

APPENDIX A.
NOTICE OF PREPARATION AND COMMENTS AND INITIAL STUDY

This page intentionally left blank

Notice of Preparation

Notice of Preparation

To: _____

(Address)

From: City of Yucaipa
34272 Yucaipa Blvd.
Yucaipa, CA 92399

Subject: Notice of Preparation of a Draft Environmental Impact Report

The City of Yucaipa will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (is is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Joseph Lambert, Development Services Director at the address shown above. We will need the name for a contact person in your agency.

Project Title: Wilson Creek Estates, Case No. 15-061/TTM 19974

Project Applicant, if any: Jonathan Weldy, Meridian Land Development

Date _____ Signature _____
Title Development Services Director
Telephone 909-797-2489, ext. 231

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Wilson Creek Estates, Case No. 15-061/TTM 19974

Lead Agency: City of Yucaipa

Contact Person: Joseph Lambert

Mailing Address: 34272 Yucaipa Blvd.

Phone: 909-797-2489, ext. 231

City: Yucaipa, CA

Zip: 92399

County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Yucaipa

Cross Streets: Oak Glen Road, Jefferson Avenue Zip Code: 92399

Longitude/Latitude (degrees, minutes and seconds): 34 ° 2 ' 56.74" N / 117 ° 0 ' 59.84" W Total Acres: 236

Assessor's Parcel No.: 0321-082-15, 0321-101-02, 12 and 14 Section: 29 Twp.: 1S Range: 1W Base: _____

Within 2 Miles: State Hwy #: N/A

Waterways: Wilson Creek

Airports: N/A

Railways: N/A

Schools: Ridgeview Elem., Park 14

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 184 Acres 236
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Rural Living 1, Improvement Level 3 (RL-1)

Project Description: *(please use a separate page if necessary)*

A Phased Tentative Tract Map to subdivide approximately 236 gross acres into 184 single family lots each with a minimum lot size of one (1) gross acre, with two (2) additional "Not a Part" lots for an existing private residence (Casa Blanca Ranch), and water tank/pump station site owned and operated by the Yucaipa Valley Water District.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #8	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #8
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #6	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 21, 2015 Ending Date October 21, 2015

Lead Agency (Complete if applicable):

Consulting Firm: <u>AECOM</u>	Applicant: <u>Jonathan Weldy, Meridian Land Development</u>
Address: <u>901 Via Piemonte, Suite 500</u>	Address: <u>9153 Town Center Drive, Suite 106</u>
City/State/Zip: <u>Ontario, CA 91764</u>	City/State/Zip: <u>Apple Valley, CA 92308</u>
Contact: <u>Virginia M. Viado</u>	Phone: <u>760-240-5511, ext.222</u>
Phone: <u>909-579-3945</u>	

Signature of Lead Agency Representative: _____ Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Wilson Creek Estates, Case No. 15-061/TTM 19974

Lead Agency: City of Yucaipa

Contact Name: Joseph Lambert, Development Services Director

Email: jlambert@yucaipa.org

Phone Number: 909-797-2489, ext. 231

Project Location: Yucaipa
City

San Bernardino
County

Project Description (Proposed actions, location, and/or consequences).

A Phased Tentative Tract Map to subdivide approximately 236 gross acres into 184 single family lots each with a minimum lot size of one (1) gross acre, with two (2) additional "Not a Part" lots for an existing private residence (Casa Blanca Ranch), and water tank/pump station site owned and operated by the Yucaipa Valley Water District.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project is located on 236 acres of land previously utilized for agricultural purposes. Impacts in the areas of hydrology and water quality are anticipated due to the presence of 100-year flood plain and blue line stream areas within the project's boundaries. Impacts and proposed mitigation measures, including the use of easements and building restrictions, will be discussed in the Environmental Impact Report to be prepared for the project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The project was discussed at a City Council meeting held to review and approve the contract to prepare environmental documentation for the application. At the meeting, concerns from the public were identified as follows:

1. Aesthetics; views of hillsides and the San Bernardino Mountains to the north, as well impacts to night sky lighting from proposed new residences in a predominantly vacant and rural area.
2. Biological Resources; impacts to sensitive plants and wildlife species in the area, and the presence of an unofficial "Wildlife Corridor" along Cherry Croft Drive near its intersection with Oak Glen Road (based on a sign installed by the Yucaipa Animal Placement Society (YAPS) as a way to help the community co-exist with wildlife). A revised Biological Report prepared for the project (ECORP, July 2015) identified two riparian habitats located on the property along Wilson Creek, Mulefat Thickets and Sycamore Woodland. Both plant communities are considered riparian habitat types and are subject to regulatory authority of the CDFW, under its Lake and Streambed Alteration Program.
3. Hydrology/Water Quality; the property includes 100-year flood plains and portions of Wilson Creek within its boundaries. In addition, the Jurisdictional Delineation (JD) report prepared for the project identified Wilson Creek as an existing blue line stream, as well as a small tributary to the creek that was not conclusively determined to be a blue-line stream.

The above issues will be analyzed and discussed in the EIR.

Provide a list of the responsible or trustee agencies for the project.

Army Corps of Engineers, California Department of Fish and Wildlife, Regional Water Quality Control Board, Yucaipa Valley Water District

**CITY OF YUCAIPA
INITIAL STUDY**

ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Wilson Creek Estates Project, Case No. 15-061/TTM 19974
2. Lead Agency Name and Address: City of Yucaipa, 34272 Yucaipa Blvd., Yucaipa, CA 92399
3. Contact Person and Phone Number: Joe Lambert, (909) 797-2489, ext. 231
4. Project Location: North of Oak Glen Road and east of Jefferson Street. Assessor Parcel Numbers 0321-082-15, 0321-101-02, 12 and 21.
5. Project Sponsor's Name and Address: Jonathan Weldy, Meridian Land Development, 9153 Town Center Drive, Suite 106, Apple Valley, CA 92308.
6. General Plan Designation: RL-1 (Rural Living 1, Improvement Level 3)
7. Description of the Project: A Phased Tentative Tract Map to subdivide approximately 236 gross acres into 184 single family lots with a minimum lot size of one (1) gross acre, with two (2) additional "Not a Part" lots for an existing private residence (Casa Blanca Ranch) and water tank/pump station site owned and operated by the Yucaipa Valley Water District. See **Exhibit 1** – Proposed Subdivision Map.
8. Surrounding Land Uses and Setting: Vacant and open land zoned for rural residential uses – which includes hillsides and canyons – are located to the north of the project site. Vacant and open land zoned for rural residential and open space uses is located to the east of the project site. Large lot, rural (one to five acre minimum lot sizes) and single family (20,000 square feet minimum lot size) residential uses are located to the west and south of the project site. See **Exhibit 2** – Aerial Photo.

The project site is currently improved with a vacant ranch that includes hilltops and canyons used for agricultural purposes. Several farm related structures exist on the project site, including a ranch house and other small habitable buildings, as well as structures used for storage, workshop and packing purposes.

Designated Federal Emergency Management Agency (FEMA) 100-year flood plain areas are located within the project's boundaries. Wilson Creek, a USGS blue line stream, traverses through the north and central portions of the project site.

9. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement):

Army Corps of Engineers, California Department of Fish and Wildlife, Regional Water Quality Control Board, Yucaipa Valley Water District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below (■) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

	Aesthetics		Greenhouse Gas Emissions		Population/Housing
■	Agricultural and Forestry Resources		Hazards & Hazardous Materials		Public Services
	Air Quality	■	Hydrology/Water Quality		Recreation
	Biological Resources		Land Use/Planning		Transportation/Traffic
	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils		Noise	■	Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	X
I find that the proposed project MAY have a “potential significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	


Signature

9/24/2015
Date

Joe Lambert
Printed Name

City of Yucaipa
For



EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis,” may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------------	--------------------------------	--	------------------------------	-----------

1. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista?		X		
--	--	---	--	--

The City of Yucaipa 2004 General Plan does not identify specific scenic vistas within the City. However, Goal OS-9 of the Open Space and Conservation Element states that the City will “Provide for the visual enhancement of existing and new development through landscaping and preservation of scenic vistas.” Prior to issuance of building permits, and during project design and construction, the project will be required to adhere to policies adopted in conjunction with this Goal, including: undergrounding of utilities for new projects; providing a minimum of 10% landscaping for new development; addressing development on prominent ridgelines, and; preventing an obstruction of scenic views.

The project proponent intends to utilize a ‘minimal grading’ concept for the property, with circulation and drainage systems conforming to the existing contours of the land, and individual lots to be kept in their natural state to the extent and wherever possible. The minimum lot size of one gross acre per lot, as well as the 35 foot building height permitted in the RL-1 District would not have notable prominence nor affect area views. All new development is required to underground utilities as a standard condition of approval. The surrounding area is designated RL-1 as well. **Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.**

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

The City of Yucaipa 2004 General Plan Land Use Element recognizes scenic resources exist within the City in the surrounding hills and mountains, including the area within and adjacent to the project site. No State designated scenic highways exist within the City’s Planning area, according to information available from the California Department of Transportation (Caltrans) Scenic Highway Program.

The City of Yucaipa has designated scenic roadways within the City limits as part of its General Plan, which includes Oak Glen Road located along the project’s southern boundary. The project proponent intends to utilize a ‘minimal grading’ concept for the property, with circulation and drainage systems conforming to the existing contours of the land, and individual lots to be kept in their natural state to the extent possible. Design elements of the project, along the southern border adjacent to Oak Glen Road, could include split rail fencing and landscaping with a rustic theme, consistent with standards identified for this roadway in the 2004 General Plan. **Additional analysis and discussion will be addressed in the EIR.**

c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
--	--	--	---	--

The City of Yucaipa 2004 General Plan Land Use Element recognizes scenic resources exist within the City in the surrounding hills and mountains, including the area within and adjacent to the project site.

