9.3.1)**

The Planned Development would be inconsistent with the Yucaipa General Plan; the Air Quality Management Plan; SCAG's Regional Comprehensive Plan, Growth Visioning Program, and Regional Transportation Plan; and the assumed development intensities for the project area as identified in the 2004 General Plan Update. There are no other feasible measures to fully mitigate these inconsistencies. Therefore, these land use policy impacts would remain significant and unavoidable.

## *Noise*

**Issue 1, Substantial Permanent Ambient Noise Increases (Section 4.10.3.1)**

***Traffic Noise***

The Year 2020 traffic noise impact associated with implementation of the Wildwood Ranch Planning Area would be significant at existing residences along County Line Road west of the I-10 eastbound ramp. Potential mitigation for this impact would involve erecting a noise barrier between the roadway

and the noise sensitive receptors. However, such mitigation is infeasible because barriers cannot be constructed across the driveway access for these residences, through which noise would enter the properties, and because future developers the Wildwood Ranch Planning Area would not own these properties or adjoining rights of way. There are no other feasible measures to fully mitigate this impact. Therefore, this traffic noise impact would remain significant and unavoidable.

### *Population and Housing*

**Issue 1, Inducement of Substantial Population Growth (Section 4.11.3.1)**

The projected increase in population from implementation of the Planned Development (11,058 residents) would substantially exceed the Yucaipa General Plan growth projections for the project area under both the Planned Development District and the development assumptions for the property as evaluated in the 2004 General Plan Update. As such, the direct population growth from implementation of the Planned Development would be considered substantial. In addition, the Planned Development could encourage development within, and therefore remove obstacles to future population growth in, adjacent undeveloped areas because the off-site transportation and infrastructure improvements required for the Planned Development could be extended into these areas. As such, the indirect population growth from implementation of the Planned Development would be considered substantial. There are no feasible measures to fully mitigate these impacts; therefore, the direct and indirect impacts to population growth and housing would remain significant and unavoidable.

### *Transportation and Traffic*

**Issue 1, Increases in Traffic (Section 4.14.3.1)**

The direct and cumulative traffic impacts associated with implementation of the entire Planned Development under 2020 conditions would be significant. Implementation of mitigation measures Tra-1A through Tra-1C would reduce these impacts to a level of less than significant, with the exception of two intersections that would operate at unacceptable levels of service: Calimesa Boulevard/Oak Ridge Road and Cienaga Road/Oak Ridge Road (the side street delay at both intersections will worsen until signal warrants are met or turning restrictions are implemented). There are no additional improvements beyond those identified for these two intersections in Chapter 6 of Appendix E of this PEIR to fully mitigate the impacts; therefore, the impacts to these two intersections would remain significant and unavoidable.

## 5.4 Significant Irreversible Environmental Effects

Section 15126.2(c) of the CEQA Guidelines requires a discussion of any significant irreversible environmental changes that would be caused by a proposed project:

> Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible, since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable

commitments of resources should be evaluated to assure that such current consumption is justified.

Generally, a project would result in significant irreversible environmental changes if:

- The primary and secondary impacts would generally commit future generations to similar uses;
- The project would involve a large commitment of nonrenewable resources;
- The project involves uses in which irreversible damage would result from any potential environmental accidents associated with the project; or
- The proposed consumption of resources is not justified (e.g., the project involves the wasteful use of energy).

Short-term construction and long-term operational activities associated with implementation of the Planned Development would result in the irretrievable commitment of nonrenewable energy resources, primarily in the form of water, electricity, natural gas, and fossil fuels. The Planned Development would comply with all applicable building codes and regulatory requirements, as well as PEIR mitigation measures, for the conservation of nonrenewable resources. It is also possible that new technologies or systems would emerge, or would become more cost-effective or user-friendly, to further reduce the Planned Development's reliance upon nonrenewable energy resources.

The CEQA Guidelines also require a discussion of the potential for irreversible environmental damage caused by an accident associated with a project. The Planned Development would be constructed according to all applicable regulations and standards to reduce the potential for accidents from natural or human causes; however, some accidents can overcome the effectiveness of any feasible regulation or mitigation measure. For example, an earthquake of unprecedented severity could cause injuries, loss of life, or property damages greater than reasonable precautions are designed to prevent.

Human error or equipment failure also have the potential to damage environmental resources in the project area in unforeseen ways, and the full range of possible accidents from future residents is unpredictable. For most accidents, there would be an opportunity for at least a partial correction of adverse effects but the possibility of irreversible effects from an accident can neither be ruled out nor prevented. Standard engineering design and construction practices, many enforced through the Yucaipa Development Code and by regulatory agencies (e.g., U.S. Environmental Protection Agency, U.S. Department of Transportation Office of Hazardous Materials Safety, Federal and California Occupational Safety and Health Administration, California Department of Toxic Substances Control, State Office of Emergency Services, California Highway Patrol, California Department of Forestry and Fire Protection, and San Bernardino County Department of Public Health, Division of Environmental Health Services), have evolved to minimize such risks.

For these reasons, the risk of irreversible environmental damage from accident or upset conditions associated with implementation of the Planned Development is within the limits of what would be expected from a project of this type and scope.

# 5.5 References

City of Yucaipa. 2004. *Yucaipa General Plan.* September.

P&D Consultants. 2008. Final Revised EIR for the Yucaipa Freeway Corridor Specific Plan (SCH No. 2006041096). October.

Southern California Associated of Governments (SCAG). 2004. "Employee Projections."

Southern California Association of Governments (SCAG). 2008. Adopted 2008 RTP Growth Forecast, by City. March 6. Accessed on June 8, 2010. Available at http://www.scag.ca.gov/forecast/index.htm

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# Chapter 6 ALTERNATIVES

CEQA requires an EIR to describe and evaluate a range of reasonable alternatives to a proposed project, or alternatives to the location of a proposed project. The purpose of the alternatives analysis is to explore ways that most of the basic objectives of a proposed project could be attained while reducing or avoiding significant environmental impacts of the project as proposed. This approach is intended to foster informed decision-making and public participation in the environmental review process.

This chapter evaluates alternatives to the Planned Development and examines the potential environmental impacts associated with each alternative. EIRs must evaluate a "…range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain the basic objectives of the project" (CEQA Guidelines Section 15126.6[a]). Not every conceivable alternative must be addressed, nor do infeasible alternatives need be considered. According to Section 15126.6 of the CEQA Guidelines, the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, other plans or regulatory limitations, and jurisdictional boundaries. The Guidelines also state that the discussion of alternatives should focus on "…alternatives capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives could impede to some degree the attainment of the project objectives or would be more costly" (CEQA Guidelines Section 15166.6[b]). CEQA further directs that "…the significant effects of the alternatives shall be discussed, but in less detail than the significant effects of the project as proposed" (CEQA Guidelines Section 15126.6[d]).

Based on the CEQA Guidelines, the following three alternatives to avoid or reduce significant impacts of the Planned Development were identified and are discussed in Section 6.2: the No Project Alternative, the Reduced Project Alternative A, and the Reduced Project Alternative B.

## 6.1 Project Objectives

As stated in Section 3.3 of this PEIR, the purpose of the Planned Development is to provide new housing, including affordable housing components, commercial and business park facilities, and natural and improved open space for the use and enjoyment of the citizens of Yucaipa and the region. The objectives of the Planned Development are to:

1. Create a regional shopping destination that attracts diversified commercial and retail uses, with a focus on providing services, shopping opportunities, and leisure activities to the community.
2. Promote the development of local job opportunities.

3. Provide a combination of residential, commercial, or manufacturing uses in close proximity to one another that utilize a strategic location near regional transportation corridors.
4. Provide and promote the development of a variety of housing types to meet projected growth in the city and the region, including housing that will be affordable to lower-income residents and will aid the city in meeting its affordable housing requirements.

# 6.2 Alternatives Analyzed

This section presents an evaluation of three alternatives to the Planned Development: (1) the No Project Alternative, (2) Reduced Project Alternative A, and (3) Reduced Project Alternative B. For each alternative, a brief description is first presented, followed by a summary impact analysis relative to the Planned Development, and an assessment of the degree to which the alternative would meet the objectives of the Planned Development. Following a discussion and analysis of all of the alternatives, Table 6-6 provides a comparison of the significant direct impacts for the Planned Development and alternatives. Finally, Table 6-7 provides a summary of the selected alternatives' abilities to meet the objectives of the Planned Development.

