

CITY OF CALIMESA ANNEXATION PROJECT

NEGATIVE DECLARATION

ENVIRONMENTAL ASSESSMENT No. EA-25-8

PROJECT CASE NOS.:

ANNEXATION No. ANN-25-1

GENERAL PLAN AMENDMENT No. GPA-25-2

PREZONE/ZONE CHANGE No. ZC-25-2

ZONE CHANGE No. ZTA-25-4

CONDITIONAL USE PERMIT No. CUP-25-4

CONDITIONAL USE PERMIT No. CUP-25-5

Lead Agency:

City of Calimesa
Planning Department
908 Park Avenue
Calimesa, CA 92320

Project Applicant:

I-10 Logistics Owner, LLC
18565 Jamboree Road, Suite 200
Irvine, CA 92612

CEQA Consultant:



T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, CA 92602

April 15, 2026

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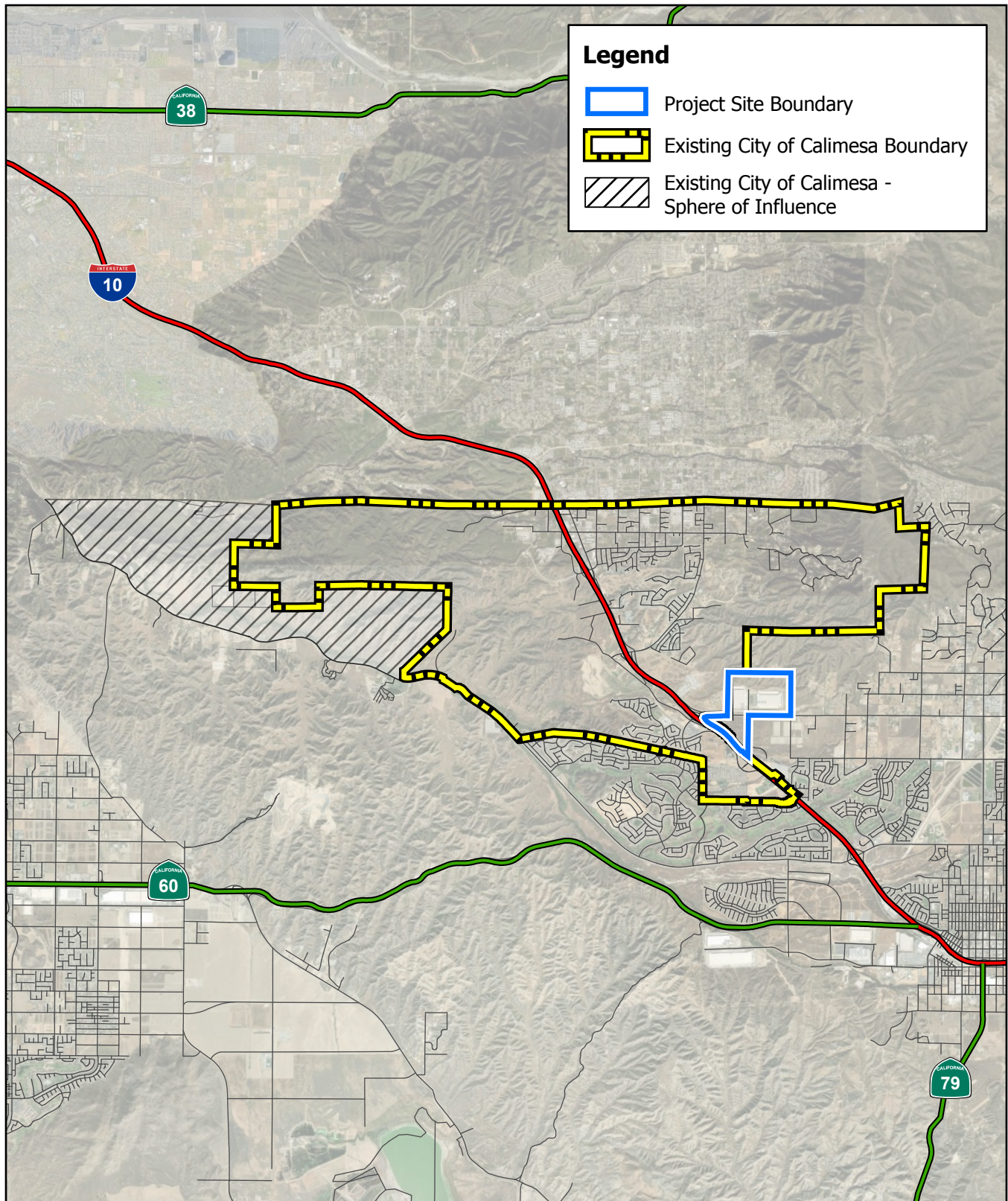
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1.0 Environmental Checklist