The project proponent intends to utilize a ‘minimal grading’ concept for the property, with circulation and drainage systems conforming to the existing contours of the land, and individual lots to be kept in their natural state to the extent and wherever possible. Design elements of the project, along the southern border adjacent to Oak Glen Road, could include split rail fencing and landscaping with a rustic theme, consistent with standards identified for this roadway in the 2004 General Plan. **Additional analysis and discussion will be addressed in the EIR.**

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

The proposed subdivision will add new homes to the area and bring new sources of light and glare that could adversely affect day or nighttime views in Yucaipa. However, while the amount of lighting would increase, it is required to be directed downward and shielded to prevent glare and dispersion beyond the project boundaries. **Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.**

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------------	--------------------------------	--	------------------------------	-----------

2. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project?

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

Based upon a review of the San Bernardino County Important Farmland 2012 maps prepared by the California Department of Conservation, Division of Land Resource Protection accessed in July 2015 (<http://maps.conservation.ca.gov/ciff/ciff.html>), there is a small area designated with both the prime and unique farmland categories (3 and 11 acres, respectively) on the north side of Oak Glen Road, just east of Jefferson Street, within the project's boundaries. Much of this land appears to be located on a parcel of land that will not be developed and noted as 'Not A Part' of the proposed subdivision, however submitted project application materials have indicated an olive grove borders the north side of Oak Glen Road, and a small fruit orchard is located north of the main residence.. **Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.**

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

The City of Yucaipa utilizes a "one map system" in which the General Plan Land Use Designations and Zoning Categories are the same and combined onto one map. As such, the existing RL-1 District (Rural Living, minimum one acre lot size) for the project site is both the General Plan designation and zoning. Agricultural uses are permitted in the RL-1 District subject to Section 84.0320 of the Yucaipa Municipal Code. According to the California Department of Conservation Williamson Act Program website, accessed July 2015 (<http://www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx>), the City of Yucaipa does not have any properties under Williamson Act contracts.

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

Review of the City of Yucaipa 2004 General Plan indicates there is no forest land or timberland located within the project site. The surrounding project area is generally rural in nature with agricultural and residential related land uses.

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

Review of the City of Yucaipa 2004 General Plan indicates there is no forest land or timberland located within the project site. The surrounding project area is generally rural in nature with agricultural and residential related land uses. The proposed project would not affect forest land or convert forest land to non-forest land use.

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

As noted in item 2.a) the small area of the project site designated as prime and unique farmland appears to be located on a parcel of land that will not be developed and noted as 'Not A Part' of the proposed subdivision, therefore a less than significant impact is anticipated. **Additional analysis and discussion will be addressed in the EIR.**

As noted in item 2.d) above, there is no forest land designated within the project's boundaries; as such, the proposed project would not affect these resources.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------------	--------------------------------	--	------------------------------	-----------

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

a) Conflict with or obstruct implementation of the applicable air quality plan?		X		
<p>The City of Yucaipa is in the South Coast Air Basin (SCAB) and is subject to the Air Quality Management Plan (AQMP) prepared by the South Coast Air Quality Management District (SCAQMD). The AQMP sets forth a comprehensive program that would lead the Basin into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. As such, conformance with the AQMP for projects is determined by demonstrating compliance with local land use plans and/or population projections.</p> <p>While the proposed project is consistent with the City's General Plan Land Use Element, additional analysis will be completed through preparation of an Air Quality technical report to identify if adopted significance thresholds would be exceeded as a result of project implementation. Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.</p>				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.		X		
<p>The proposed project is not anticipated to violate established air quality standards or contribute to existing or projected air quality violations as the proposed use is single-family rural residential units on lots with a minimum of one-acre in size. Additional analysis will be completed through preparation of an Air Quality technical report to identify if adopted significance thresholds would be exceeded as a result of project implementation. Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.</p>				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		
<p>State non-attainment includes the following criteria pollutants: Ozone, PM 2.5, and PM 10. Federal non-attainment includes the following criteria pollutants: PM2.5 and 8-hour ozone. The proposed project is not anticipated to exceed adopted thresholds for any criteria pollutant and, thus would not result in a cumulatively considerable increase in any criteria pollutant, as the proposed use is single-family rural residential units on lots with a minimum of one-acre in size. Additional analysis will be completed through preparation of an Air Quality technical report to identify if adopted significance thresholds would be exceeded as a result of project implementation. Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.</p>				
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
<p>The proposed single family residences are not anticipated to create substantial pollutant concentrations, however air-borne dust and other potential pollutants will likely be emitted from project grading and construction activities and equipment. Additional analysis will be completed through preparation of an Air Quality technical report to identify if the project will generate substantial pollutants, as well as identify the proximity of sensitive receptors to the proposed project. Additional analysis and discussion will be addressed in the EIR.</p>				
e) Create objectionable odors affecting a substantial number of people?			X	
<p>The proposed project is a single-family rural residential subdivision that will allow agricultural uses and the keeping of animals, which may be associated with objectionable odors. However, such uses will be subject to additional standards and requirements as provided in Section 84.0320 of the Yucaipa Municipal Code. Additional analysis and discussion will be addressed in the EIR.</p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------------	--------------------------------	--	------------------------------	-----------

4. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?		X		
--	--	---	--	--

The Biological Resources technical report prepared for the project (ECORP, November 2012) identified the presence of a white-tailed kite, a California Department of Fish and Wildlife (CDFW) fully protected species, on the project site. Habitat suitable for the burrowing owl was also observed. In addition, the report conducted surveys outside of the blooming period for most rare plant species that could occur on the property.

A revised Biological Resources technical report (ECORP, July 2015) was submitted to include information about necessary wildlife and plant species protocol surveys to verify presence and potential impacts. Some the findings of that report are noted in subsequent portions of this section. **Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.**

b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service?		X		
---	--	---	--	--

A revised Biological Report prepared for the project (ECORP, July 2015) identified two riparian habitats located on the property along Wilson Creek, Mulefat Thickets and Sycamore Woodland. Both plant communities are considered riparian habitat types and are subject to regulatory authority of the CDFW, under its Lake and Streambed Alteration Program. **Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.**

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
---	--	--	--	---

A Jurisdictional Delineation (ECORP, November 2012) prepared for the project indicates there were no areas identified within the property suspected to contain the necessary criteria to meet the federal definition of wetlands.

d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
---	--	---	--	--

The revised Biological Report prepared for the project (ECORP, July 2015) indicates the majority of the project site supports a continuous area of undeveloped land and supports free wildlife movement. Native habitats within Wilson Creek are also currently connected to large tracts of open land that currently surround the site on the north and east, as well as El Dorado Ranch Park to the east. Wilson Creek crosses the property and continues to the west through a narrow band surrounded by the more developed portions of Yucaipa. The creek alignment and undeveloped land associated with it narrows farther west of the property. Due to the ever-narrowing width of this corridor through Yucaipa, and its termination in a developed area, it is not considered to be an effective wildlife corridor. Although wildlife originating from the Wilson Creek Estates property can continue to the west, there is no direct connection through to the other side of the developed portions of Yucaipa.

The County of San Bernardino General Plan Open Space Element (Open Space Overlay Map) identifies the Live Oak Canyon Wildlife Corridor is located approximately three miles west of the project site, west of Yucaipa Regional Park. There is a “Wildlife Corridor” sign along Cherry Croft Drive near its intersection with Oak Glen Road. This sign was installed by the Yucaipa Animal Placement Society (YAPS) as a way to help the community co-exist with wildlife, and should not be treated as an official corridor for wildlife. **Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.**