## 6.2.1 No Project Alternative

CEQA requires the No Project Alternative to be addressed in an EIR. According to Section 15126.6(e)(1) of the CEQA Guidelines, "the purpose of describing and analyzing a no project alternative is to allow decision makers to compare the impacts of approving the proposed project with these impacts of not approving the proposed project." Further, Section 15126.6(e)(3)(A) states that "when the project is the revision of an existing land use or regulatory plan, policy, or ongoing operation, the 'no project' alternative will be the continuation of the existing plan, policy, or operation into the future."

Therefore, under the No Project Alternative, the Planned Development addressed in this PEIR would not be implemented and the Freeway Corridor Specific Plan (FCSP) would be implemented within the project area. The 1,242-acre FCSP area encompasses the project area and includes the following adopted Land Use Districts: Residential (R-1, R-2, R-4, R-8, and R-24), Regional Commercial, Business Park, Public Facilities, and Open Space (see Figure 6-1 for the land use designations of the FCSP). An estimated 425 acres of the FCSP is designated for residential development and would accommodate up to 2,447 dwelling units. The residential land use designations include one, two, four, eight, and 24 dwelling units per acre (du/ac). The FCSP also includes 172 acres of regional commercial land use to provide sites for stores, lodging services, office and professional services, recreation and entertainment services, wholesaling and warehousing, contract/construction services, transportation services, open lot services, and similar and compatible uses. An estimated 26 acres of the FCSP is designated as business park land uses to provide sites for light industrial and office uses, including light manufacturing, wholesale/warehouse services, contract/construction services, transportation services, agriculture support services, incidental services, transportation services, and similar and compatible uses. The FCSP includes two potential elementary school sites, each approximately 12 acres, one of which would be required to serve the educational needs of 697 students, or a total of 2,447 dwelling units, associated with buildout of the FCSP area. Approximately 550 acres are designated as natural open space for protection of natural features, vegetation, hillsides, ridgelines, and views, and to provide buffering of

incompatible land uses. The specific land use differences between the FCSP and the Planned Development are described below for each planning area and are summarized in Table 6-1.

**Robinson Ranch North Planning Area**

Under the Planned Development, multiple residential land use is proposed in the majority of the Oak Ridge Village Subarea (westerly portion of the planning area, see Figure 3-3). Under the FCSP, this area would be designated as open space. Under both the Planned Development and the FCSP, general commercial land use is proposed for the western end of this subarea.

Under the Planned Development, the Wildwood Center Subarea (easterly portion of the planning area, see Figure 3-4) is proposed to be designated as multiple residential. Under the FCSP, residential (2 du/ac) is proposed for the northern portion of this subarea, open space is proposed in the middle portion, and regional commercial is proposed in the southern portion, along Calimesa Boulevard. Further, under the FCSP, business park land use is proposed in the eastern portion of the subarea. Under both the Planned Development and the FCSP, the southeast portion of the subarea is proposed for open space; however, the FCSP would designate more land as open space in this area.

**West Oak Center Planning Area**

Under the Planned Development, the north and northeast portion of this planning area is designated as general commercial (see Figure 3-5). The FCSP designates this area as residential (24 du/ac) to the north and regional commercial to the northeast along Outer Highway 10 South. Along Live Oak Canyon Road, the area proposed as general commercial under the Planned Development is designated as regional commercial and residential (24 du/ac) under the FCSP. The area designated as business park under the Planned Development is designated as residential (4 du/ac) under the FCSP.

The Planned Development proposes to designate the west portion of this planning area as multiple residential, while the FCSP designates this area as residential (2 du/ac). Both the Planned Development and the FCSP designate the areas surrounding Wilson Creek and Yucaipa Creek as open space; however, the FCSP designates more land as open space. Further, the FCSP designates the westernmost point of the planning area as open space. Under the Planned Development, this area would be multiple residential.

**Wildwood Ranch Planning Area**

Under the Planned Development, there are three areas in the north portion of this planning area that are designated as general commercial (see Figure 3-6). Under the FCSP, the westernmost commercial area would be designated as open space, the central commercial area would be designated as business park and open space, and the easternmost commercial area would be designated as open space. Under the Planned Development, open space buffers are designated around the commercial areas and Wildwood Creek; however, there is more open space designated under the FCSP. The remainder of this planning area is designated as multiple residential by the Planned Development, whereas it is designated as both open space and residential (4 du/ac and 24 du/ac) under the FCSP.

**Table 6-1 Land Use Comparison Between the Planned Development and FCSP (No Project Alternative)**

| Planned Development | FCSP (No Project Alternative) |
|---|---|
| **Robinson Ranch North Planning Area[1]** | |
| Single residential (61.5 acres, 449 units) | Single residential (23.7 acres, 48 units) |
| Multiple residential (37.5 acres, 620 units) | Regional commercial (71.6 acres) |
| General commercial (5 acres) | Business Park (14.7 acres) |
| Improved open space (31.9 acres) | Natural Open space (79.5 acres) |
| Natural open space (8.2 acres) | |
| **West Oak Center Planning Area[2]** | |
| Single residential (65.4 acres, 502 units) | Single residential (74.8 acres, 183 units) |
| Multiple residential (9.6 acres, 308 units) | Multiple residential (25 acres, 800 units) |
| General commercial (47 acres) | Regional commercial (11.3 acres) |
| Business park (28 acres) | Natural Open space (33 acres) |
| Improved open space (22.5 acres) | |
| Natural open space (15 acres) | |
| **Wildwood Ranch Planning Area[3]** | |
| Single residential (184.6 acres, 1,434 units) | Single residential (286.2 acres, 1,254 units) |
| Multiple residential 26.4 acres, 846 units) | Multiple residential (15 acres, 480 units) |
| General commercial (57 acres) | Regional commercial (89.1 acres) |
| Improved open space (64.1 acres) | Business park (11 acres) |
| Natural open space (26.0 acres) | Public facilities (44.8 acres |
| | Natural Open space (436.5 acres) |

(1) Under the FCSP, the area that includes the Robinson North Planning area (104 acres) is part of a larger FCSP planning area, "Neighborhood 1" (189.5 acres).

(2) Under the FCSP, the area that includes the West Oak Center Planning Area (150 acres) overlaps a slightly smaller FCSP planning area, "Neighborhood 2" (144.1 acres)

(3) Under the FCSP, the area that includes the Wildwood Ranch Planning Area (268 acres) is part of a substantially larger FCSP planning area, Neighborhood 3 (882 acres).

## 6.2.1.1 Impact Analysis (No Project Alternative)

It should be noted that the Planned Development planning areas and the FCSP "Neighborhoods" are not identical in size, and that the total FCSP area encompasses 1,241 acres, whereas the Planned Development encompasses only 522 acres. Therefore, direct comparisons are difficult to ascertain because of the general nature of the mapped land uses. However, Table 6-1, above, lists each of the land uses and acreages associated with each Planned Development Planning Area, as well as the land uses and acreages associated with the applicable FCSP "Neighborhood" area. In situations where the relevant Planning Areas and "Neighborhoods" differ in size, this difference is noted in the footnotes of the table. In addition, the summary analysis at the end of this impact analysis calls out specific acreage and unit differences between the Planned Development and the FCSP, thereby allowing the reader to make a reasonable comparison between the two alternatives.

**Aesthetics**

The No Project Alternative would result in fewer impacts to visual character because less development would occur within the project area. Natural open space would be increased by approximately 173 acres, which more than quadruples the amount of natural open space proposed by the Planned Development. Under the No Project Alternative, an estimated 222 acres would be designated as natural open space within the project footprint of the Planned Development. Based on a slope analysis conducted for the FCSP, the total amount of natural open space required by the Yucaipa Hillside/Ridgeline Preservation Ordinance is approximately 222 acres, whereas the Planned Development only proposes 167.7 acres of open space, a substantial portion of which (118.5 acres) would be improved open space and not natural open space. Similar to the Planned Development, implementation of the No Project Alternative would permanently change the views of the project area from undeveloped and agriculture lands to developed suburban and urban uses. Further, similar to the Planned Development, there are no mitigation measures that would reduce this impact to a level that is less than significant. Therefore, under the No Project Alternative, impacts to visual character would be lessened but would remain significant and unavoidable.

The No Project Alternative would result in less than significant impacts to scenic highways, similar to the Planned Development.

Additionally, because the total amount of development under the No Project Alternative would be less than the Planned Development, impacts associated with lighting and glare would be slightly reduced; however, mitigation measures Aes-3A and Aes-3B would still be implemented under this alternative to incorporate recommendations from a lighting plan and to incorporate building design features to reduce glare. Similar to the Planned Development, implementation of Aes-3A and Aes-3B would also reduce impacts to the above-listed issues to less than significant levels under the No Project Alternative.