1. **Project Title:** City of Calimesa Annexation Project
2. **Lead Agency Name and Address:** City of Calimesa Planning Department, 908 Park Avenue, Calimesa, CA 92320.
3. **Contact Person and Phone Number:** Kelly Lucia, Planning Director, (909) 795-9801.
4. **Project Location:** East of Interstate 10 (I-10) and Calimesa Boulevard, north of Brookside Avenue, north and south of Cherry Boulevard, and west of Fabian Lane. Assessors' Parcel Numbers (APNs) 407-220-(024, 026, 028, and 029) and 407-230-(004, 006, 011, 016, 017, 018, 020 029, and 030). Section 40 of Township 2 South, Range 1 West, San Bernardino Baseline and Meridian.
5. **Project Sponsor's Name and Address:** I-10 Logistics Owner, LLC (Attn: David Graves), 18565 Jamboree Road, Suite 200, Irvine, CA 92612.
6. **General Plan Designation:** The Riverside County General Plan currently designates the proposed Annexation Area for "Community Development: Light Industrial (CD-LI)," "Open Space – Recreation (OS-R)," "Community Development – Public Facilities (CD-PF)," "Community Development – Commercial Retail (CD-CR)," and "Community Development – Very Low Density Residential (CD-VLDR)." The City of Calimesa General Plan Land Use Map currently does not assign any General Plan land use designations to the 313.4-acre Annexation Area.
7. **Zoning:** Riverside County Zoning Classifications: IP (Industrial Park), W-2 (Controlled Development Areas), C-P-S (Scenic Highway Commercial), and R-A-1 (Residential Agriculture, one-acre minimum lot size). The City of Calimesa has not applied any zoning classifications to the proposed Annexation Area.
8. **Description of the Project:** The Project consists of the proposed annexation of approximately 313.4 acres (herein, "Annexation Area") from the County of Riverside into the City of Calimesa. Discretionary applications associated with the Project include Annexation No. ANNX-25-1, General Plan Amendment No. GPA-25-2, Zone Change/Prezone No. ZC-25-2, Zone Text Amendment No. ZTA-25-4, and two proposed Conditional Use Permits (CUP-25-4 and CUP 25-5). The Project evaluated herein is a preliminary step in the annexation application process with the Riverside Local Agency Formation Commission (LAFCO). Collectively, the Project's proposed annexation and associated discretionary applications herein are referred to as the "Project" or "proposed Project."

Figure 1, *Existing City of Calimesa Boundaries*, depicts the location of the Annexation Area in relation to the existing City of Calimesa boundaries. As shown, the property that would be subject to the annexation request consists of +/- 234.0 acres of land located north of and abutting Cherry Hills Boulevard and east of and abutting the existing City of Calimesa City limits (herein, "Northern Annexation Area"), and approximately 79.4 acres of land located south of and abutting Cherry Hills Boulevard and south and east of and abutting the existing City of Calimesa City limits (herein, "Southern Annexation Area"). If ultimately approved by LAFCO, the Project would result in the annexation of the 313.4-acre Annexation Area into the City of Calimesa boundaries.

The +/- 234.0-acres Northern Annexation Area consist of approximately +/- 152.8 acres of developed area containing two large industrial buildings measuring 1,012,760 square feet (s.f.) and 811,000 s.f. in



Source(s): Esri, RCIT (2025)