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
<p>The revised Biological Report prepared for the project (ECORP, July 2015) identified oak woodland found along drainages and around otherwise disturbed and developed sites on the project property. Impacts to oak trees that occur would be subject to Division 9, Chapter 5 of the Municipal Code (Oak Tree Conservation). Removal or encroachment would require a permit and would be subject to the conditions/mitigation measures identified under Section 89.0525. Conformance with this ordinance would result in less than significant impacts. Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.</p>				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?			X	
<p>According to the 2004 General Plan, the City of Yucaipa is not a part of any habitat conservation plan (HCP) or natural community conservation plan (NCCP). Additional analysis and discussion will be addressed in the EIR.</p>				
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?		X		
<p>A cultural resources investigation was prepared for the project (ECORP, November 2012), and identified the main Casa Blanca residence located on the site was found to possess the historic and architectural significance, as well as the integrity, that are necessary to be eligible for listing in both the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR).</p> <p>The project proponent has excluded the main Casa Blanca residence from the proposed subdivision project and it will remain within a parcel of land noted as 'Not A Part' of the project. Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.</p>				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		X		
<p>A cultural resources investigation was prepared for the project (ECORP, November 2012), and concluded no prehistoric archaeological sites or isolated finds were identified within the project area as a result of the cultural resources records search and field survey. The archaeological sensitivity of the project area is believed to be low. An updated investigation is currently in process to identify if any prehistoric archaeological sites or isolated finds have been discovered since November 2012. Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.</p>				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
<p>The 2004 General Plan Open Space and Conservation Element, Exhibit XII-3 identifies the project site is within an area of high paleontological sensitivity. Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.</p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		
<p>Based on information from the 2004 General Plan and the cultural resources investigation prepared for the project (ECORP, November 2012), it is not clear if the project would disturb any known human remains, including those interred outside of formal cemeteries. No formal cemeteries are within the project area, and a low likelihood exists that human remains could be uncovered during ground disturbing activities.</p> <p>Similar to the findings provided through research and surveys conducted for cultural and paleontological resources, there is always the possibility that unidentified human remains could be discovered during project construction and impacts would be potentially significant. Native American consultation is currently underway and any comments and recommendations received will be considered and discussed in the EIR. Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.</p>				
<p>6. GEOLOGY AND SOILS. Would the project:</p>				
<p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:</p>				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
<p>Based upon the City's Geological Overlay Districts map, dated November 2010, as well as the Geotechnical Feasibility Study (Petra Geotechnical, September 2012) and Fault Rupture Hazard Investigation (Petra Geotechnical, June 2013) prepared for the project, the project area is not located near an Alquist-Priolo Earthquake Fault Zone. However, Southern California is a seismically-active region that contains many earthquake faults and has a high potential for earthquakes. The project is required to comply with the Yucaipa Municipal Code and the Building Code, which is designed to mitigate earthquake hazards. Additional analysis and discussion will be addressed in the EIR.</p>				
(ii) Strong seismic ground shaking?			X	
<p>Southern California is a seismically-active region that contains many earthquake faults and has a high potential for earthquakes. Based upon the City's Geological Overlay Districts map, dated November 2010, a number of active and potentially active geologic faults traverse the City. The project is required to comply with the Yucaipa Municipal Code and the Building Code, which is designed to mitigate earthquake hazards. Additional analysis and discussion will be addressed in the EIR</p>				
(iii) Seismic-related ground failure, including liquefaction?			X	
<p>Based upon the City's Geological Overlay Districts map, dated November 2010, the project site is not located within an area that is susceptible to liquefaction. The Geotechnical Feasibility Study (Petra Geotechnical, September 2012) prepared for the project further indicates the potential for liquefaction induced settlement is considered very low due to the absence of a shallow groundwater table and an assumed relative high density of coarse grained alluvial soils underlying the site. Additional analysis and discussion will be addressed in the EIR</p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(b) Result in substantial soil erosion or the loss of topsoil?			X	
<p>The Geotechnical Feasibility Study (Petra Geotechnical, September 2012) prepared for the project indicates site soils are generally granular in nature, occasionally oversteepened, and subject to erosion.</p> <p>The project would be required to prepare and implement all National Pollutant Discharge Elimination System (NPDES) permit requirements and appropriate BMPs (Best Management Practices) through a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). These plans are a standard condition for projects over one (1) acre in size and are intended to minimize soil erosion and prevent the off-site discharge of pollutants. Additional analysis and discussion will be addressed in the EIR.</p>				
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
<p>Based upon the City's Geological Overlay Districts map, dated November 2010, the project site is not located within an area that is susceptible to liquefaction or landslides. Future improvements required and structures allowed within the proposed subdivision will require preparation of a geotechnical/soils evaluation in conjunction with the submittal of building plans, as required by the Building Code. This requirement would address potential subsidence and include appropriate design recommendations as necessary. Additional analysis and discussion will be addressed in the EIR.</p>				
(d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
<p>The Geotechnical Feasibility Study (Petra Geotechnical, September 2012) prepared for the project indicates the predominant soils types of the project are granular sand to silty sands with gravels, therefore expansion potential is anticipated to be in the very low category (0-20 expansion index). Future improvements required and structures allowed within the proposed subdivision will require preparation of a geotechnical/soils evaluation in conjunction with the submittal of building plans, as required by the Building Code. This requirement would verify the existence of expansive soils on site and include appropriate design recommendations as necessary. Additional analysis and discussion will be addressed in the EIR.</p>				
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
<p>The proposed project would be connected to an approved sewer system operated by Yucaipa Valley Water District. No septic tanks would be involved in the project.</p>				
7. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		X		
<p>The proposed project would generate greenhouse gases during the construction and operational phases of the project. Additional analysis will be completed through preparation of an Air Quality technical report to identify if greenhouse gas emissions would have a significant impact on the environment as a result of project implementation. Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.</p>				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		
<p>The City adopted a Climate Action Plan in September, 2015, for the purpose of reducing the emissions of greenhouse gasses. Additional analysis will be completed through preparation of an Air Quality technical report to identify applicable state and federal greenhouse gas emissions requirements and any potential conflicts as a result of project implementation. Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.</p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project?

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

The proposed project is a residential subdivision within the RL-1 zoning district, which allows for agricultural and farm-related animal raising as a primary use subject to lot size restrictions. The project proposes single family residential units on lots of at least one acre gross in size, and would not specifically involve the use, disposal or transport of hazardous materials. During project operations, materials such as fertilizer and pesticides may be used for agricultural purposes, as well as normal cleaning solvents for home maintenance. It is unlikely significant amounts of packaged cleaners or solvents would be stored due to its operation as a single family subdivision.

The proposed project would have the potential to discharge hazardous materials during construction, but only items such as fuel and oil that occur from typical construction equipment. The amount of hazardous material discharge during construction or operation is expected to be less than significant, and the project would be required to comply with Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) requirements to prevent the off-site discharge of pollutants during construction and operation of the project. **Additional analysis and discussion will be addressed in the EIR.**

b) 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?			X	
---	--	--	---	--

A Phase I Environmental Site Assessment (Petra Geotechnical, December 2011) and Limited Phase II Near Surface Soil Investigation Report (Petra Geotechnical, September 2014) were prepared and submitted with project application materials. The reports identified potential Recognized Environmental Conditions (RECs) to include the existing workshop, shed, packing building and pole mounted transformers on-site.

Significant amounts of hazardous materials are not to be brought to the site as part of the construction or operations phase of the project. As such, any significant level of upset or accident related to the use of hazardous materials is unlikely. As noted in 8.a) above, an SWPPP and WQMP are required and would minimize the potential for a significant release of hazardous materials. **Additional analysis and discussion will be addressed in the EIR.**

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

Review of the City's General Plan and current aerial photos have identified that there are no existing or proposed schools located within one-quarter mile of the proposed project. The nearest school to the project site is Ridgeview Elementary, located approximately two miles west of the project site.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?				X
--	--	--	--	---

A review of the Hazardous Waste and Substances Sites (Cortese) List on the State of California Department of Toxic Substances Control website indicates there are no hazardous materials sites existing within the City of Yucaipa.

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

The 2004 General Plan identifies the closest airport to the project is Redlands Municipal, located approximately 10 miles to the northwest. Due to the airport's distance from the project site the proposed development would not result in a safety hazard for people residing or working in the area.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
The 2004 General Plan identifies the closest airport to the project is Redlands Municipal, located approximately 10 miles to the northwest. Due to the airport's distance from the project site the proposed development would not result in a safety hazard for people residing or working in the area.				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
The proposed project is located north of Oak Glen Road and east of Jefferson Avenue and Cherry Croft Road, which are paved roadways. The proposed project will maintain accessibility to these roadways with an internal roadway system connecting to each street. Since the project site abuts both streets and would maintain the use of these existing roadways, the proposed project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Additional analysis and discussion will be addressed in the EIR.				
h) 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?			X	
<p>A review of California Department of Forestry and Fire Protection (Cal Fire), California Fire Hazard Severity Zone Map Update Project Fire Hazard Severity Zones dated 2007, available on-line and prepared by the Cal Fire, does not identify the area as being in a high fire hazard area. The Local Responsibility Area (LRA) maps available from Cal Fire, dated 2007, indicates the project is within a very high fire hazard severity zone.</p> <p>Project improvements include the extension of adequately sized water pipelines to the property, consistent with the requirements of Yucaipa Valley Water District. The closest fire station to the site is located on Bryant Street just south of Oak Glen Road, approximately 1 mile west of the project site. Proposed homes would be required meet the standards of the Fire Code pertaining to structures in a high fire zone, which includes the installation of appropriate interior sprinkler systems and the placement of new fire hydrants at applicable intervals. Additional analysis and discussion will be addressed in the EIR.</p>				
9. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
The proposed project would be required to connect to the Yucaipa Valley Water District sewer collection and treatment system. Prior to issuance of building permits, the project would be required to comply with all applicable NPDES requirements through adoption and implementation of a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) during the construction and operational phases. Best Management Practices (BMPs) and other measures included in the SWPPP and WQMP would address water quality and waste discharge concerns associated with the project and a less than significant impact is anticipated.				
b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The proposed project would require water from Yucaipa Valley Water District (YVWD). The District currently obtains water from groundwater through local wells, and surface water collected from Birch Creek, Oak Glen Creek, Adams Tunnel and Clark Tunnel. Additionally, the District purchases imported water from the State Water Project through the San Bernardino Valley Municipal Water District and the San Gorgonio Pass Water Agency for direct filtration and for recharge of the groundwater basin. YVWD's basins are in a controlled overdraft condition in which adequate water can be extracted to meet future demand without adversely affecting aquifer volume or lowering the groundwater table. YVWD will provide all domestic water to serve the project; the project does not include the installation of groundwater extraction wells. The project is consistent with the planned uses of the site and is not expected to substantially deplete groundwater supplies; the impact is considered less than significant. Additional analysis and discussion will be addressed in the EIR.</p>				
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</p>	X			
<p>The Jurisdictional Delineation (JD) report prepared for the project (ECORP, November 2012) identified Wilson Creek as an existing blue line stream within the project site, as well as a small tributary to the creek that was not conclusively determined to be a blue-line stream. Thus, applicability of Clean Water Act (CWA) Section 404 jurisdiction is currently uncertain on the project site. Verification of the 2012 delineation would occur during the permitting phase for those lots that impact state or federal waters.</p> <p>Verification of impact area is currently underway to identify potential impacts through the preparation of additional exhibits for those lots with blue line stream and 100-year flood zone designations. Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.</p>				
<p>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?</p>	X			
<p>The Jurisdictional Delineation (JD) report prepared for the project identified Wilson Creek as an existing blue line stream within the project site, as well as a small tributary to the creek that was not conclusively determined to be a blue-line stream. Thus, applicability of CWA Section 404 jurisdiction is currently uncertain on the project site. Verification of the 2012 delineation would occur during the permitting phase for those lots that impact state or federal waters.</p> <p>Verification of impact area is currently underway to identify potential impacts through the preparation of additional exhibits for those lots with blue line stream and 100-year flood zone designations. Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.</p>				
<p>e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</p>			X	
<p>Prior to issuance of building permits, the project would be required to comply with all applicable NPDES requirements through adoption and implementation of a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) during the construction and operational phases. Best Management Practices (BMPs) and other measures included in the SWPPP and WQMP would address water quality and waste discharge concerns associated with the project and a less than significant impact is anticipated. Additional analysis and discussion will be addressed in the EIR.</p>				
<p>f) Otherwise substantially degrade water quality?</p>			X	
<p>Prior to issuance of building permits, the project would be required to comply with all applicable NPDES requirements through adoption and implementation of a SWPPP and WQMP during the construction and operational phases. Best Management Practices (BMPs) and other measures included in the SWPPP and WQMP would address water quality and waste discharge concerns associated with the project and a less than significant impact is anticipated. Additional analysis and discussion will be addressed in the EIR.</p>				
<p>g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard</p>	X			