**Agricultural Resources**

The No Project Alternative would result in fewer impacts to agricultural resources when compared to the Planned Development because this alternative would result in less development and more open space available for agricultural production. Therefore, the No Project Alternative would have a lesser impact to agricultural resources then the Planned Development.

**Air Quality**

The No Project Alternative would result in fewer impacts to air quality during the construction phase compared to the Planned Development; however, implementation of all of the proposed project mitigation measures would still be necessary to reduce these impacts to a less than significant level. Further, impacts to air quality during operation of the No Project Alternative would be less than those impacts under the Planned Development because there would be less development.

Likewise, because less development would occur under this alternative, air quality impacts to sensitive receptors would be less than under the Planned Development; however, implementation of all of the proposed project mitigation measures would still be necessary to reduce these impacts to less than significant levels.

Similar to the Planned Development, implementation of this alternative would result in a significant impact with regards to implementation of a regional air quality management plan. While impacts from

construction could be mitigated to below a level of significance, impacts during project operation would remain significant and unavoidable, even with adoption of the proposed mitigation.

Potential odor impacts under this alternative would be similar to those under the Planned Development.

Impacts to greenhouse gas (GHG) emissions under the No Project Alternative would be less than those impacts under the Planned Development because there would be less development; however, implementation of all proposed project mitigation measures would still be necessary to reduce these impacts to less than significant levels.

**Biological Resources**

The No Project Alternative would result in fewer impacts to sensitive plant and animal species and sensitive vegetation communities when compared to the Planned Development because this alternative would result in less development and more open space; however, because significant impacts could still occur under this alternative, implementation of mitigation measures Bio-1A through Bio-1I, Bio-2A, and Bio-2B would be necessary to reduce these impacts to less than significant levels.

Because proposed improvements to the waterways in the project area are required under this alternative, impacts to jurisdictional waters would be similar to those under the Planned Development. Likewise, implementation of mitigation measures Bio-2A and Bio-3A would be necessary to reduce these impacts to less than significant levels.

Even though the No Project Alternative would result in more open space, impacts to wildlife corridors under the No Project Alternative would be similar to those under the Planned Development due to proposed improvements to waterways within the project area. Implementation of mitigation measures Bio-H and Bio-1I would be required; however, the impacts would remain significant and unavoidable.

The No Project Alternative would result in fewer impacts to oak trees and oak woodlands than the Planned Development; nevertheless, implementation of mitigation measures Bio-5A through Bio-5D and Bio-2A would still be required to reduce these impacts to less than significant levels. Although the No Project Alternative would remove oaks, impact oak woodlands, and encroach into the protected zone of oaks, these impacts would be within the amounts allowed under the Yucaipa Oak Tree Conservation Ordinance. Therefore, the No Project Alternative would result in fewer conflicts to local ordinances protecting biological resources than the Planned Development.

**Cultural Resources**

While less development would occur under this alternative compared to the Planned Development, similar impacts to known or unknown subsurface archaeological resources, significant paleontological resources potentially located in the project area, or unknown human remains may result from ground disturbance activities. Implementation of the proposed project mitigation measures would reduce these impacts to less than significant levels.

Further, because the No Project Alternative would likely remove the potentially historic house located in the West Oak Center Planning Area, this alternative would result in similar impacts when compared to the Planned Development. Implementation of the proposed project mitigation measures would reduce impacts to potential historic resources to less than significant levels under the No Project Alternative.

**Geology and Soils**

The No Project Alternative would result in similar impacts as the Planned Development for seismic-related hazards, soil erosion and topsoil loss, soil stability, and expansive soils because the types and locations of development in the project area would be the same. Similar to the Planned Development, implementation of mitigation measure Geo-1A would also reduce impacts to the above-listed issues to less than significant levels under the No Project Alternative.

**Hazards/Hazardous Materials**

While less development would occur under this alternative, the proposed land uses and locations are similar to the Planned Development. As such, the No Project Alternative would result in similar impacts as the Planned Development for hazards/hazardous materials, accidental release, hazards to nearby schools, and wildland fires. Similar to the Planned Development, implementation of mitigation measure Haz-4A would also reduce potential wildland fire impacts to a less than significant level under the No Project Alternative.

**Hydrology and Water Quality**

The No Project Alternative would result in similar drainage impacts as the Planned Development because a substantial amount of impervious surfaces would occur in previously undeveloped areas. Similar to the Planned Development, the No Project Alternative would comply with permits and regulations that reduce erosion impacts associated with grading and construction activities. Further, design of channel improvements would reduce downstream siltation effects from increased runoff rates due to additional impervious surfaces.

Although the No Project Alternative would include more open space than the Planned Development, this alternative would still result in an increase in impervious surfaces that would interfere with groundwater recharge in the project area. Because the No Project Alternative would result in less development than the Planned Development, water quality impacts from polluted storm water runoff would be reduced but would still be significant due to similar types of land uses that have the potential to generate pollutants. Similar to the Planned Development, implementation of the proposed project mitigation measures would also reduce groundwater recharge and water quality impacts to less than significant levels under the No Project Alternative.

**Land Use and Planning**

Unlike the Planned Development, the No Project Alternative would be consistent with the Yucaipa Hillside/Ridgeline Preservation Ordinance, the Air Quality Management Plan (AQMP) of the South Coast Air Quality Management District (SCAQMD), and the Compass Growth Visioning Program and Regional Transportation Plan (RTP) of the Southern California Association of Governments (SCAG). As such, implementation of the No Project Alternative would result in fewer conflicts with applicable land use policies than the Planned Development.

**Noise**

Overall, noise impacts under the No Project Alternative would be less than those impacts under the Planned Development for the following reasons: (1) impacts from traffic noise would be less because there would be less traffic; (2) permanent noise impacts from stationary sources would be less because there would be less commercial and business park development; and (3) temporary noise and vibration

impacts from construction would be less because there would be less development. Even though this alternative would result in reduced noise impacts compared to the Planned Development, the impacts would be considered significant and implementation of all of the prescribed mitigation measures would be required. Further, this alternative would result in significant noise impacts along County Line Road. Because there is no feasible mitigation for these impacts, they would remain significant and unavoidable under the No Project Alternative.

**Population and Housing**

According to the FCSP EIR (P&D Consultants 2008), a maximum of 2,447 dwelling units are proposed for the entire FCSP project area which would result in an estimated population of 7,775. Further, according to the FCSP EIR, this increase in population would not exceed the General Plan projections for the FCSP area. Therefore, the direct population growth associated with the No Project Alternative would be less than the Planned Development and would not be considered substantial.

**Public Services**

The No Project Alternative would result in fewer impacts to fire and police protection services, as compared to the Planned Development. According to the FCSP EIR, completion of the I-10/Oak Glen Road/Live Oak Canyon Road interchange improvements and the planned I-10/Wildwood Canyon Road interchange would allow adequate emergency access to FCSP areas south of I-10, whereas a new fire station would be necessary within West Oak Center Planning Area to serve the Planned Development south of I-10. The construction of this new facility could have greater significant environmental impacts than the No Project Alternative which would not require a new fire station to be built.

Further, the No Project Alternative would result in fewer impacts related to schools because the FCSP designates two potential school sites south of I-10, one of which would be required to serve the educational needs of 697 students, or a total of 2,447 dwelling units, associated with buildout of the overall FCSP area. Further, the FCSP proposes substantially fewer dwelling units north of I-10 than the Planned Development (48 dwelling units versus 1,069 dwelling units, respectively). As such, the number of students that would be generated under the FCSP from homes in the area north of I-10 (32 students) would be able to be accommodated within existing school resources. In comparison, the greater number of housing units north of I-10 proposed under the Planned Development would result in the projected generation of 585 students. As such, students generated in the Planned Development area north of I-10 would not be able to be accommodated within existing school resources, as would have been the case under the FCSP.

Based on the estimated student generation (2,411) and total dwelling units (4,159) associated with the Planned Development, it is probable that two elementary school sites and one middle school site would be necessary to adequately serve the educational needs of the Planned Development; however, no school sites are designated within any of the planning areas. Therefore, the anticipated student generation and demand for schools due to implementation of the West Oak Center and Wildwood Ranch Planning Areas would result in the need for at least two new schools more than the FCSP, the construction of which would have greater significant environmental impacts than just one new school under the No Project Alternative.