Figure 1



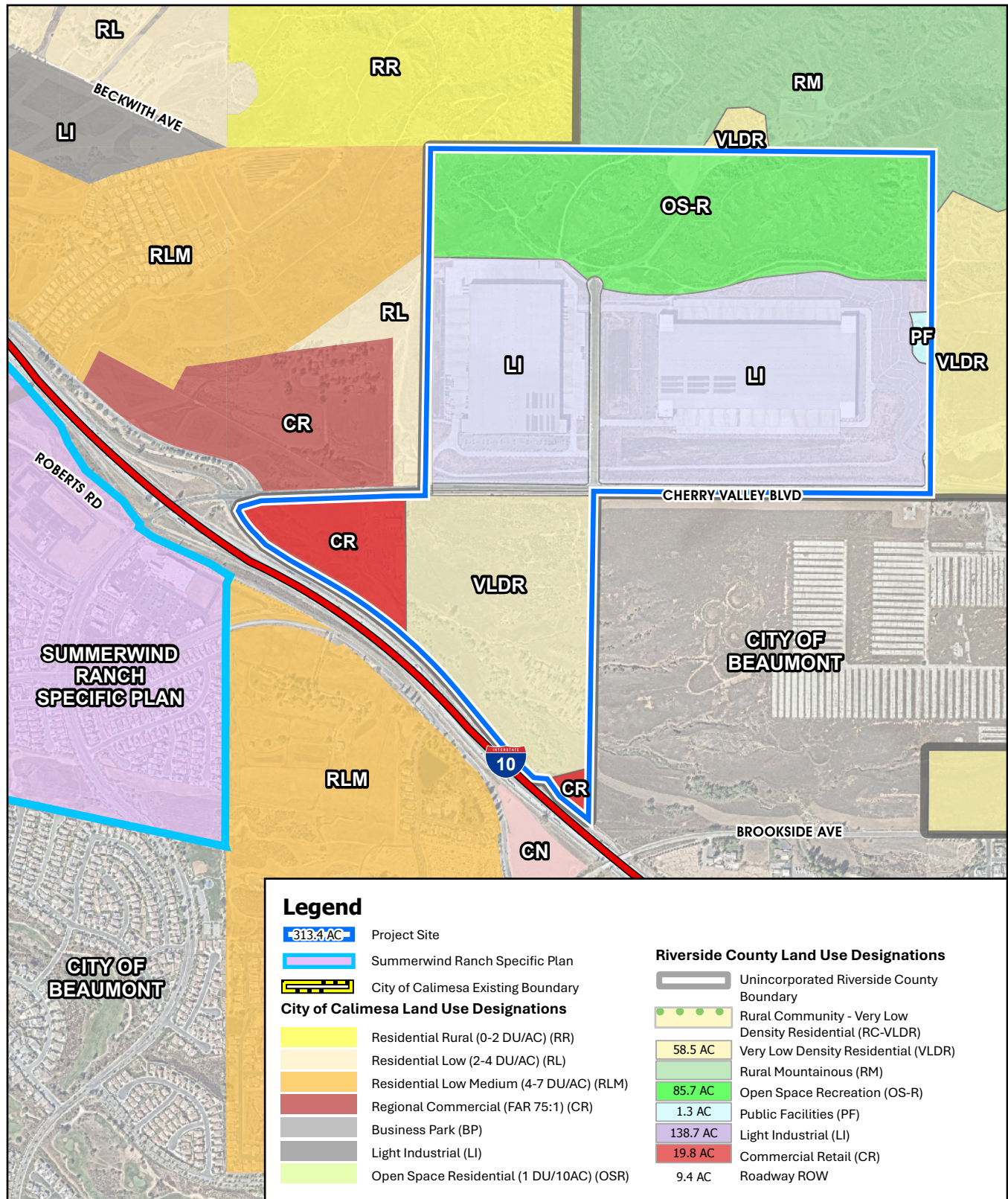
Existing City of Calimesa Boundary

size, approximately 1,237 associated parking spaces, and approximately 3.6 acres of right-of-way (ROW) for Cherry Valley Boulevard and Roberts Street. There is an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. In addition, the Northern Annexation Area includes approximately +/- 80.3 acres of open space. The existing development within the Northern Annexation Area previously was entitled as part of Riverside County General Plan Amendment No. 534 (GPA 534), Change of Zone No. 7799 (CZ 7799), Tentative Parcel Map No. 36564 (TPM 36564), and Plot Plan No. 25337 (PPT 25337), and the existing warehouse buildings are fully operational under existing conditions.

Approximately 4.9 acres in the north-central portions of the Southern Annexation Area is developed as a truck equipment and repair business (Bonafide Truck Equipment and Repair). An existing wireless tower facility is located in the southwestern portion of the Southern Annexation Area. The remaining portions of the Southern Annexation Area consists of undeveloped lands. The Bonafide Truck Equipment and Repair previously was entitled through Riverside County as part of Change of Zone No. 06288 (CZ06288) and Conditional Use Permit No. 03322 (CUP0322), while the wireless tower facility most recently was entitled through Riverside County pursuant to Plot Plan 16147 (PPT16147).

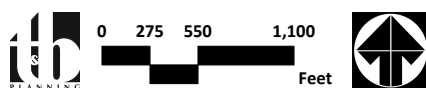
No new development is proposed as part of the Project, as the Project would consist of an administrative adjustment to the boundary between the City of Calimesa and unincorporated Riverside County. However, Table 18.30.030 of the City of Calimesa Municipal Code requires City approval of a Conditional Use Permit (CUP) for all warehouse and distribution uses. Accordingly, and although no new development is proposed, two Conditional Use Permit (CUP) applications (CUP-25-4 and CUP-25-5) are proposed as required by Table 18.30.030 to permit the two existing warehouse buildings on site. The Project also would require approval of proposed General Plan Amendment No. GPA 25-2, Rezoning/Zone Change No. ZC-25-2, and Zone Change No. ZTA-25-4. A detailed description of the Project's discretionary applications that would require approval by the City of Calimesa City Council is provided below.

- **Annexation No. ANNEX-25-1.** Proposed ANNEX-25-1 is an application to annex the 313.4-acre Annexation Area from the jurisdictional limits of the County of Riverside into the City of Calimesa limits. Following approval of the annexation request by the City of Calimesa City Council, the annexation request would then be forwarded to the Riverside LAFCO for final approval.
- **General Plan Amendment No. 25-2 (GPA-25-2).** The proposed GPA-25-2 would accommodate the proposed annexation of the 313.4-acre Annexation Area into the jurisdictional limits of the City of Calimesa, and would amend the City of Calimesa's General Plan Land Use Map in a manner generally consistent with the existing adopted Riverside County land use designations for the Annexation Area. As shown on Figure 2, *Existing General Plan Land Use Designations*, and Figure 3, *Proposed General Plan Land Use Designations*, the Annexation Area's General Plan Land Use designations would be updated from the County of Riverside's CD-LI, OSR, CD-PF, CD-CR, and CD-VLDR designations to the City of Calimesa's land use designations of "LI – Light Industrial" on approximately 138.7 acres within the Northern Annexation Area, "OS-R – Open Space Residential (1 DU/10 AC)" on approximately 87.0 acres within the Northern Annexation Area, "CC – Community Commercial" land uses on approximately 19.8 acres within the Southern Annexation Area, and "RE (Residential Estate)" land uses on approximately 58.5 acres within the Southern Annexation Area. In addition, proposed