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
delineation map?				
<p>Based on materials submitted with the project application, the following lots within the proposed subdivision are located within a 100-year floodplain: 4, 8-20, 24, 28, 29, 39-47, 49, 50, 52, 53, 58-65, 71-74, 81, 82, 84-86, 89-92, 102, 111, 118, 119, 122-138, 140, 141, 145, 151, 154, 158, 159, 171, 173-180, 182,184. The project proponent proposes a ‘minimal grading’ concept for the property in addition to the recordation of easements on the impacted lots to restrict the building of structures within designated floodplains</p> <p>Verification of impact area is currently underway to identify potential impacts through the preparation of additional exhibits for those lots with blue line stream and 100-year flood zone designations. Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.</p>				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	X			
<p>Based on materials submitted with the project application, the following lots within the proposed subdivision are located within a 100-year floodplain: 4, 8-20, 24, 28, 29, 39-47, 49, 50, 52, 53, 58-65, 71-74, 81, 82, 84-86, 89-92, 102, 111, 118, 119, 122-138, 140, 141, 145, 151, 154, 158, 159, 171, 173-180, 182,184. The project proponent proposes a ‘minimal grading’ concept for the property in addition to the recordation of easements on the impacted lots to restrict the building of structures within designated floodplain limits.</p> <p>Verification of impact area is currently underway to identify potential impacts through the preparation of additional exhibits for those lots with blue line stream and 100-year flood zone designations. Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.</p>				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	X			
<p>Based on materials submitted with the project application, the following lots within the proposed subdivision are located within a 100-year floodplain: 4, 8-20, 24, 28, 29, 39-47, 49, 50, 52, 53, 58-65, 71-74, 81, 82, 84-86, 89-92, 102, 111, 118, 119, 122-138, 140, 141, 145, 151, 154, 158, 159, 171, 173-180, 182,184. Verification of specific flooding impact areas are under assessment.</p> <p>Verification of impact area is currently underway to identify potential impacts through the preparation of additional exhibits for those lots with blue line stream and 100-year flood zone designations. Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.</p> <p>There are three dams in the Yucaipa Regional Park, which is located approximately two miles west of the project site. Significant impacts to the project site are not anticipated upon failure of these facilities due to distance from the project and existing topography.</p>				
j) Inundation by seiche, tsunami, or mudflow?			X	
<p>Based on review of the 2004 General Plan and recent aerial photo maps, the proposed project is not subject to the potential effects of a seiche, tsunami or mudflows caused by such due to lack of upstream water bodies. The City of Yucaipa is located just north of the I-10 freeway and is over 55 miles east of the Pacific Ocean. As such, the City is not under threat of a tsunami, otherwise known as a seismic sea wave. Similarly, the potential for a seiche to occur is remote, given the limited number of large water bodies within the City and its sphere of influence.</p> <p>According to the Geotechnical Feasibility Report prepared for the project (Petra Geotechnical, September 2012), the water table is between 40 to 67 feet below the ground surface. Preliminary mapping indicates some canyon slope areas may be subject to erosion, slope creep and localized surficial instability; however, further evaluation and geotechnical investigation will be required during the design phase of the project, as a normal requirement through the City’s permitting process, and will be addressed prior to the issuance of building permits. Therefore, the impact would be less than significant. Additional analysis and discussion will be addressed in the EIR.</p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------------	--------------------------------	--	------------------------------	-----------

10. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?				X
---	--	--	--	---

As outlined in the 2004 Yucaipa General Plan, the City is divided into five residential neighborhoods, North Bench, Central Yucaipa, Wildwood Canyon, Dunlap Acres, and Freeway Corridor, based on topography and creeks. The proposed site is situated in the North Bench residential area of Yucaipa north of Oak Glen Road. This area of the City has two existing neighborhoods Stanley Ranch and Rolling Hills. The location of the project has been a historical ranch with vacant lands to the north and east. To the west and south of the project site are large rural single family residential plots as outlined in the City General Plan and Zoning maps.

The proposed project would add streets to connect to existing roadways ensuring connectivity. As such, the proposed project would not physically divide an established community and would have no impact.

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

The proposed project would comply with 2004 Yucaipa General Plan and Zoning Map. The proposed land use is rural living, on 1 acre lots (RL-1), which is consistent with the current land use designation and zoning category as identified. The City of Yucaipa is located in the Inland Empire area of Southern California, within the County of San Bernardino; the project area is not in a coastal zone.

Proposed improvements to the site would be conducted in a manner consistent with adopted development standards and good planning practices. Grading and subsequent improvements would be undertaken consistent with appropriate City standards and drainage design criteria. The project is not anticipated to conflict with applicable policies or regulations and a less than significant impact is expected. **Additional analysis and discussion will be addressed in the EIR.**

c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X
--	--	--	--	---

According to the 2004 General Plan, the City of Yucaipa is not a part of any habitat conservation plan (HCP) or natural community conservation plan (NCCP).

11. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
---	--	--	--	---

The City of Yucaipa is not known to contain any mineral resources of statewide or regional importance according to the California Geological Survey (CGS). Under the California Surface Mining and Reclamation Act (SMARA) of 1975, mineral resource zones (MRZ) are identified by the State Geologist based on CGS data.

The MRZ classification areas in the City of Yucaipa are shown to be MRZ-3 in the CGS mineral resources map, “Mineral Land Classification of a Part of Southwestern San Bernardino County: The San Bernardino Valley Area, California (East)”, according to the California Department of Conservation SMARA Mineral Land Classification Maps (accessed August 2015). Due to the size of the project and proximity to residential uses, this area is unlikely to be considered a viable site for mineral extraction. Based on this information the project is expected to have no impact on the availability of known mineral resources.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	
--	--	--	---	--

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------------	--------------------------------	--	------------------------------	-----------

Refer to the response to item a) above. The entire City is within an MRZ-3 classification, in which the significance of mineral deposit cannot be evaluated. This means there are not identified local or regionally important mineral resources within the City. Development in accordance with the current General Plan or the proposed General Plan Update would not impact any areas of known mineral resources. A less than significant impact from the project is anticipated. **Additional analysis and discussion will be addressed in the EIR.**

12. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
--	--	--	---	--

The General Plan Noise Element and Municipal Code identify noise levels for various types of land uses, certain activities, and how noise levels are to be measured. The operation of the proposed project would be similar to other types of single family housing within the City limits. The closest portion of the project site to other residential uses is the adjoining properties to the west and south. Residential land uses are identified as sensitive land uses in the Yucaipa General Plan. Undertaking construction related activities within the restricted periods specified by City ordinance would reduce noise impacts to less than significant. **Additional analysis and discussion will be addressed in the EIR.**

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
--	--	--	---	--

The proposed project site would require grading to modify the site elevation. It is uncertain if unique construction techniques or pilings would be required as part of construction that would cause excessive ground-borne vibration, however construction will be required to meet the City's Noise Ordinance requirements and a less than significant impact is anticipated. **Additional analysis and discussion will be addressed in the EIR.**

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
---	--	--	---	--

The project area is currently affected by vehicle noise from Oak Glen Road. The proposed single family land uses would generate additional vehicle trips to and from the property, but the land use is not a significant noise generator. As such, no substantial permanent increase in ambient noise levels above the levels currently existing would result from this project. Additional vehicles would access the site, but the proposed roadway would not notably change existing noise conditions. **Additional analysis and discussion will be addressed in the EIR.**

d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
---	--	--	---	--

The proposed project would result in a temporary increase in ambient noise levels during construction activities, but would be required to comply with City's Noise Ordinance, which includes hours and days of operation, which would keep increases below a significant level. **Additional analysis and discussion will be addressed in the EIR.**

e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
---	--	--	--	---

The 2004 General Plan identifies the closest airport to the project is Redlands Municipal, located approximately 10 miles to the northwest. No excessive noise levels related to airports is anticipated for the project.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
---	--	--	--	---

The 2004 General Plan identifies the closest airport to the project is Redlands Municipal, located approximately 10 miles to the northwest. No excessive noise levels related to airports is anticipated for the project.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------------	--------------------------------	--	------------------------------	-----------

13. POPULATION AND HOUSING. Would the project:

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

The project would not result in a significant increase in population, demand for housing, or expansion of public or private services. The project would result in the construction of 184 new residential lots and based on the average of 2.9 persons per household in Yucaipa City (2015 Census Bureau) it is estimated that the project would result in approximately 534 additional residents. This increase in population is consistent with the Yucaipa General Plan Update, which anticipates a 62% population increase to 77,328. However, the ~1% increase in population from this project is not a significant increase, and the area proposed for development is identified for residential development in the General Plan. As such, the proposed project would have a less than significant impact on population and housing. **Additional analysis and discussion will be addressed in the EIR.**

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

The proposed project would develop new housing units on a predominantly vacant site. The project does not involve displacement of any housing units. The project is consistent with the existing General Plan land use of RL-1 and will add additional single-family residential units on minimum one acre gross lots. The project would have no impact on household displacement.