**Recreation**

The No Project Alternative would result in similar impacts to the Planned Development because, like the FCSP, the project applicant(s) under the Planned Development would be required to pay development fees based on projected populations. Even though the Planned Development would introduce a larger population to the area, the impacts to recreational resources would be mitigated by the payment of fees. The City would then use the proceeds from those fees to fund the improvement of currently undeveloped recreational properties that it already owns.

**Transportation and Traffic**

The No Project Alternative would result in substantially less traffic generation than the Planned Development due to a reduction in total development within the project area. According to the FCSP EIR, significant traffic impacts would occur and mitigation measures would be required under this alternative, the implementation of which would reduce the impacts to less than significant levels.

**Utilities and Service Systems**

The No Project Alternative would result in less demand on utilities and service systems than the Planned Development due to a reduction in total development within the project area. Although less than the Planned Development, this alternative would still result in demands for new water, wastewater, and storm water drainage facilities, additional water supply, and landfill space (solid waste disposal). As with the Planned Development, standard construction practices would be required to mitigate any environmental impacts associated with the installation of new utilities and/or improvements to existing utilities under the No Project Alternative.

**Summary**

Implementation of the No Project Alternative would result in lesser impacts than the Planned Development in a number of issue areas, as described above. The Planned Development's greater level of impacts can largely be attributed to its larger projected population (11,058 persons versus 7,775 persons under the much larger FCSP project area footprint), a greater number of housing units (4,159 units versus 1,900 units under the much larger FCSP project area footprint), and the subsequent increase in population density and intensity of use.

### 6.2.1.2 Ability to Accomplish Project Objectives (No Project Alternative)

The No Project Alternative (the FCSP) would accomplish all of the Planned Development's objectives (see Table 6-7 at the end of this chapter for a summary listing of the project objectives). This alternative proposes overall less development than the Planned Development but would still provide both residential and commercial land uses. The No Project Alternative would create a shopping destination with diverse commercial and retail uses, provide commercial and business park areas to promote job development, provide residential and commercial uses in close proximity to one another, and provide a variety of housing types to meet projected growth.

## 6.2.2 Reduced Project Alternative A

The Reduced Project Alternative A would involve a reduction of 153 acres for proposed development and an increase of natural open space by 153 acres, compared to the Planned Development. Further, the number of dwelling units would be reduced by 1,788 units to a proposed 2,371 units, compared to the Planned Development. This would result in an average density of 6.4 du/ac, which is a decrease from the Planned Development's housing density of 10.8 du/ac. Finally, this alternative would involve a reduction of commercial uses by 5.6 acres and an increase of business park uses by 21.1 acres, compared to the Planned Development. Tables 6-4 and 6-5 summarize this alternative and the differences from the Planned Development.

### 6.2.2.1 Impact Analysis (Alternative A)

Table 6-2 presents a summary of land uses under the Reduced Project Alternative A as compared to the Planned Development.

**Table 6-2 Summary of Reduced Project Alternative A and Planned Development**

| | Reduced Project Alternative A | Planned Development |
|---|---|---|
| **Robinson Ranch North Planning Area** | | |
| Residential | 57.9 acres, 305 du (5.3 du/ac) | 99 acres, 1,069 du (10.8 du/ac) |
| Commercial | 22.1 acres | 5 acres |
| Business Park | 24.1 acres | 0 acres |
| Total (1) | 104 acres | 104 acres |
| Natural Open Space | 40.9 acres | 8.2 acres |
| **West Oak Center Planning Area** | | |
| Residential | 66.2 acres, 670 du (12.4 du/ac) | 75 acres, 810 du (10.8 du/ac) |
| Commercial | 58.7 acres | 47 acres |
| Business Park | 25.1 acres | 28 acres |
| Total (1) | 150 acres | 150 acres |
| Natural Open Space | 34.6 acres | 15 acres |
| **Wildwood Ranch Planning Area** | | |
| Residential | 245.4 acres, 1,396 du (5.7 du/ac) | 211 acres, 2,280 du (10.8 du/ac) |
| Commercial | 22.6 acres | 57 acres |
| Business Park | 0 acres | 0 acres |
| Total (1) | 268 acres | 268 acres |
| Natural Open Space | 127 acres | 26 acres |
| **Entire Development Planning Area** | | |
| Residential | 369.5 acres, 2,371 du (6.4 du/ac) | 385 acres, 4,159 du (10.8 du/ac) |
| Commercial | 103.4 acres | 109 acres |
| Business Park | 49.1 acres | 28 acres |
| Total (1) | 522 acres | 522 acres |
| Natural Open Space | 202.5 acres | 49.2 acres |

(1) Improved open space acreage is combined within the acreages for the residential, commercial, and business park land uses.

### Aesthetics

The Reduced Project Alternative A would result in slightly less impacts to visual character when compared to the Planned Development. This alternative would result in a reduction in development by approximately 153 acres, which equates to an approximate 32.4 percent reduction. As shown below in Table 6-3, natural open space would be increased by approximately 153 acres, which almost quadruples the amount of open space proposed by the Planned Development. Under this alternative, 202.5 acres would be designated as natural open space; however, the total amount required by the Yucaipa Hillside/Ridgeline Preservation Ordinance is 222 acres based on a slope analysis conducted for the FCSP. Therefore, because this alternative would designate less than the required amount of open space according to the Yucaipa General Plan, a significant impact would occur; however, this impact is less as compared to the Planned Development because less development is proposed under this alternative.

The Reduced Project Alternative A would result in similar impacts to scenic highways and light and glare compared to the Planned Development. Mitigation measures Aes-3A and Aes-3B would still be implemented under this alternative to incorporate recommendations from a lighting plan and to incorporate building design features to reduce glare. Similar to the Planned Development, implementation of Aes-3A and Aes-3B would also reduce impacts to the above-listed issues to less than significant levels under the Reduced Project Alternative A.

**Table 6-3 Comparison of Development and Open Space between Planned Development and Reduced Project Alternative A**

| | Reduced Project Alternative A | Planned Development | Difference |
|---|---|---|---|
| **Robinson Ranch North Planning Area** | | | |
| Total Development (acres) | 63.1 | 95.8 | -32.7 |
| Natural Open Space (acres) | 40.9 | 8.2 | +32.7 |
| Total (acres) | 104 | 104 | |
| **West Oak Center Planning Area** | | | |
| Total Development (acres) | 115.4 | 135 | -19.6 |
| Natural Open Space (acres) | 34.6 | 15 | +19.6 |
| Total (acres) | 150 | 150 | |
| **Wildwood Ranch Planning Area** | | | |
| Total Development (acres) | 141 | 242 | -101 |
| Natural Open Space (acres) | 127 | 26 | +101 |
| Total (acres) | 268 | 268 | |
| **Entire Development Planning Area** | | | |
| Total Development (acres) | 319.5 | 472.8 | -153.3 (-32.4%) |
| Natural Open Space (acres) | 202.5 | 49.2 | +153.3 (+32.1%) |
| Total (acres) | 522 | 522 | |

**Agricultural Resources**

The Reduced Project Alternative A would result in less impacts to agricultural resources when compared to the Planned Development because this alternative would result in less development and more open space that could be available for agricultural production. Therefore, the Reduced Project Alternative A would have a lesser impact to agricultural resources then the Planned Development.

**Air Quality**

The Reduced Project Alternative A would result in slightly fewer impacts to air quality during the construction phase compared to the Planned Development; however, implementation of the prescribed mitigation measures would still be necessary to reduce these impacts to a less than significant level. Further, impacts to air quality during operation of the Reduced Project Alternative A would be less than those impacts under the Planned Development because there would be less development; however, even with implementation of the proposed project mitigation measures, the impacts would remain significant and unavoidable.

Likewise, because less development would occur under this alternative, impacts to sensitive receptors would be slightly less than under the Planned Development; however, implementation of the prescribed mitigation measures would still be necessary to reduce this impact to a less than significant level.

Similar to the Planned Development, implementation of this alternative would result in a significant impact with regards to implementation of a regional air quality management plan. While impacts from construction could be mitigated to below a level of significance, impacts during project operation would remain significant and unavoidable, even with adoption of the proposed mitigation.

Potential odor impacts under this alternative would be similar to those under the Planned Development.

Impacts to greenhouse gas (GHG) emissions under the Reduced Project Alternative A would be less than those impacts under the Planned Development because there would be less development; however, implementation of all prescribed mitigation measures would still be necessary to reduce these impacts to less than significant levels.