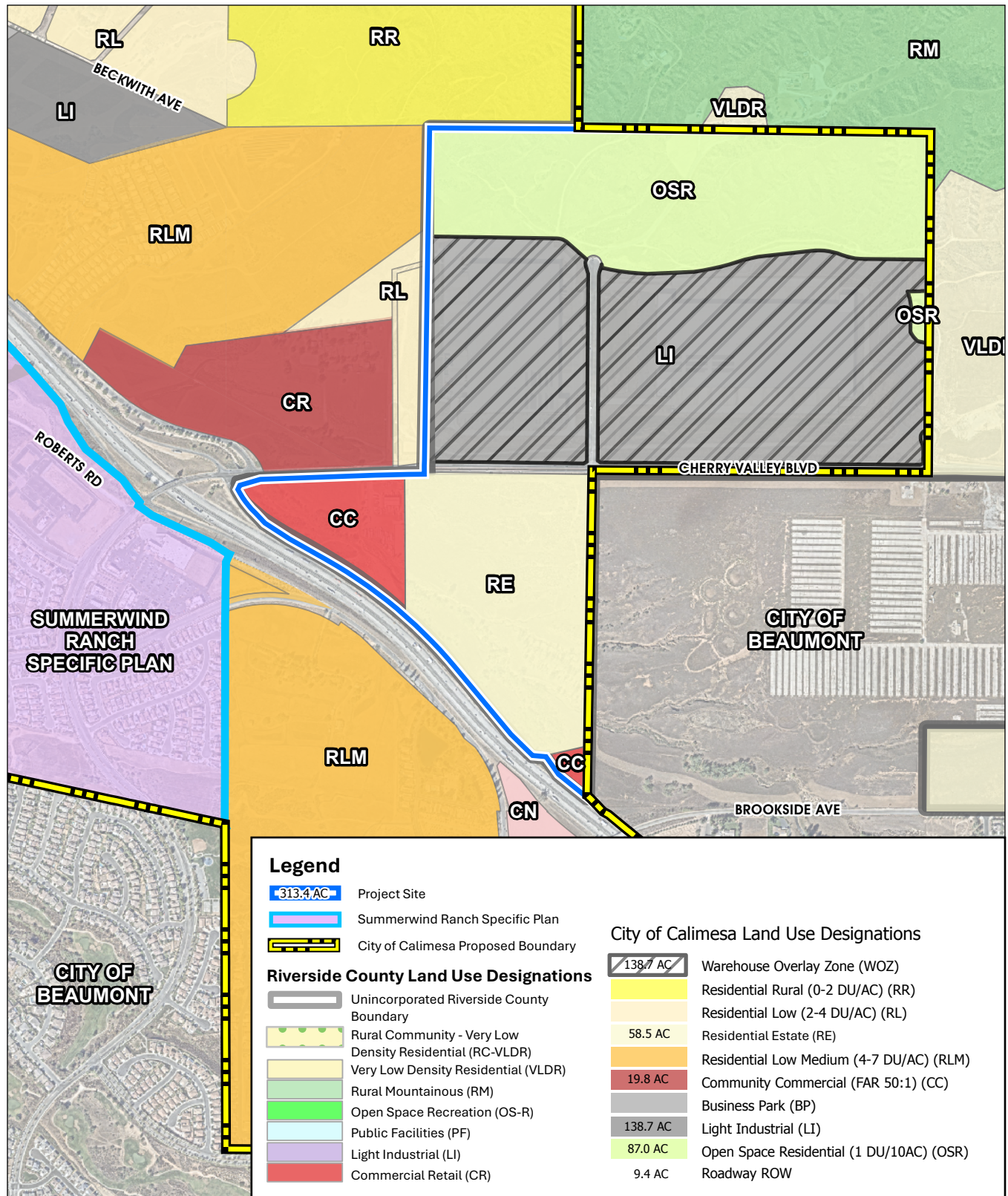


Source(s): Esri, Nearmap Imagery (November 2025), RCIT (2025)

Figure 2

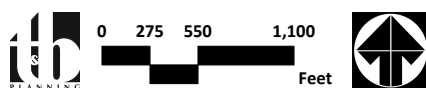


Existing General Plan Land Use Designation



Source(s): Esri, Nearmap Imagery (November 2025), RCIT (2025)