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

The proposed project would not remove existing residents from their current residences, and would increase the amount of available housing. The project is consistent with the General Plan land use designation of RL-1, and would have no impact on household displacement.

14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?			X	
----------------------------	--	--	---	--

The City of Yucaipa is currently served by the California Department of Forestry (CalFire). The proposed project would not require unique or altered fire protection services, due to the type of uses proposed and the existence of a fire station about one mile west on Bryant Street just south of Oak Glen Road. The addition of such a small number of residences would not affect fire department service ratios or response times, nor would any new fire protection facilities need to be provided.

As a standard condition of approval, developers are required to pay development impact fee for Fire Facilities, based the details of proposed buildings. The proposed project would have a less than significant impact on fire protection and exposure of people or structures to a significant risk of loss, injury or death involving wildland fires. **Additional analysis and discussion will be addressed in the EIR.**

b) Police protection?			X	
------------------------------	--	--	---	--

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------------	--------------------------------	--	------------------------------	-----------

The San Bernardino County Sheriff's Department currently serves the project site and surrounding area under an agreement with the City of Yucaipa. The proposed project would not require unique police protection services, since the site has been and will continue to be accessible from surrounding streets and the payment of development impact fees would offset potential demands for increased facilities.

As a standard condition of approval, developers are required to pay development impact fees for Public facilities based upon the details of the project site. Given the addition of such a small number of residences, the project would not affect police department service ratios or response times, nor would any new police facilities need to be provided. The impact to police protection resources would be less than significant. **Additional analysis and discussion will be addressed in the EIR.**

c) Schools?

The Yucaipa-Calimesa School District serves the City of Yucaipa and will continue to serve the project area. With the addition of 534 additional residents, 140 or less are anticipated to be under 18 years old based on the current population distribution in the City (Census Bureau 2015).

As a standard condition of approval, developers are required to pay development impact fees to the District for school facilities prior to issuance of building permits, and a less than significant impact to schools is anticipated. Under State law, impacts to school facilities are addressed through specific procedures such as development impact fees and issuance of bonds. **Additional analysis and discussion will be addressed in the EIR.**

d) Parks?

The proposed minimum lot size is one acre, which provides substantial area for private on-site activities. The proposed project may generate the need for additional parkland or recreational uses, although not to the level of typical residential subdivisions that has more limited private open space. Local parks are available in close proximity to the project site including, Yucaipa Regional Park, Wildwood Canyon State Park, Flag Hill Park, and San Bernardino National Forest.

The City of Yucaipa has adopted development impact fees, including those associated with the Quimby Act for the development of park facilities, to offset the potential impact of new users caused by the demand from new development. The proposed project would not require new or altered park facilities or services and the foreseen impact is less than significant. **Additional analysis and discussion will be addressed in the EIR.**

e) Other public facilities?

The proposed project would not require new or altered public facilities or services. The City requires developers of future development to pay development impact fees to supplement the cost of a variety of public facilities, including drainage improvements, traffic, and civic center facilities. Other necessary improvements, such as water and sewer facilities, would be provided by other agencies that have the ability to require necessary facilities be installed by the developer and/or require payment of fees to provide for that service. Due to the fees that will be paid the impact of the proposed development on other public facilities less than significant. **Additional analysis and discussion will be addressed in the EIR.**

15. RECREATION.

a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The City of Yucaipa has adopted development impact fees to offset the potential impact of new users caused by the demand from new development. Given the size of the proposed development and projected number of additional people anticipated, the proposed project would not cause substantial deterioration of existing park facilities and the foreseen impact is less than significant. **Additional analysis and discussion will be addressed in the EIR.**

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------------	--------------------------------	--	------------------------------	-----------

effect on the environment?

The project does not propose new recreational facilities and does not require the construction or expansion of recreational facilities. The City of Yucaipa has adopted development impact fees to offset the potential impact of new users caused by the demand from new development. Given the size of the proposed development and projected number of additional people anticipated, the proposed project would not cause substantial deterioration of existing park facilities and the foreseen impact is less than significant. **Additional analysis and discussion will be addressed in the EIR.**

16. TRANSPORTATION/TRAFFIC. Would the project:

a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

The proposed project is estimated to generate additional vehicle trips per day based upon the addition of 184 residential units to the area.

Additional analysis will be completed through preparation of a Traffic Study to identify impacts on local streets as a result of project implementation. Findings and recommendations, including mitigation measures if necessary, will be addressed in the EIR.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

The proposed project is estimated to generate additional vehicle trips per day based upon the addition of 184 residential units to the area.

Additional analysis will be completed through preparation of a Traffic Study to identify impacts on local streets as a result of project implementation. Findings and recommendations, including mitigation measures if necessary, will be addressed in the EIR.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?

The 2004 General Plan identifies the closest airport to the project is Redlands Municipal, located approximately 10 miles to the northwest. The maximum allowed building height of approximately 35 feet for structures in the RL-1 District would not affect or change air traffic patterns that would result in a safety risk. A less than significant impact is anticipated. **Additional analysis and discussion will be addressed in the EIR.**

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

New public streets are proposed to provide access to the new residential units of the project. Street designs will be reviewed and approved by the City's Engineering Department for Project roadway designations prior to recordation of the final map. A less than significant impact is anticipated. **Additional analysis and discussion will be addressed in the EIR.**

e) Result in inadequate emergency access?

New public streets are proposed to provide access to the new residential units of project. Street designs will be reviewed and approved by the City's Engineering Department for Project roadway designations, which account for emergency access needs and requirements. A less than significant impact is anticipated. **Additional analysis and discussion will be addressed in the EIR.**

f) Result in inadequate parking capacity?

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------------	--------------------------------	--	------------------------------	-----------

The proposed residential units will require review and approval prior to the issuance of building permits to verify adequate parking will be provided that meets the requirements established by the City's Development Code.

g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
---	--	--	--	---

Public transportation is provided to the City of Yucaipa by Omnitrans, the local public service provider. Based on review of available bus routes for Omnitrans, bus service is not currently provided to the project area. Bicycle racks and other similar facilities are not typical facilities installed in single family residential areas, since the residents can store bicycles on their property.

17. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
--	--	--	---	--

The proposed project would be served by the Yucaipa Valley Water District (YVWD). According to the YVWD's 2010 *Urban Water Management Plan* (UWMP), their wastewater treatment facility has a capacity of 6.67 million gallons per day (mgd). Waste discharge from the plant is regulated by Regional Water Quality Control Board in compliance with the National Pollutant Discharge Elimination System (NPDES). The District requires each applicant for service to meet with them and obtain a Preliminary Project Service Evaluation. This Evaluation would specify the types of improvements required for the project. The District has indicated they currently have the ability to serve the proposed project. **Additional analysis and discussion will be addressed in the EIR.**

b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
---	--	--	---	--

Water service would be provided by YVWD, which operates the Yucaipa Valley Regional Filtration facility that filters water obtained from the State Water Project. According to the District's 2010 *Urban Water Management Plan*, adequate water can be supplied, even during multiple dry year conditions between 2015 and 2035. No expansion of the existing treatment plant is currently required. **Additional analysis and discussion will be addressed in the EIR.**

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
--	--	--	---	--

The proposed development will require new storm water drainage facilities as well as connection to existing facilities. Verification of impacts to existing and planned storm water drainage systems is currently underway. **Additional analysis and discussion will be addressed in the EIR.**

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
---	--	--	---	--

The project site is within the service area boundaries of YVWD. According to the YVWD's *Urban Water Management Plan* (UWMP) they have adequate water resources to meet projected demand until 2035, even during multiple dry year conditions. Based upon adopted plans and ability to serve projected development, no new resources or entitlements would be necessary to meet projected project demands. **Additional analysis and discussion will be addressed in the EIR.**

e) Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
---	--	--	---	--

YVWD has the ability to provide collection and treatment services once adequately sized sewer lines are extended to the site. **Additional analysis and discussion will be addressed in the EIR.**

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
---	--	--	---	--

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

Solid waste services in the City of Yucaipa are provided by Burrtec, and disposed of within the San Timoteo Sanitary Landfill. According to information from the CalRecycle web site, operated by the State of California, this land fill has an average annual capacity of 500,000 – 749,999 tons per year, and has a remaining capacity of over 13 million cubic yards. Information on the CalRecycle web site, operated by the State of California, provides solid waste characterization databases by types of use, referenced from various environmental documents. Although the State does not officially endorse this information, it does provide some point of reference. The latest study on the list identified a generation rate of almost 10 pounds per dwelling per day for single family homes. This would result in approximately 304 tons of solid waste per year. Since the daily landfill capacity is 2,000 tons per day, the landfill has the capacity to meet projected demand. **Additional analysis and discussion will be addressed in the EIR.**

g) Comply with federal, state, and local statues and regulations related to solid waste?			X	
---	--	--	---	--

The project area would be served by a City approved waste disposal service that complies with the applicable regulations, including recycling. **Additional analysis and discussion will be addressed in the EIR.**

18. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
--	--	--	---	--

The revised Biological Report prepared for the project (ECORP, July 2015) identified the majority of the site supports a continuous area of undeveloped land and supports free wildlife movement. Wilson Creek Estates, as envisioned by the project proponent, would maintain an undeveloped, rural quality that would likely maintain wildlife use of the area. Native habitats within Wilson Creek are also currently connected to large tracts of open land that currently surround the site on the north and east, as well as El Dorado Ranch Park to the east. El Dorado Ranch Park would continue to provide wildlife habitat in the area after development of the project and a less than significant impact is anticipated.