**Biological Resources**

The Reduced Project Alternative A would result in less impacts to sensitive plant and animal species and sensitive vegetation communities when compared to the Planned Development because this alternative would result in less development and more open space; however because significant impacts would still occur under this alternative, implementation of the proposed project mitigation measures would be necessary to reduce these impacts to less than significant levels.

Because proposed improvements to the waterways in the project area are required under this alternative, impacts to jurisdictional waters would be similar to those under the Planned Development. Likewise, implementation of the proposed project mitigation measures would be necessary to reduce these impacts to less than significant levels.

Even though this alternative would result in more open space, impacts to wildlife corridors under the Reduced Project Alternative A would be similar to those under the Planned Development due to proposed improvements to waterways within the project area. Implementation of the proposed project

mitigation measures would be required; however, the impacts would likely remain significant and unavoidable.

This alternative would result in a similar impact to local ordinances protecting biological resources. While less development would occur, this alternative would also remove oaks, impact oak woodlands, encroach into the protected zone of oaks, and conflict with the Yucaipa Oak Tree Conservation Ordinance, resulting in similar impacts as the Planned Development. Implementation of the proposed project mitigation measures would reduce these impacts to less than significant levels.

**Cultural Resources**

While less development would occur under this alternative compared to the Planned Development, similar impacts to known or unknown subsurface archaeological resources, significant paleontological resources potentially located in the project area, or unknown human remains may result from ground disturbance activities. Implementation of the proposed project mitigation measures would reduce these impacts to less than significant levels.

Further, because this alternative would likely remove the potentially historic house located in the West Oak Center Planning Area, it would result in similar impacts when compared to the Planned Development. Implementation of the proposed project mitigation measures would reduce impacts to potential historic resources to less than significant levels under the Reduced Project Alternative A.

**Geology and Soils**

The Reduced Project Alternative A would result in similar impacts as the Planned Development for seismic-related hazards, soil erosion and topsoil loss, soil stability, and expansive soils because the types and locations of development in the project area would be the same. Similar to the Planned Development, implementation of Geo-1A would also reduce impacts to the above-listed issues to less than significant levels under the Reduced Project Alternative A.

**Hazards/Hazardous Materials**

While less development would occur under this alternative, the proposed land uses and locations are similar to the Planned Development. As such, this alternative would result in similar impacts as the Planned Development for hazards/hazardous materials, accidental release, hazards to nearby schools, and wildland fires. Similar to the Planned Development, implementation of mitigation measure Haz-4A would also reduce potential wildland fire impacts to a less than significant level under the Reduced Project Alternative A.

**Hydrology and Water Quality**

This alternative would result in similar drainage impacts as the Planned Development because a substantial amount of impervious surfaces would occur in previously undeveloped areas. Similar to the Planned Development, this alternative would comply with permits and regulations that reduce erosion impacts associated with grading and construction activities. Further, design of channel improvements would reduce downstream siltation effects from increased runoff rates due to additional impervious surfaces.

Although this alternative would include more open space than the Planned Development, it would still result in an increase in impervious surfaces that would interfere with groundwater recharge in the

project area. Because this alternative would result in less development than the Planned Development, water quality impacts from polluted storm water runoff would be reduced but would still be significant due to similar types of land uses that have the potential to generate pollutants. Similar to the Planned Development, implementation of the proposed project mitigation measures would also reduce groundwater recharge and water quality impacts to less than significant levels under the Reduced Project Alternative A.

**Land Use and Planning**

Similar to the Planned Development, this alternative would be inconsistent with the General Plans for the cities of Yucaipa, Redlands, and Calimesa; the AQMP; and the SCAG's Regional Comprehensive Plan (RCP), Compass Growth Visioning Program, and RTP. While this alternative would propose less development for the project area than the 2004 General Plan Update, it would include substantially more residential density. Further, as discussed in the Aesthetics section above, this alternative would not comply with the Yucaipa Hillside/Ridgeline Preservation Ordinance. Also, similar to the Planned Development, there is no feasible mitigation to reduce this alternative's conflicts with applicable land use policies which would remain significant and unavoidable.

**Noise**

Overall, noise impacts under this alternative would be less than those impacts under the Planned Development for the following reasons: (1) impacts from traffic noise would be less because there would be less traffic; (2) permanent noise impacts from stationary sources would be less because there would be less commercial and business park development; and (3) temporary noise and vibration impacts from construction would be less because there would be less development. Even though this alternative would result in reduced noise impacts compared to the Planned Development, the impacts would be considered significant and implementation of the proposed project mitigation measures would be required. Further, this alternative would result in significant noise impacts along County Line Road. As there is no feasible mitigation for these impacts, they would remain significant and unavoidable under the Reduced Project Alternative A.

**Population and Housing**

As indicated in Table 6-2, this alternative proposes 2,371 dwelling units. Assuming an occupancy rate of three persons per dwelling unit (single-family occupancy factor under the Planned Development District designation), the estimated population under this alternative would be 7,113. Although the estimated population under this alternative would be less than that of the Planned Development (approximately 11,058 persons), it would still exceed the General Plan growth projections for the project area. Therefore, the Reduced Project Alternative A would result in similar significant impacts to population and housing as the Planned Development. Because there is no feasible mitigation for these impacts, they would remain significant and unavoidable.

**Public Services**

The Reduced Project Alternative A would result in similar impacts related to fire and police protection services as the Planned Development. Even though this alternative would result in fewer residential units and less commercial space than the Planned Development, a new fire station would still be necessary within the West Oak Center Planning Area and additional police officers would be required to adequately serve the increase in population.

Further, the Reduced Project Alternative A would result in fewer impacts related to schools. Assuming this alternative would have the same percentage breakdown of single-family residences (57 percent) to multi-family attached residences (43 percent) as the Planned Development, an estimated 1,373 students would be generated by this alternative. While this would be less than the 2,411 students projected to be generated under the Planned Development, at least one or two additional elementary schools would need to be constructed under this alternative. Implementation of the proposed project mitigation measures would still be required to reduce any environmental impacts associated with new school construction for the Reduced Project Alternative A to less than significant levels.

**Recreation**

The Reduced Project Alternative A would result in similar impacts to the Planned Development because the project applicant(s) under this alternative would also be required to pay development fees based on projected populations. The City would then use the proceeds from those fees to fund the improvement of currently undeveloped recreational properties that it already owns. Thus, the impacts under both the Planned Development and the Reduced Project Alternative A would be less than significant.

**Transportation and Traffic**

The Reduced Project Alternative A would result in overall less traffic generation than the Planned Development due to a reduction in total development within the project area. Nevertheless, significant traffic impacts would occur under this alternative, although these impacts and the required mitigation measures would be less than with the Planned Development.

**Utilities and Service Systems**

The Reduced Project Alternative A would result in less demand on utilities and service systems than the Planned Development due to a reduction in total development within the project area. Although less than the Planned Development, this alternative would still result in demands for new water, wastewater, and storm water drainage facilities, additional water supply, and landfill space (solid waste disposal). As with the Planned Development, these impacts would be reduced to less than significant levels with implementation of the proposed project mitigation measures in other sections of this PEIR.

### 6.2.2.2 Ability to Accomplish Project Objectives (Alternative A)

The Reduced Project Alternative A would accomplish all of the Planned Development's objectives (see Table 6-7 at the end of this chapter for a summary listing of the project objectives). This alternative proposes overall less development than the Planned Development but would still provide both residential and commercial land uses. The Reduced Project Alternative A would create a shopping destination with diverse commercial and retail uses, provide commercial and business park areas to promote job development, provide residential and commercial uses in close proximity to one another, and provide a variety of housing types to meet projected growth.

## 6.2.3 Reduced Project Alternative B

The Reduced Project Alternative B would involve a reduction of 156 acres for proposed development and an increase of natural open space by 156 acres, compared to the Planned Development. Further, the number of dwelling units would be reduced by 2,880 units to a proposed 1,279 units, compared to

the Planned Development. This would result in an average density of 5.0 du/ac, which is a decrease from the Planned Development's housing density of 10.8 du/ac. Finally, this alternative would involve an increase of commercial and business park uses by 96.1 acres and 35.2 acres, respectively, compared to the Planned Development. Tables 6-4 and 6-5 summarize this alternative and the differences from the Planned Development.