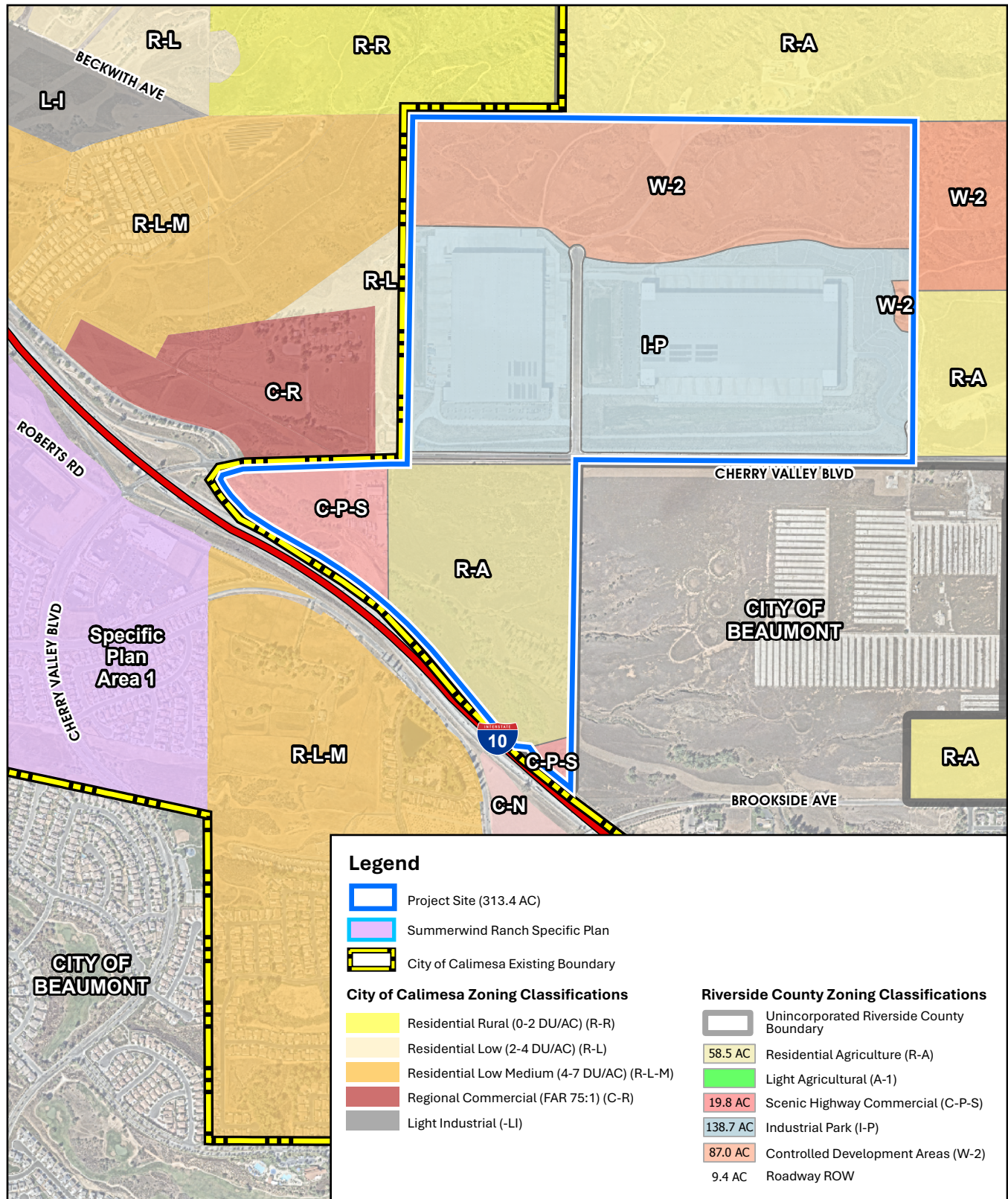
Figure 3



Proposed General Plan Land Use Designation

GPA-25-2 would apply a “Warehouse Overlay Zone (WOZ)” over the 138.7 acres of the Northern Annexation Area that currently are developed with two warehouse buildings, which would permit warehouse buildings containing up to 1,100,000 s.f. of building area with approval of a CUP. The General Plan amendment also would include updating the following figures and relevant text in the Calimesa General Plan to reflect the new City boundary:

- Figure 1-1: Planning Area
 - Figure LU-1: Land Use Map
 - Figure TM-1: Circulation Map
 - Figure OSPR-1: Existing Public Parks and Open Space Areas
 - Figure OSPR-2: Trails Master Plan
 - Figure SAF-1: Fault Zones
 - Figure SAF-2: Liquefaction Susceptibility
 - Figure SAF-3: Areas Subject to Subsidence
 - Figure SAF-4: General Geologic Conditions
 - Figure SAF-5: Flood Zones
 - Figure SAF-6: Fire Hazards Areas
 - Figure SAF-7: Evacuation Routes
- **Zone Change (Pre-Zoning) No. ZC-25-2.** The proposed Pre-Zoning application No. ZC-25-2 would amend the City of Calimesa’s Zoning Map to apply pre-zoning designations to the 313.4-acre Annexation Area. As shown on Figure 4, *Existing Zoning Classifications*, and Figure 5, *Proposed Pre-Zoning Classifications*, as part of ZC-25-2 the Annexation Area’s existing zoning classification would be changed from the County of Riverside’s IP, W-2, C-P-S, and R-A-1 zoning classifications to the City of Calimesa’s zoning classifications of “Light Industrial (L-I) Zone” on approximately 138.7 acres and “O-S-R (Open Space Residential)” on approximately 87.0 acres for the Northern Annexation Area, and “C-C (Community Commercial, FAR 50:1)” on approximately 19.8 acres and “R-E (Residential Estate)” on approximately 58.5 acres within the Southern Annexation Area. In addition, proposed ZC-25-2 would apply a “Warehouse Overlay Zone (WOZ)” over the 138.7 acres of the Northern Annexation Area that currently are developed with two warehouse buildings, which would permit warehouse buildings containing up to 1,100,000 s.f. of building area with approval of a CUP.
 - **Zone Text Amendment No. ZTA-25-4.** The proposed Zone Text Amendment No. ZTA-25-4 is required to amend Table 18.30.030 (Uses Permitted Within Industrial Districts) of Chapter 18.30 (Industrial Zone Districts) of Title 18 (Zoning, Land Use and Development Regulations) of the City of Calimesa Municipal Code to identify warehouse buildings that up to 1,100,000 s.f. in size as a conditionally-permitted use within the L-I zone for properties located within an adopted “Warehouse Overlay Zone (WOZ).” Approval of ZTA-25-4 in conjunction with ZC-25-2 (described above) and Conditional Use Permit Nos. 25-4 and 25-5 (described below) would ensure that the existing warehouse buildings within the Northern Annexation Area fully comply with the zoning requirements of the L-I zone, including the L-I zoning restrictions related to building size.
 - **Conditional Use Permit 25-4 (CUP-25-4; “Building 1”).** In accordance with the Zoning Text Amendment proposed as part of ZTA-25-4, revised Table 18.30.030 of the City of Calimesa Municipal Code would be amended to require approval of a CUP by the City of Calimesa Planning Commission for warehouse and distribution buildings up to 1,100,000 s.f. in size that are zoned for L-I land uses