A cultural resources investigation was prepared for the project (ECORP, November 2012), and found the main Casa Blanca residence located on the site to possess the historic and architectural significance, as well as the integrity, that are necessary to be eligible for listing in both the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). The project proponent has excluded the main Casa Blanca residence from the proposed subdivision project and it will remain within a parcel of land noted as ‘Not A Part’ of the project. A less than significant impact is anticipated.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?			X	
---	--	--	---	--

The proposed project is consistent with the City’s General Plan, and as such, the cumulative impacts were evaluated as part of the 2004 General Plan EIR. The evaluation of proposed project utilized topical sections related to agriculture, biology, cultural, air quality, geology/soils, greenhouse gases, hydrology, land use, noise, land use, mineral resources, population and housing, recreation, traffic, utilities and services and did not identify potential significant or cumulative impacts that could not be mitigated to a level that is less than significant.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			
--	---	--	--	--

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

As identified in Section 9, Hydrology and Water Quality, the following lots within the proposed subdivision are located within a 100-year floodplain: 4, 8-20, 24, 28, 29, 39-47, 49, 50, 52, 53, 58-65, 71-74, 81, 82, 84-86, 89-92, 102, 111, 118, 119, 122-138, 140, 141, 145, 151, 154, 158, 159, 171, 173-180, 182,184. The project proponent proposes a ‘minimal grading’ concept for the property in addition to the recordation of easements on the impacted lots to restrict the building of structures within designated floodplains.

Verification of impact area is currently underway to identify potential impacts through the preparation of additional exhibits for those lots with blue line stream and 100-year flood zone designations. **Additional analysis and discussion of potential impacts, including mitigation measures if necessary, will be addressed in the EIR.**

SUPPORTING INFORMATION SOURCES:

Previously Listed Items

1. City of Yucaipa General Plan, Updated September 2004.
2. City of Yucaipa General Plan EIR, September 1992.
3. City of Yucaipa Development Code, March 1994.
4. City of Yucaipa Master Drainage Plan

New Information Sources

5. California Scenic Highway Program, California Department of Transportation (Caltrans), <http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm>, accessed July 2015
6. California Department of Conservation, Division of Land Resource Protection website, accessed July 2015; San Bernardino County Important Farmland 2012. <http://maps.conservation.ca.gov/ciff/ciff.html>.
7. California Department of Conservation, Division of Land Resource Protection website, accessed July 2015; Williamson Act Program. <http://www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx>
8. Geotechnical Feasibility Study, prepared by Petra Geotechnical, dated September 26, 2012.
9. Phase I Environmental Site Assessment, prepared by Petra Geotechnical, dated December 19, 2011.
10. Limited Phase II Near Surface Soil Investigation Report, prepared by Petra Geotechnical, dated September 10, 2014.
11. Biological Resources Assessment for the Casa Blanca Specific Plan, prepared by ECORP Consulting, Inc., dated November 2012.
12. Biological Resources Assessment for Wilson Creek Estates (Revised), prepared by ECORP Consulting, Inc., dated July 2015.
13. Jurisdictional Delineation for the Casa Blanca Specific Plan, prepared by ECORP Consulting, Inc., dated November 2012.
14. County of San Bernardino 2007 General Plan, August 2007 Open Space Overlay Map, accessed August 2015: <http://cms.sbcounty.gov/Portals/5/Planning/ZoningOverlaymaps/OpenSpaceValleyMtn.pdf>
15. Cultural Resources Inventory and Evaluation for the Casa Blanca Specific Plan, prepared by ECORP Consulting, Inc., dated November 2012.
16. State of California Department of Conservation Surface Mining and Reclamation Act (SMARA) Mineral Land Classification Maps, Open File Report 94-08, Mineral Land Classification of a Part of Southwestern San Bernardino County: the San Bernardino Valley Area, California; accessed August 2015: <http://www.quake.ca.gov/gmaps/WH/smaramaps.htm>
17. California Department of Toxic Substances Control, Hazardous Waste and Substances Site List – Site Cleanup (Cortese List), accessed August 2015: http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm
18. California Department of Forestry and Fire Protection (CAL FIRE), California Fire Hazard Severity Zone Map Update Project, accessed August 2015: http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_zones_maps.php
19. 2010 Urban Water Management Plan, Yucaipa Valley Water District.
20. California's Department of Resources Recycling and Recovery (CalRecycle) <http://www.calrecycle.ca.gov/default.asp>



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Notice of Preparation

September 30, 2015

To: Reviewing Agencies
Re: Wilson Creek Estates, Case No. 15-061/TTM 19974
SCH# 2015091088

Attached for your review and comment is the Notice of Preparation (NOP) for the Wilson Creek Estates, Case No. 15-061/TTM 19974 draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Joseph Lambert
City of Yucaipa
34272 Yucaipa Boulevard
Yucaipa, CA 92399

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2015091088
Project Title Wilson Creek Estates, Case No. 15-061/TTM 19974
Lead Agency Yucaipa, City of

Type NOP Notice of Preparation
Description A Phased Tentative Tract Map to subdivide approximately 236 gross acres into 184 single family lots each with a minimum lot size of one gross acre, with two additional "Not a Part" lots for an existing private residence (Casa Blanca Ranch), and water tank/pump station site owned and operated by the Yucaipa Valley Water District.

Lead Agency Contact

Name Joseph Lambert
Agency City of Yucaipa
Phone (909) 797-2489-x231 **Fax**
email
Address 34272 Yucaipa Boulevard
City Yucaipa **State** CA **Zip** 92399

Project Location

County San Bernardino
City Yucaipa
Region
Cross Streets Oak Glen Road, Jefferson Avenue
Lat / Long 34° 2' 56.7" N / 117° 0' 59.8" W
Parcel No. 0321-082-15, 0321-101-02, 12 & 21
Township 1S **Range** 1W **Section** 29 **Base**

Proximity to:

Highways
Airports
Railways
Waterways Wilson Creek
Schools Ridgeview, Park View
Land Use Rural Living 1, Improvement Level 3 (RL-1)

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Landuse

Reviewing Agencies Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 6; Office of Emergency Services, California; Native American Heritage Commission; California Highway Patrol; Caltrans, District 8; Air Resources Board; Regional Water Quality Control Board, Region 8

Date Received 09/30/2015 **Start of Review** 09/30/2015 **End of Review** 10/29/2015

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH 15091083

Project Title: Wilson Creek Estates, Case No. 15-061/TTM 19974

Lead Agency: City of Yucaipa

Contact Person: Joseph Lambert

Mailing Address: 34272 Yucaipa Blvd.

Phone: 909-797-2489, ext. 231

City: Yucaipa, CA

Zip: 92399

County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Yucaipa

Cross Streets: Oak Glen Road, Jefferson Avenue Zip Code: 92399

Longitude/Latitude (degrees, minutes and seconds): 34 ° 2 ' 56.7 " N / 117 ° 0 ' 59.8 " W Total Acres: 236

Assessor's Parcel No.: 0321-082-15, 0321-101-02, 12 & 21 Section: 29 Twp.: 1S Range: 1W Base: _____

Within 2 Miles: State Hwy #: N/A Waterways: Wilson Creek

Airports: N/A

Railways: N/A

Schools: Ridgeview, Park View

Document Type:

CEQA: NOP Draft EIR Supplement/Subsequent EIR NOI Other: Joint Document
 Early Cons Neg Dec Mit Neg Dec EA Draft EIS Final Document
 Mit Neg Dec Other: _____ FONSI Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 184 Acres 236
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Rural Living 1, Improvement Level 3 (RL-1)

Project Description: (please use a separate page if necessary)

A Phased Tentative Tract Map to subdivide approximately 236 gross acres into 184 single family lots each with a minimum lot size of one (1) gross acre, with two (2) additional "Not a Part" lots for an existing private residence (Casa Blanca Ranch), and water tank/pump station site owned and operated by the Yucaipa Valley Water District.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

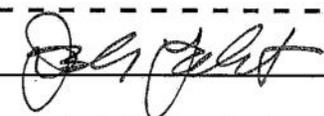
- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #8 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #8 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #6 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date October 1, 2015 Ending Date October 30, 2015

Lead Agency (Complete if applicable):

Consulting Firm: <u>AECOM</u>	Applicant: <u>Jonathan Weldy, Meridian Land Development</u>
Address: <u>901 Via Piemonte, Suite 500</u>	Address: <u>9153 Town Center Drive, Suite 106</u>
City/State/Zip: <u>Ontario, CA 91764</u>	City/State/Zip: <u>Apple Valley, CA 92308</u>
Contact: <u>Virginia M. Viado</u>	Phone: <u>760-240-5511, ext.222</u>
Phone: <u>909-579-3945</u>	

Signature of Lead Agency Representative:  Date: 9-28-15

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Notice of Preparation

Notice of Preparation

2015091088

To: _____

(Address)

From: City of Yucaipa
34272 Yucaipa Blvd.
Yucaipa, CA 92399

Subject: Notice of Preparation of a Draft Environmental Impact Report

The City of Yucaipa will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (is is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Joseph Lambert, Development Services Director at the address shown above. We will need the name for a contact person in your agency.

Project Title: Wilson Creek Estates, Case No. 15-061/TTM 19974

Project Applicant, if any: Jonathan Weldy, Meridian Land Development

Date September 28, 2015

Signature 

Title Development Services Director

Telephone 909-797-2489, ext. 231

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.