**Table 6-4 Summary of Reduced Project Alternative B and Planned Development**

| | Reduced Project Alternative B | Planned Development |
|---|---|---|
| **Robinson Ranch North Planning Area** | | |
| Residential | 55.9 acres, 329 du (5.9 du/ac) | 99 acres, 1069 du (10.8 du/ac) |
| Commercial | 23 acres | 5 acres |
| Business Park | 25.1 acres | 0 acres |
| Total [(1)] | 104 acres | 104 acres |
| Natural Open Space | 43.4 acres | 8.2 acres |
| **West Oak Center Planning Area** | | |
| Residential | 47.8 acres, 275 du (5.8 du/ac) | 75 acres, 810 du (10.8 du/ac) |
| Commercial | 64 acres | 47 acres |
| Business Park | 38.1 acres | 28 acres |
| Total [(1)] | 150 acres | 150 acres |
| Natural Open Space | 34.6 acres | 15 acres |
| **Wildwood Ranch Planning Area** | | |
| Residential | 149.9 acres, 675 du (4.5 du/ac) | 211 acres, 2280 du (10.8 du/ac) |
| Commercial | 118.1 acres | 57 acres |
| Business Park | 0 acres | 0 acres |
| Total [(1)] | 268 acres | 268 acres |
| Natural Open Space | 127 acres | 26 acres |
| **Entire Development** | | |
| Residential | 253.7 acres, 1279 du (5.0 du/ac) | 385 acres, 4159 du (10.8 du/ac) |
| Commercial | 205.1 acres | 109 acres |
| Business Park | 63.2 acres | 28 acres |
| Total [(1)] | 522 acres | 522 acres |
| Natural Open Space | 205 acres | 49.2 acres |

[(1)] Improved open space acreage is combined within the acreages for the residential, commercial, and business park land uses.

**Table 6-5 Comparison of Development and Open Space between Planned Development and Reduced Project Alternative B**

| | Reduced Project Alternative B | Planned Development | Difference |
|---|---|---|---|
| **Robinson Ranch North Planning Area** | | | |
| Total Development (acres) | 60.6 | 95.8 | -35.2 |
| Natural Open Space (acres) | 43.4 | 8.2 | +35.2 |
| Total (acres) | 104 | 104 | |
| **West Oak Center Planning Area** | | | |
| Total Development (acres) | 115.4 | 135 | -19.6 |
| Natural Open Space (acres) | 34.6 | 15 | +19.6 |
| Total (acres) | 150 | 150 | |
| **Wildwood Ranch Planning Area** | | | |
| Total Development (acres) | 141 | 242 | -101 |
| Natural Open Space (acres) | 127 | 26 | +101 |
| Total (acres) | 268 | 268 | |
| **Entire Development** | | | |
| Total Development (acres) | 317 | 472.8 | -155.8 (-32.9%) |
| Natural Open Space (acres) | 205 | 49.2 | +155.8 (+317%) |
| Total (acres) | 522 | 522 | |

## 6.2.3.1 Impact Analysis (Alternative B)

**Aesthetics**

The Reduced Project Alternative B would result in slightly less impacts to visual character when compared to the Planned Development. This alternative would result in a reduction in development by approximately 156 acres, which equates to an approximate 32.9 percent reduction. Natural open space would be increased by approximately 156 acres, which almost quadruples the amount of open space proposed by the Planned Development. Under this alternative, 205 acres would be designated as natural open space; however, the total amount required by the Yucaipa Hillside/Ridgeline Preservation Ordinance is 222 acres based on a slope analysis conducted for the FCSP EIR. Therefore, because this alternative would designate less than the required amount of open space according to the Yucaipa General Plan, a significant impact would occur; however, this impact is less as compared to the Planned Development because less development is proposed under this alternative.

The Reduced Project Alternative B would result in similar impacts to scenic highways and light and glare compared to the Planned Development. Mitigation measures Aes-3A and Aes-3B would still be implemented under this alternative to incorporate recommendations from a lighting plan and to incorporate building design features to reduce glare. Similar to the Planned Development, implementation of Aes-3A and Aes-3B would also reduce impacts to the above-listed issues to less than significant levels under the Reduced Project Alternative B.

**Agricultural Resources**

The Reduced Project Alternative B would result in fewer impacts to agricultural resources when compared to the Planned Development because this alternative would result in less development and more open space. Therefore, the Reduced Project Alternative B would have a lesser impact to agricultural resources then the Planned Development.

**Air Quality**

The Reduced Project Alternative B would result in slightly fewer impacts to air quality during the construction phase compared to the Planned Development; however, implementation of the proposed project mitigation measures would still be necessary to reduce these impacts to a less than significant level. Further, impacts to air quality during operation of the Reduced Project Alternative B would be less than those impacts under the Planned Development because there would be less development; however, even with implementation of the proposed project mitigation measures, the impacts would remain significant and unavoidable.

Likewise, because less development would occur under this alternative, impacts to sensitive receptors would be slightly less than under the Planned Development; however, implementation of the proposed project mitigation measures would still be necessary to reduce this impact to a less than significant level.

Similar to the Planned Development, implementation of this alternative would result in a significant impact with regards to implementation of a regional air quality management plan. While impacts from construction could be mitigated to below a level of significance, impacts during project operation would remain significant and unavoidable, even with adoption of the proposed mitigation.

Potential odor impacts under this alternative would be similar to those under the Planned Development.

Impacts to greenhouse gas (GHG) emissions under the Reduced Project Alternative B would be less than those impacts under the Planned Development because there would be less development; however, implementation of all proposed project mitigation measures would still be necessary to reduce these impacts to less than significant levels.

**Biological Resources**

The Reduced Project Alternative B would result in fewer impacts to sensitive plant and animal species and sensitive vegetation communities when compared to the Planned Development because this alternative would result in less development and more open space; however, because significant impacts would still occur under this alternative, implementation of the proposed project mitigation measures would be necessary to reduce these impacts to less than significant levels.

Because proposed improvements to the waterways in the project area are required under this alternative, impacts to jurisdictional waters would be similar to those under the Planned Development. Likewise, implementation of the proposed project mitigation measures would be necessary to reduce these impacts to less than significant levels.

Even though this alternative would result in more open space, impacts to wildlife corridors under the Reduced Project Alternative B would be similar to those impacts under the Planned Development due to proposed improvements to waterways within the project area. Implementation of the proposed project

mitigation measures would be required; however, the impacts would likely remain significant and unavoidable.

This alternative would result in a similar impact to local ordinances protecting biological resources. While less development would occur, this alternative would also remove oaks, impact oak woodlands, encroach into the protected zone of oaks, and conflict with the Yucaipa Oak Tree Conservation Ordinance, resulting in similar impacts as the Planned Development. Implementation of the proposed project mitigation measures would reduce these impacts to less than significant levels.

**Cultural Resources**

While less development would occur under this alternative compared to the Planned Development, similar impacts to known or unknown subsurface archaeological resources, significant paleontological resources potentially located in the project area, or unknown human remains may result from ground disturbance activities. Implementation of the proposed project mitigation measures would reduce these impacts to less than significant levels.

Further, because this alternative would likely remove the potentially historic house located in the West Oak Center Planning Area, it would result in similar impacts when compared to the Planned Development. Implementation of the proposed project mitigation measures would reduce impacts to potential historic resources to less than significant levels under the Reduced Project Alternative B.

**Geology and Soils**

The Reduced Project Alternative B would result in similar impacts as the Planned Development for seismic-related hazards, soil erosion and topsoil loss, soil stability, and expansive soils because the types and locations of development in the project area would be the same. Similar to the Planned Development, implementation of Geo-1A would also reduce impacts to the above-listed issues to less than significant levels under the Reduced Project Alternative B.

**Hazards/Hazardous Materials**

While less development would occur under this alternative, the proposed land uses and locations are similar to the Planned Development. As such, this alternative would result in similar impacts as the Planned Development for hazards/hazardous materials, accidental release, hazards to nearby schools, and wildland fires. Similar to the Planned Development, implementation of mitigation measure Haz-4A would also reduce potential wildland fire impacts to a less than significant level under the Reduced Project Alternative B.

**Hydrology and Water Quality**

This alternative would result in similar drainage impacts as the Planned Development because a substantial amount of impervious surfaces would occur in previously undeveloped areas. Similar to the Planned Development, this alternative would comply with permits and regulations that reduce erosion impacts associated with grading and construction activities. Further, design of channel improvements would reduce downstream siltation effects from increased runoff rates due to additional impervious surfaces.

Although this alternative would include more open space than the Planned Development, it would still result in an increase in impervious surfaces that would interfere with groundwater recharge in the

project area. Because this alternative would result in less development than the Planned Development, water quality impacts from polluted storm water runoff would be reduced but would still be significant due to similar types of land uses that have the potential to generate pollutants. Similar to the Planned Development, implementation of the proposed project mitigation measures would also reduce groundwater recharge and water quality impacts to less than significant levels under the Reduced Project Alternative B.