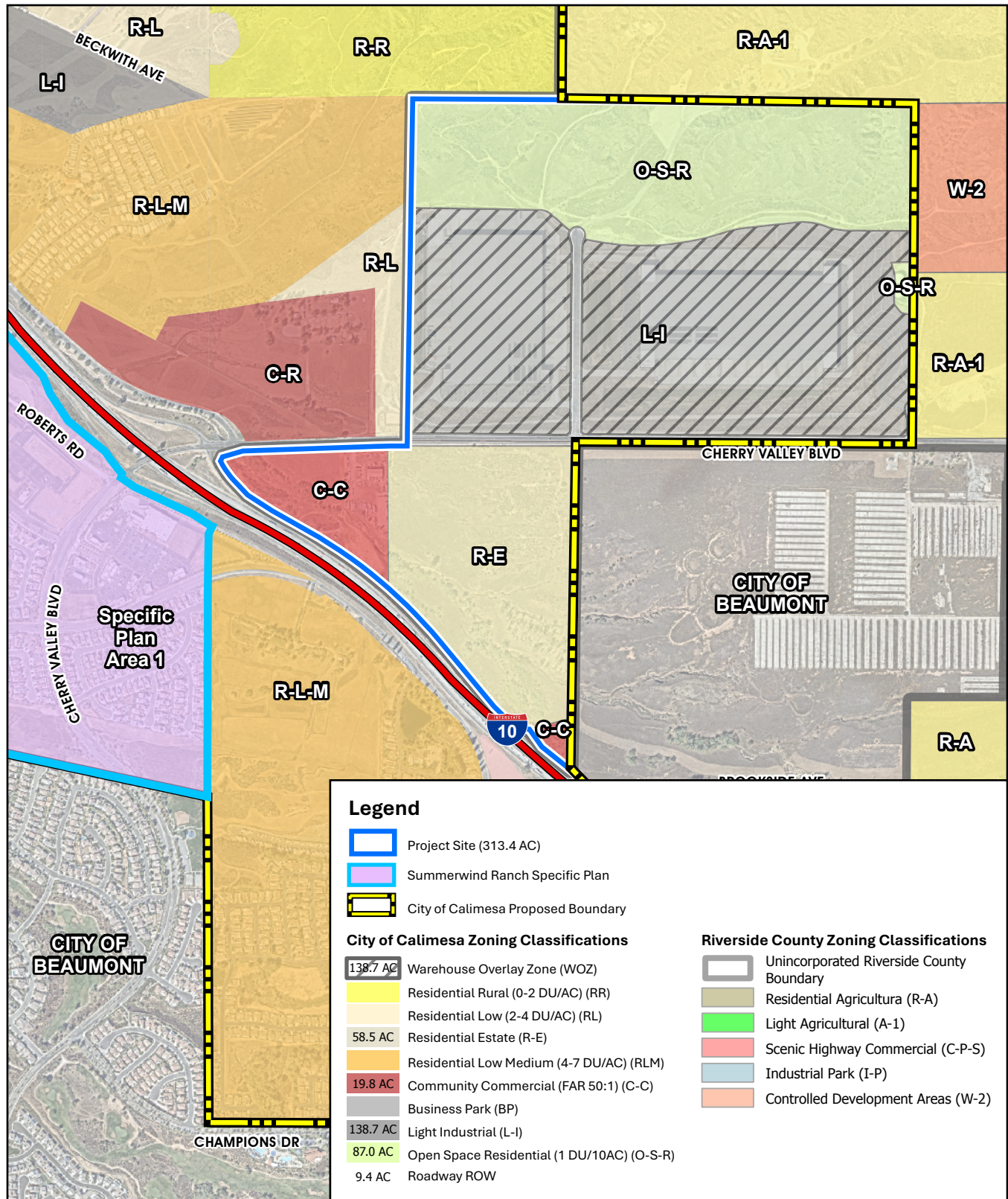


Source(s): Esri, Nearmap Imagery (November 2025), RCIT (2025)