State of California - Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
(909) 484-0459
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director



October 29, 2015

Mr. Joseph Lambert
Development Services Director
City of Yucaipa
34272 Yucaipa Boulevard
Yucaipa, CA 92399

Subject: Notice of Preparation of a Draft Environmental Impact Report
Wilson Creek Estates Project
State Clearinghouse No. 2015091088

Dear Mr. Lambert:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Wilson Creek Estates Project (project) [State Clearinghouse No. 2015091088]. The Department is responding to the NOP as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

The approximately 236-acre project site is located north of Oak Glen Road, east of Jefferson Street and Cherry Croft Drive, and south of Fir Avenue, within the City of Yucaipa, County of San Bernardino, California; Assessor's Parcel Numbers (APNs) 0321-082-15, 0321-101-02, 0321-101-12, and 0321-101-21.

The project proposes to subdivide the project site into 184 single family lots, each with a minimum lot size of one acre, with two additional lots for an existing private residence and water tank/pump station owned by the Yucaipa Valley Water District.

COMMENTS AND RECOMMENDATIONS

The Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of those species (i.e., biological resources); and administers the Natural

Community Conservation Planning Program (NCCP Program). The Department offers the comments and recommendations presented below to assist the City of Yucaipa (City; the CEQA lead agency) in adequately identifying and/or mitigating the project's significant, or potentially significant, impacts on biological resources. The comments and recommendations are also offered to enable the Department to adequately review and comment on the proposed project with respect to impacts on biological resources. The Department recommends that the forthcoming DEIR address the following:

Assessment of Biological Resources

Section 15125(c) of the CEQA Guidelines states that knowledge of the regional setting of a project is critical to the assessment of environmental impacts and that special emphasis should be placed on environmental resources that are rare or unique to the region. To enable Department staff to adequately review and comment on the project, the DEIR should include a complete assessment of the flora and fauna within and adjacent to the project footprint, with particular emphasis on identifying rare, threatened, endangered, and other sensitive species and their associated habitats. The Department recommends that the DEIR specifically include:

1. An assessment of the various habitat types located within the project footprint, and a map that identifies the location of each habitat type. The Department recommends that floristic, alliance- and/or association based mapping and assessment be completed following *The Manual of California Vegetation*, second edition (Sawyer et al. 2009). Adjoining habitat areas should also be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions.
2. A general biological inventory of the fish, amphibian, reptile, bird, and mammal species that are present or have the potential to be present within each habitat type onsite and within adjacent areas that could be affected by the project. The Department's California Natural Diversity Database (CNDDDB) in Sacramento should be contacted at (916) 322-2493 or bdb@dfg.ca.gov to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code, in the vicinity of the proposed project. The Department recommends that CNDDDB Field Survey Forms be completed and submitted to CNDDDB to document survey results. Online forms can be obtained and submitted at:
http://www.dfg.ca.gov/biogeodata/cnddb/submitting_data_to_cnddb.asp

Please note that the Department's CNDDDB is not exhaustive in terms of the data it houses, nor is it an absence database. The Department recommends that it be used as a starting point in gathering information about the *potential presence* of species within the general area of the project site.

3. A complete, *recent* inventory of rare, threatened, endangered, and other sensitive species located within the project footprint and within offsite areas with the potential

to be effected, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish and Game Code § 3511). Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the project area and should not be limited to resident species. Focused species-specific surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service, where necessary. Note that the Department generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed project may warrant periodic updated surveys for certain sensitive taxa, particularly if the project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.

4. A thorough, recent, floristic-based assessment of special status plants and natural communities, following the Department's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see <https://www.wildlife.ca.gov/Conservation/Plants>);
5. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines § 15125[c]);

Analysis of Direct, Indirect, and Cumulative Impacts to Biological Resources

The DEIR should provide a thorough discussion of the direct, indirect, and cumulative impacts expected to adversely affect biological resources as a result of the project. To ensure that project impacts to biological resources are fully analyzed, the following information should be included in the DEIR:

1. A discussion of potential impacts from lighting, noise, human activity, and wildlife-human interactions created by zoning of development projects or other project activities adjacent to natural areas, exotic and/or invasive species, and drainage. The latter subject should address project-related changes on drainage patterns and water quality within, upstream, and downstream of the project site, including: volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site.
2. A discussion of potential indirect project impacts on biological resources, including resources in areas adjacent to the project footprint, such as nearby public lands (e.g. National Forests, State Parks, etc.), open space, adjacent natural habitats, riparian ecosystems, wildlife corridors, and any designated and/or proposed reserve or

mitigation lands (e.g., preserved lands associated with a Natural Community Conservation Plan, or other conserved lands).

Please note that the project area is adjacent to open space and contains habitat connections (including Wilson Creek), providing for wildlife movement across the broader landscape, sustaining both transitory and permanent wildlife populations. The Department encourages project design that avoids and preserves onsite features that contribute to habitat connectivity. The DEIR should include a discussion of both direct and indirect impacts to wildlife movement and connectivity, including maintenance of wildlife corridor/movement areas to adjacent undisturbed habitats.

3. An evaluation of impacts to adjacent open space lands from both the construction of the project and long-term operational and maintenance needs.
4. A cumulative effects analysis developed as described under CEQA Guidelines § 15130. Please include all potential direct and indirect project related impacts to riparian areas, wetlands, vernal pools, alluvial fan habitats, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and other sensitive habitats, open lands, open space, and adjacent natural habitats in the cumulative effects analysis. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

Mitigation Measures for Project Impacts to Biological Resources

The DEIR should include appropriate and adequate avoidance, minimization, and/or mitigation measures for all direct, indirect, and cumulative impacts that are expected to occur as a result of the construction and long-term operation and maintenance of the project. When proposing measures to avoid, minimize, or mitigate impacts, the Department recommends consideration of the following:

1. *Fully Protected Species*: Several Fully Protected Species (Fish and Game Code § 3511) have the potential to occur within or adjacent to the project area, including, but not limited to: white-tailed kite (*Elanus leucurus*). Fully protected species may not be taken or possessed at any time. Project activities described in the DEIR should be designed to completely avoid any fully protected species that have the potential to be present within or adjacent to the project area. The Department also recommends that the DEIR fully analyze potential adverse impacts to fully protected species due to habitat modification, loss of foraging habitat, and/or interruption of migratory and breeding behaviors. The Department recommends that the Lead Agency include in the analysis how appropriate avoidance, minimization and mitigation measures will reduce indirect impacts to fully protected species.
2. *Sensitive Plant Communities*: The Department considers sensitive plant communities to be imperiled habitats having both local and regional significance.

Plant communities, alliances, and associations with a statewide ranking of S-1, S-2, S-3, and S-4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by querying the CNDDDB and are included in *The Manual of California Vegetation* (Sawyer et al. 2009). The DEIR should include measures to avoid and otherwise protect sensitive plant communities from project-related direct and indirect impacts.

Please note that the CNDDDB contains records of Riversidean alluvial fan sage scrub (RAFSS), a state-designated S1 "very threatened" natural community, occurring within Wilson Creek to the west of the project site. The Department recommends that the DEIR address (a) whether RAFSS occurs on-site, and (b) whether the project will have direct or indirect impacts to off-site RAFSS.

3. *Mitigation*: The Department considers adverse project-related impacts to sensitive species and habitats to be significant to both local and regional ecosystems, and the DEIR should include mitigation measures for adverse project-related impacts to these resources. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, onsite habitat restoration and/or enhancement should be evaluated and discussed in detail. If onsite mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, offsite mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.

The DEIR should include measures to perpetually protect the targeted habitat values within mitigation areas from direct and indirect adverse impacts in order to meet mitigation objectives to offset project-induced qualitative and quantitative losses of biological values. Specific issues that should be addressed include restrictions on access, proposed land dedications, long-term monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

4. *Habitat Revegetation/Restoration Plans*: Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant restoration techniques. Plans should identify the assumptions used to develop the proposed restoration strategy. Each plan should include, at a minimum: (a) the location of restoration sites and assessment of appropriate reference sites; (b) the plant species to be used, sources of local propagules, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) a local seed and cuttings and planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.

The Department recommends that local onsite propagules from the project area and nearby vicinity be collected and used for restoration purposes. Onsite seed collection should be initiated in the near future in order to accumulate sufficient propagule material for subsequent use in future years. Onsite vegetation mapping at the alliance and/or association level should be used to develop appropriate restoration goals and local plant palettes. Reference areas should be identified to help guide restoration efforts. Specific restoration plans should be developed for various project components as appropriate.

Restoration objectives should include protecting special habitat elements or re-creating them in areas affected by the project; examples could include retention of woody material, logs, snags, rocks, and brush piles.

5. *Nesting Birds and Migratory Bird Treaty Act*: Please note that it is the project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Migratory non-game native bird species are protected by international treaty under the federal Migratory Bird Treaty Act (MBTA) of 1918, as amended (16 U.S.C. 703 *et seq.*). In addition, sections 3503, 3503.5, and 3513 of the Fish and Game Code (FGC) also afford protective measures as follows: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by FGC or any regulation made pursuant thereto; Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by FGC or any regulation adopted pursuant thereto; and Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

The Department recommends that the DEIR include the results of avian surveys, as well as specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur. Project-specific avoidance and minimization measures may include, but not be limited to: project phasing and timing, monitoring of project-related noise (where applicable), sound walls, and buffers, where appropriate. The DEIR should also include specific avoidance and minimization measures that will be implemented should a nest be located within the project site. If pre-construction surveys are proposed in the DEIR, the Department recommends that they be required no more than three (3) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted sooner.

6. *Moving out of Harm's Way*: The proposed project is anticipated to result in the clearing of natural habitats that support native species. To avoid direct mortality, the Department recommends that the lead agency condition the DEIR to require that a

Department-approved qualified biologist be retained to be onsite prior to and during all ground- and habitat-disturbing activities to move out of harm's way special status species or other wildlife of low or limited mobility that would otherwise be injured or killed from project-related activities. Movement of wildlife out of harm's way should be limited to only those individuals that would otherwise be injured or killed, and individuals should be moved only as far as necessary to ensure their safety (i.e., the Department does not recommend relocation to other areas). Furthermore it should be noted that the temporary relocation of onsite wildlife does not constitute effective mitigation for the purposes of offsetting project impacts associated with habitat loss.