**Land Use and Planning**

Similar to the Planned Development, this alternative would be inconsistent with the General Plans for the cities of Yucaipa, Redlands, and Calimesa; the AQMP; and the SCAG's RCP, Compass Growth Visioning Program, and RTP. While this alternative would propose less development for the project area than the 2004 General Plan Update, it would include substantially more residential density. Further, as discussed in the Aesthetics section above, this alternative would not comply with the Yucaipa Hillside/Ridgeline Preservation Ordinance. Also, similar to the Planned Development, there is no feasible mitigation to reduce this alternative's conflicts with applicable land use policies which would remain significant and unavoidable.

**Noise**

Overall, noise impacts under this alternative would be less than those impacts under the Planned Development for the following reasons: (1) impacts from traffic noise would be less because there would be less traffic; (2) permanent noise impacts from stationary sources would be less because there would be less commercial and business park development; and (3) temporary noise and vibration impacts from construction would be less because there would be less development. Even though this alternative would result in reduced noise impacts compared to the Planned Development, the impacts would be considered significant and implementation of the proposed project mitigation measures would be required. Further, this alternative would result in significant noise impacts along County Line Road. As there is no feasible mitigation for these impacts, they would remain significant and unavoidable under the Reduced Project Alternative B.

**Population and Housing**

As indicated in Table 6-6, this alternative proposes 1,279 dwelling units. Assuming an occupancy rate of three persons per dwelling unit (single-family occupancy factor under the Planned Development District designation), the estimated population under this alternative would be 3,837. Although the estimated population under this alternative would be less than that of the Planned Development (approximately 11,058 persons), it would still exceed the General Plan growth projections for the project area. Therefore, the Reduced Project Alternative B would result in similar significant impacts to population and housing as the Planned Development. Because there is no feasible mitigation for these impacts, they would remain significant and unavoidable.

**Public Services**

The Reduced Project Alternative B would result in similar impacts related to fire and police protection services as the Planned Development. Even though this alternative would result in fewer residential units and less commercial space than the Planned Development, a new fire station would still be necessary within the West Oak Center Planning Area and additional police officers would be required to adequately serve the increase in population.

## Table 6-6 Summary of Comparative Analysis for Alternatives to the Planned Development

| Issue Areas with Potential for Increased or Decreased Impacts as Compared to the Planned Development | Planned Development | | Alternatives to the Planned Development | | |
|---|---|---|---|---|---|
| | Without Mitigation | With Mitigation | No Project (FCSP) Alternative [See comments above] | Reduced Project Alternative A | Reduced Project Alternative B |
| **4.1 Aesthetics** | | | | | |
| Scenic Vistas and Visual Character | S | SU | ■(1) | ■(1) | ■(1) |
| Scenic Highways | LS | LS | = | = | = |
| Light and Glare | S | LS | ■ | = | = |
| **4.2 Agricultural Resources** | | | | | |
| Indirect Conversion of Agricultural Resources | LS | LS | ▼ | ▼ | ▼ |
| **4.3 Air Quality** | | | | | |
| Consistency with Air Quality Management Plan (AQMP) | S | SU | =(1) | =(1) | =(1) |
| Conformance to Ambient Air Standards (Construction) | S | LS | ■ | ■ | ■ |
| Conformance to Ambient Air Standards (Operation) | S | SU | ■(1) | ■(1) | ■(1) |
| Sensitive Receptors | S | LS | ■ | ■ | ■ |
| Objectionable Odors | LS | LS | = | = | = |
| Greenhouse Gas Emissions and Conflict with Adopted Plans | S | LS | ■ | ■ | ■ |
| **4.4 Biological Resources** | | | | | |
| Sensitive Species | S | LS | ■ | ■ | ■ |
| Riparian Habitat or Other Sensitive Vegetation Communities | S | LS | ■ | ■ | ■ |
| Jurisdictional Wetlands and Waters | S | LS | = | = | = |
| Wildlife Corridors | S | SU | =(1) | =(1) | =(1) |
| Conflicts with Local Ordinances Protecting Biological Resources | S | LS | ■ | = | = |
| **4.5 Cultural Resources** | | | | | |
| Archaeological Resources | S | LS | = | = | = |
| Historical Resources | S | LS | = | = | = |
| Paleontological Resources | S | LS | = | = | = |
| Human Remains | S | LS | = | = | = |
| **4.6 Geology and Soils** | | | | | |
| Exposure to Seismic-related Hazards | S | LS | = | = | = |
| Soil Erosion or Topsoil Loss | LS | LS | = | = | = |
| Soil Stability | S | LS | = | = | = |
| Expansive Soils | S | LS | = | = | = |
| **4.7 Hazards and Hazardous Materials** | | | | | |
| Hazardous Materials Transport, Use, and Disposal | LS | LS | = | = | = |
| Accidental Releases | LS | LS | = | = | = |
| Hazards to Nearby Schools | LS | LS | = | = | = |
| Wildland Fires | S | LS | = | = | = |

**Table 6-6 Continued**

| Issue Areas with Potential for Increased or Decreased Impacts as Compared to the Planned Development | Planned Development | | Alternatives to the Planned Development | | |
|---|---|---|---|---|---|
| | Without Mitigation | With Mitigation | No Project (FCSP) Alternative | Reduced Project Alternative A | Reduced Project Alternative B |
| **4.8 Hydrology and Water Quality** | | | | | |
| Drainage Alteration, Erosion, and Siltation | LS | LS | = | = | = |
| Groundwater Supply and Recharge | LS | LS | ■ | ■ | ■ |
| Water Quality Standards | S | LS | ■ | ■ | ■ |
| Flood Hazards | LS | LS | = | = | = |
| **4.9 Land Use** | | | | | |
| Conflict with Land Use Plans | S | SU | ▼ | =(1) | =(1) |
| **4.10 Noise** | | | | | |
| Substantial Permanent Ambient Noise Increases | S | SU | ■(1) | ■(1) | ■(1) |
| Temporary Increase in Ambient Noise | S | LS | ■ | ■ | ■ |
| Excessive Groundborne Noise or Vibration | S | LS | ■ | ■ | ■ |
| **4.11 Population and Housing** | | | | | |
| Inducement of Substantial Population Growth | S | SU | ▼ | =(1) | =(1) |
| **4.12 Public Services** | | | | | |
| Fire Protection | S | LS | ▼ | = | = |
| Police Protection | S | LS | ▼ | = | = |
| Public Schools | S | LS | ■ | ■ | ■ |
| **4.13 Recreation** | | | | | |
| Deterioration of Parks and Recreational Facilities | S | LS | = | = | = |
| **4.14 Transportation and Traffic** | | | | | |
| Increases in Traffic | S | SU | ■ | ■ | ■ |
| **4.15 Utilities and Service Systems** | | | | | |
| Wastewater Treatment Requirements, Conveyance, and Capacity | LS | LS | ■ | ■ | ■ |
| New Water or Wastewater Facilities | S | LS | ■ | ■ | ■ |
| Impacts from New Storm Water Drainage Facilities | S | LS | ■ | ■ | ■ |
| Water Supply Availability | LS | LS | ■ | ■ | ■ |
| Solid Waste | S | LS | ■ | ■ | ■ |

▲ Alternative would result in an increased level of impact when compared to the Planned Development.
= Alternative would result in a similar level of impact when compared to the Planned Development.
■ Alternative would result in a reduced level of impact when compared to the Planned Development, and mitigation measures would be necessary.
▼ Alternative would result in a reduced level of impact when compared to the Planned Development, and no mitigation would be necessary.
(1) Impacts would remain significant and unavoidable.
PS = Potentially significant impact; LS = Less than significant impact; SU = Potentially significant and unavoidable impact

Further, the Reduced Project Alternative B would result in fewer impacts related to schools. Assuming this alternative would have the same percentage breakdown of single-family residences (57 percent) to multi-family attached residences (43 percent) as the Planned Development, an estimated 741 students would be generated by this alternative. While this would be less than the 2,411 students projected to be generated under the Planned Development, at least one additional elementary school would need to be constructed under this alternative. Implementation of the proposed project mitigation measures would still be required to reduce any environmental impacts associated with new school construction for the Reduced Project Alternative B to less than significant levels. Therefore, the anticipated student generation and demand for schools due to implementation of the this alternative would result in the need for perhaps one to two schools less than the Planned Development, the construction of which would have fewer significant environmental impacts than the three new schools under the Planned Development. Implementation of mitigation measures Pub-3A through 3D would reduce any environmental impacts associated with new school construction for the Reduced Project Alternative B to less than significant levels.