Figure 4



Existing Zoning Classifications



Source(s): Esri, Nearmap Imagery (November 2025), RCIT (2025)

Figure 5



Proposed Pre-Zoning Classifications

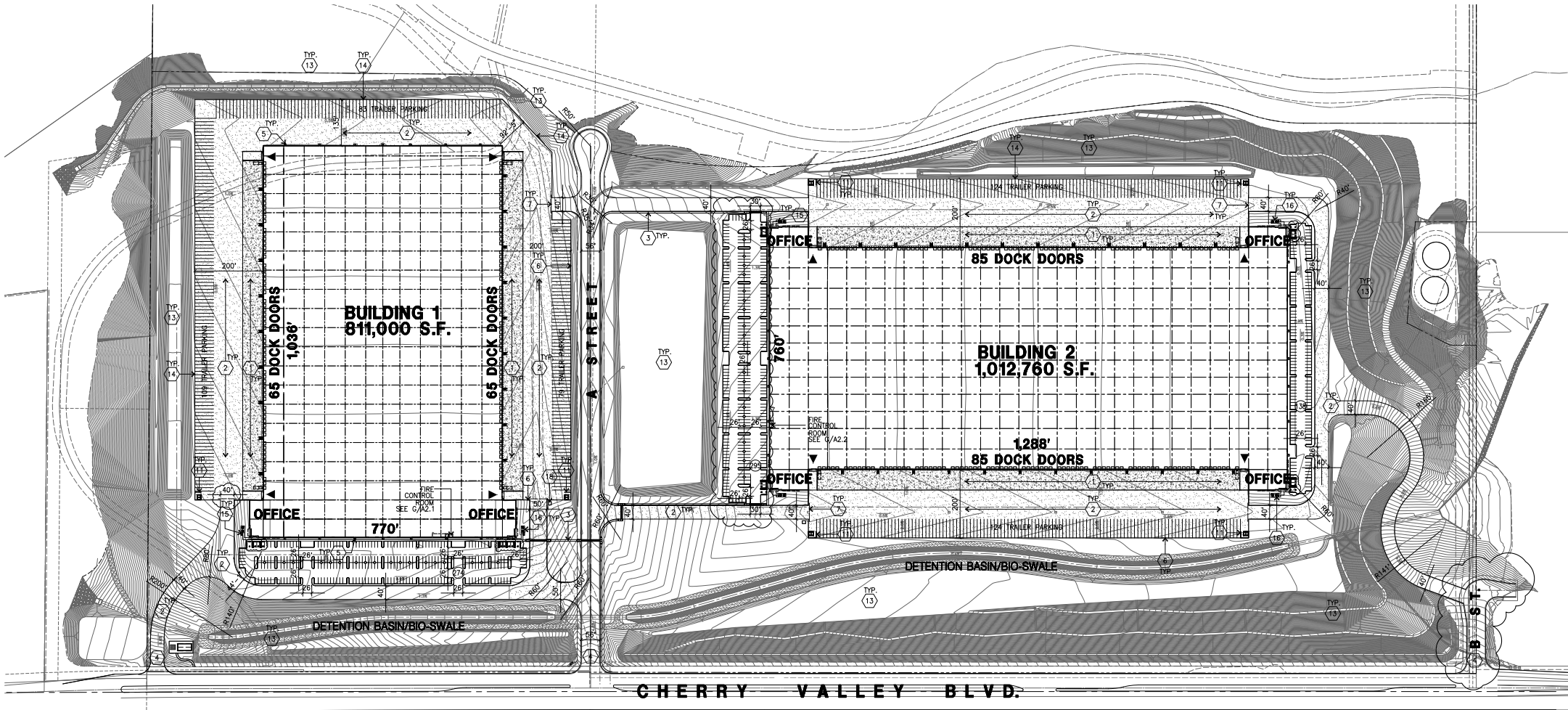
and that are located within a WOZ. Although no new development is proposed on site as part of the Project, CUP25-4 is required to fulfill the requirements of (amended) Municipal Code Table 18.30.030 for Building 1, which is the existing warehouse building in the western portions of the Northern Annexation Area. The overall site plan for CUP-25-4 is presented on Figure 6, *CUP-25-4 and CUP-25-5 Overall Site Plan*. As shown, Building 1 includes a total of 811,000 s.f. of warehouse space and 10,000 s.f. of office space, for a total building area of 811,000 s.f. A total of 130 truck trailer docking doors are accommodated, with 65 dock doors each on the western and eastern sides of the building. A total of 274 passenger vehicle parking stalls are provided to the north and south of the building, while a total of 271 truck trailer parking stalls are accommodated in the truck courts located to the east and west of the building. Approval of CUP-25-4 would meet the requirements of the L-I zone (as revised by ZTA-25-4) for buildings up to 1,100,00 s.f. in size, and would ensure that Building 1 is consistent with all applicable City zoning requirements.