7. *Translocation of Species*: The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species as studies have shown that these efforts are experimental in nature and largely unsuccessful. Translocation

California Endangered Species Act

The Department is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to the California Endangered Species Act (CESA). The Department recommends that a CESA ITP be obtained if the project has the potential to result in "take" (California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of State-listed CESA species, either through construction or over the life of the project. CESA ITPs are issued to conserve, protect, enhance, and restore State-listed CESA species and their habitats.

The Department encourages early consultation, as significant modification to the proposed project and avoidance, minimization, and mitigation measures may be necessary to obtain a CESA ITP. Please note that the proposed avoidance, minimization, and mitigation measures must be sufficient for the Department to conclude that the project's impacts are fully mitigated and the measures, when taken in aggregate, must meet the full mitigation standard. Revisions to the California Fish and Game Code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA ITP unless the Project CEQA document addresses all Project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit.

Based on review of CNDDDB, the Department is aware that the following CESA-listed species has previously been reported on or near the project site: slender-horned spineflower (*Dodecahema leptoceras*).

Lake and Streambed Alteration Program

Based on review of aerial photography, several drainage features traverse the site. Depending on how the project is designed and constructed, it is likely that the project applicant will need to notify the Department per Fish and Game Code section 1602. Fish and Game Code section 1602 requires an entity to notify the Department prior to commencing any activity that may do one or more of the following: Substantially divert or obstruct the natural flow of any river, stream or lake; Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or Deposit debris, waste or other materials that could pass into any river, stream or lake. Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year round). This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

Upon receipt of a complete notification, the Department determines if the proposed project activities may substantially adversely affect existing fish and wildlife resources and whether a Lake and Streambed Alteration (LSA) Agreement is required. An LSA Agreement includes measures necessary to protect existing fish and wildlife resources. CDFW may suggest ways to modify your project that would eliminate or reduce harmful impacts to fish and wildlife resources.

The Department's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if necessary, the DEIR should fully identify the potential impacts to the lake, stream, or riparian resources, and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to <https://www.wildlife.ca.gov/Conservation/LSA/Forms>.

Additional Comments and Recommendations

California is experiencing one of the most severe droughts on record. To ameliorate the water demands of this project, the Department recommends incorporation of water-wise concepts in project landscape design plans. In particular the Department recommends xeriscaping with locally native California species, and installing water-efficient and targeted irrigation systems (such as drip irrigation). Local water agencies/districts, and resource conservation districts in your area may be able to provide information on plant nurseries that carry locally native species, and some facilities display drought-tolerant locally native species demonstration gardens (for example the Riverside-Corona Resource Conservation District in Riverside). Information on drought-tolerant landscaping and water-efficient irrigation systems is available on California's Save our Water website: <http://saveourwater.com/what-you-can-do/tips/landscaping/>

Further Coordination

The Department appreciates the opportunity to comment on the NOP of a DEIR for the Wilson Creek Estates Project (SCH No. 2015091088) and recommends that City address the Department's comments and concerns in the forthcoming DEIR.

If you should have any questions pertaining to the comments provided in this letter, or wish to schedule a meeting and/or site visit, please contact Gabriele Quillman at (909) 980-3818 or at gabriele.quillman@wildlife.ca.gov.

Sincerely,


Leslie MacNair
Regional Manager

Fun

Literature Cited

Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. A manual of California Vegetation, 2nd ed. California Native Plant Society Press, Sacramento, California.
<http://vegetation.cnps.org/>

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 725)

464 WEST 4th STREET, 6th FLOOR

SAN BERNARDINO, CA 92401-1400

PHONE (909) 388-7017

FAX (909) 383-5936

TTY 711

www.dot.ca.gov/dist8



*Serious Drought.
Help save water!*

October 15, 2015

File: 08-SBd-38-PM 8.944

Joseph Lambert
City of Yucaipa
34272 Yucaipa Boulevard
Yucaipa, CA 92399

Dear Mr. Lambert:

Wilson Creek Estates – Initial Study and Notice of Preparation of an Environmental Impact Report

Thank you for providing the California Department of Transportation (Department) the opportunity to review and comment on the Initial Study and Notice of Preparation of an Environmental Impact Report (EIR) for the City of Yucaipa Wilson Creek Estates (Project). The proposed project is located at north of Oak Glen Road and east of Jefferson Street in the City of Yucaipa. The Project consists of 184 single family dwelling units on an approximately 236 acres land.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act, it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Yucaipa, due to the project's potential impact to the State facilities, it is also subject to the policies and regulations that govern the SHS.

In the preceding Environmental Impact Report (EIR), we recommend a Traffic Impact Analysis (TIA) to accurately evaluate the extent of potential impacts to the operational characteristics of the existing State facilities by the project area, which include State Route 38 (SR-38) and Interstate 10 (I-10). Additionally, we recommend the TIA be submitted prior to the circulation of the EIR to ensure timely review of the submitted materials and a preliminary scoping meeting to discuss any potential issues. We offer the following comments:

- All State facilities impacted by the project area should be analyzed in the TIA. Additionally, a Synchro analysis, an Intersection Control Evaluation, a queuing analysis, and a Traffic Control Plan are required to be reviewed by the Department. The data used in the TIA should not be more than 2 years old. Submit three hard copies of all TIA

Mr. Lambert
October 15, 2015
Page 2

documents and three electronic Synchro Analysis file. (See *Caltrans Guide for the Preparation of Traffic Impact Studies* at <http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>).

- The Department is committed to providing a safe transportation system for all users. We encourage the City to embark a safe, sustainable, integrated and efficient transportation system and complete street to enhance California's economy and livability. A pedestrian/bike-friendly environment served by multimodal transportation would reduce traffic congestion prevalent in the surrounding areas. (See *Complete Street Implementation Action Plan 2.0* at http://www.dot.ca.gov/hq/tpp/offices/ocp/docs/CSIAP2_rpt.pdf).
- When the City considers striping the street to include a bicycle facility, we encourage the City to utilize roadway configurations and design standards found in the National Association of City Transportation Officials' Urban Street Design Guide and the Urban Bikeway Design Guide. These guidelines provide safety treatments that separate cyclists from through traffic and provide increased visibility at intersections. (See Urban Bikeway Design Guide at http://nacto.org/wp-content/uploads/2011/03/NACTO_UrbanBikeway_DesignGuide_LRez.pdf).
- There is not any existing transit line that currently serves the area in the immediate vicinity of the proposed project. To reduce Vehicle Miles Traveled and Greenhouse Gases, which are the primary goals of the 2040 California Transportation Plan, it is recommended that the city in coordination with the Transit Agency (OmniTrans) locate transit stops within the project area.

These recommendations are preliminary and summarize our review of materials provided for our evaluation. Please continue to keep us informed of this project and other future updates, which could potentially impact the SHS and interfacing transportation facilities. If you have any questions or need to contact us, please do not hesitate to contact Adrineh Melkonian at (909) 806-3928 or myself at (909) 383-4557.

Sincerely,



MARK ROBERTS
Office Chief
Intergovernmental Review, Community and Regional Planning

October 5, 2015

Attn: Joseph Lambert, Director of Development Services
City of Yucaipa
Development Services Department
34272 Yucaipa Boulevard
Yucaipa, CA 92399



Re: AB 52 Consultation; Case No. 15-061/TTM 19974

After further review and reference to our in-house database, the Soboba Band of Luiseño Indians is formally deferring consultation for the said project(s) to the San Manuel Band of Mission Indians. This letter serves as a formal conclusion to consultation under AB 52 with the Soboba Band for the said project(s).

Sincerely,

A handwritten signature in black ink, appearing to read "JOE", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the City of Yucaipa. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

Mayor Hoyt & Council Members
Member of the Council

I would like to address

in regard to the Wilson Creek Project

In regard to the comments made in the recent
CITY OF YUCAIPA INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

Concerning the Wildlife Corridor signage:

The sign at Cherry Croft & Oak Glen Road was mentioned with the area referred to as not being an official corridor for wildlife.

It was stated that YAPS installed the signage as a way to help the community co-exist with wildlife...

First it should be made clear that the City of Yucaipa requested the signs and installed the signs....YAPS was called upon to help in

designating the areas where the signs should be placed based on REAL LIFE WILDLIFE CORRIDOR'S meaning areas that are used on a regular basis by our wildlife, primarily washes, open space & in this

case all the above plus the mountain range that it borders....No they have not been "officially" legally designated as such, but isn't this where common sense should be used. Of all the signs that have been place the most active area is by far the property in question on the Wilson Creek project....with the Wildwood Canyon area being just as much of a concern.

The initial idea of the signs came about because of negative responses to bears (as in the bears being shot in someones backyard) in the Wildwood Canyon area around homes that had been built adjacent to what is now Wildwood Canyon State Park.

The reason for the signage was to make the public aware they were in an area inhabited with large wildlifewhen & if these homes are built, I guarantee you the calls will come flooding in with people wanting to know what to do about the bear, mt lion, bobcat threatening them & their pets...and the deer eating their roses and other plantings....it becomes a whole new reality when you build your home in the middle of a beautiful "Wildlife Corridor"....Please do not dismiss these signs as frivolous...they serve a purpose and their message should not be ignored when considering where we allow homes to be built at how many

Specifically the comments

Sherrisse & I elaborated on this

of Wildwood this is

project it was my understanding

the designing signs

the case these corridors I would think

past & present

hope was that

could help

Our community was not happy with this outcome

in their backyards