**Recreation**

The Reduced Project Alternative B would result in similar impacts to the Planned Development because the project applicant(s) under this alternative would also be required to pay development fees based on projected populations. The City would then use the proceeds from those fees to fund the improvement of currently undeveloped recreational properties that it already owns. Thus, the impacts under both the Planned Development and the Reduced Project Alternative B would be less than significant.

**Transportation and Traffic**

The Reduced Project Alternative B would result in overall less traffic generation than the Planned Development due to a reduction in total development within the project area. Nevertheless, significant traffic impacts would occur under this alternative, although these impacts and required mitigation measures would be less than with the Planned Development.

**Utilities and Service Systems**

The Reduced Project Alternative B would result in less demand on utilities and service systems than the Planned Development due to a reduction in total development within the project area. Although less than the Planned Development, this alternative would still result in demands for new water, wastewater, and storm water drainage facilities, additional water supply, and landfill space (solid waste disposal). As with the Planned Development, these impacts would be reduced to less than significant levels with implementation of applicable mitigation measures in other sections of this PEIR.

### 6.2.3.2 Ability to Accomplish Project Goals (Alternative B)

The Reduced Project Alternative B would accomplish all of the Planned Development's objectives (see Table 6-7 at the end of this chapter for a summary listing of the project objectives). This alternative proposes overall less development than the Planned Development but would still provide both residential and commercial land uses. The Reduced Project Alternative B would create a shopping destination with diverse commercial and retail uses, provide commercial and business park areas to promote job development, provide residential and commercial uses in close proximity to one another, and provide a variety of housing types to meet projected growth.

**Table 6-7 Ability of Alternatives to Meet Objectives of the Planned Development**

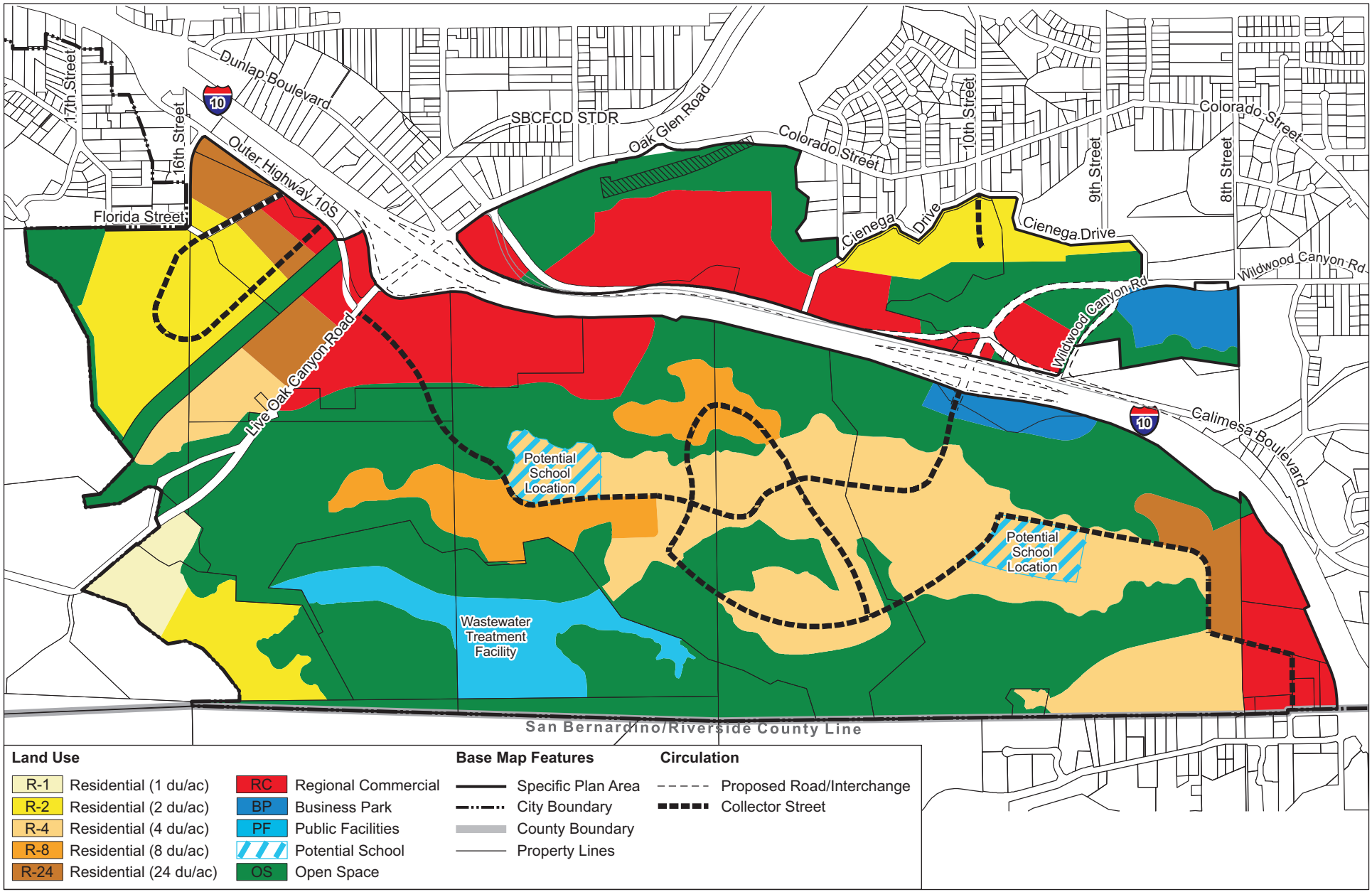
| Planned Development Goals | Ability of Alternatives to Meet Objectives of Planned Development | | |
|---|---|---|---|
| | No Project (FCSP) | Reduced Project | Reduced Footprint |
| 1. Create a regional shopping destination that attracts diversified commercial and retail uses, with a focus on providing services, shopping opportunities, and leisure activities to the community. | Yes | Yes | Yes |
| 2. Promote the development of local job opportunities. | Yes | Yes | Yes |
| 3. Provide a combination of residential, commercial, or manufacturing uses in close proximity to one another that utilize a strategic location near regional transportation corridors. | Yes | Yes | Yes |
| 4. Provide and promote the development of a variety of housing types to meet projected growth in the city and the region, including housing that will be affordable to lower-income residents and will aid the city in meeting its affordable housing requirements. | Yes | Yes | Yes |

# 6.3 Environmentally Superior Alternative

According to Section 15126.6(e)(2) of the CEQA Guidelines, an EIR is required to identify the environmentally superior alternative, which is the alternative with the fewest significant environmental impacts, from among the range of reasonable alternatives that are evaluated in the EIR. Table 6-1 provides a summary comparison of the alternatives evaluated in this section with the purpose of highlighting whether the alternative would result in a similar, greater, or lesser impacts compared to the Planned Development. As shown in this table, the No Project Alternative is the environmentally superior alternative because it would result in fewer impacts than the Planned Development and Reduced Project Alternatives A and B with respect to groundwater recharge, conflicts with land use plans, population growth, and recreational facilities, while impacts associated with the remaining environmental issues addressed in Chapter 4 of this PEIR would be similar to those of the Planned Development and Reduced Project Alternatives A and B.

Also according to Section 15126.6(e)(2) of the CEQA Guidelines, if the environmentally superior alternative is the No Project alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives; therefore, the environmentally superior alternative among the other alternatives would be the Reduced Project Alternative A. As shown in Table 6-1, this alternative would result in fewer impacts than the Planned Development and the Reduced Project Alternative B with respect to aesthetics, agricultural resources, air quality, biological resources, water quality/supply, noise, traffic, and landfill capacity, while impacts associated with the remaining environmental issues addressed in Chapter 4 of this PEIR would be similar to those of the Planned Development and the Reduced Project Alternative B.

Lastly, the Reduced Project Alternative A would achieve all of the goals of the Planned Development: (1) create a shopping destination with diverse commercial and retail uses, (2) provide commercial and business park areas to promote job development, (3) provide residential and commercial uses in close proximity to one another, and (4) provide a variety of housing types to meet projected growth.




Source: City of Yucaipa 2008; Hogle Ireland, Inc. 2008

PBSJ

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Feet

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**LAND USE PLAN FOR THE FREEWAY CORRIDOR SPECIFIC PLAN**
**FIGURE 6-1**