- **Conditional Use Permit 25-5 (CUP-25-5; “Building 2”).** As noted above, pursuant to Table 18.30.030 of the City of Calimesa Municipal Code would be amended to require approval of a CUP by the City of Calimesa Planning Commission for warehouse and distribution buildings up to 1,100,000 s.f. in size that are zoned for L-I land uses and that are located within a WOZ. Although no new development is proposed on site as part of the Project, CUP-25-5 is required to fulfill the requirements of (amended) Municipal Code Table 18.30.030 for Building 2, which is the existing warehouse building in the eastern portions of the Northern Annexation Area. The overall site plan for CUP-25-5 is presented on Figure 6, *CUP-25-4 and CUP-25-5 Overall Site Plan*. As shown, Building 2 includes a total of 992,760 s.f. of warehouse space and 20,000 s.f. of office space, for a total building area of 1,012,760 s.f. A total of 170 truck trailer docking doors are accommodated, with 85 dock doors each on the northern and southern sides of the building. A total of 432 passenger vehicle parking stalls are provided to the north and south of the building, while a total of 248 truck trailer parking stalls are accommodated in the truck courts located to the south and north of the building. Approval of CUP-25-5 would meet the requirements of the L-I zone (as revised by ZTA-25-4) for buildings up to 1,100,000 s.f. in size, and would ensure that Building 1 is consistent with all applicable City zoning requirements.

In addition, and following approval of ANNX-25-1, GPA25-2, ZC-25-2, ZTA-25-4, CUP-25-4, and CUP-25-5 by the City of Calimesa City Council, the Riverside LAFCO would be responsible for approval of the Project’s proposed annexation, which, if approved, would modify the City of Calimesa boundaries to include the 313.4-acre Annexation Area. No detachment process or other actions are required by the County of Riverside.

9. **Surrounding Land Uses and Setting:** The proposed Annexation Area abuts the City of Calimesa city limits on the east and southeast, while the City of Beaumont city limits occur to the south of the Northern Annexation Area and to the east of the Southern Annexation Area.

Areas abutting the Northern Annexation Area to the north, east, and southeast are within unincorporated Riverside County, while lands to the west of the Northern Annexation Area are located within the City of Calimesa. Lands to the north of the Northern Annexation Area mostly consists of open space, along with several scattered rural residential homes and associated structures. Properties to the east and west of the Northern Annexation Area consist of small-scale agricultural uses and scattered rural residences. Lands to the south of the Northern Annexation Area are within the City of Beaumont city limits and



OVERALL SITE PLAN
Scale: 1"=150'-0"

PROJECT INFORMATION

Owner / Applicant
TSC-CERRY VALLEY, L.P.
2 PARK PLAZA, SUITE #700
IRVINE, CA 92614
TEL: (949) 417-1396
CONTACT: BRIAN

Architect
HRA, INC.
18551 BROADEN AVE. SUITE #100
IRVINE, CA 92612
TEL: (949) 863-1770
CONTACT: NIKON KIM

Applicant's Representative
URBAN ENVIRONING
1345 FOUNTAIN PLACE
REDLANDS, CA 92373
TEL: (909) 798-4446
CONTACT: PAT MEYER

Assessors Parcel Number
407-220-004
407-220-007
407-220-008
407-220-009
407-220-014
407-220-016
407-220-017

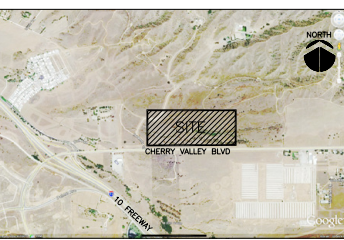
Legal Description
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTH HALF OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

Civil Engineer
WEBB ASSOCIATES
3788 MORAY ST.
RIVERSIDE, CA 92506
TEL: (949) 583-0759
CONTACT: MANUEL GONZALES

Landscape
HUNTER LANDSCAPE
711 S. FEE AVE. SUITE #100
PLACENTIA, CA 92670
TEL: (714) 986-2400
CONTACT: TOM HAYES

Construction Type:
BUILDING 1 II-B
BUILDING 2 II-B

VICINITY MAP



SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONC. PAVEMENT
- ASPHALT CONCRETE (AC) PAVING
- CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- DRIVEWAY APRONS TO BE CONSTRUCTED
- MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" - 1/2" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 8" H WROUGHT IRON FENCE
- PROVIDE 8" H METAL, MANUALLY OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. GATE TO BE DESIGNED FOR 90 MPH WIND LOAD, EXPOSURE "C". CONTRACTOR TO DESIGN & DETAIL GATES.
- NOT USED
- APPROXIMATE LOCATION OF TRANSFORMER.
- FIRE HYDRANT W/ CONC. FILLED STEEL GUARD POSTS
- COVERED TRASH ENCLOSURE PER COUNTY STANDARD
- EXTERIOR PARKING LIGHT POLE.
- LANDSCAPE. SEE "L" DWGS. LANDSCAPE AREAS INDICATED BY SHADED PATTERN.
- CHAIN-LINK FENCE AND GATE, PER APWA STD. 600-0(H-8).
- BICYCLE RACKS W/ COVERED ROOF STRUCTURE
- OUTDOOR PATIO
- PUMP HOUSE
- GUARD SHACK

SITE LEGENDS

- LANDSCAPED AREA
- AC PAVING - SEE "C" DWGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 18')
- HANDICAP PARKING STALL (9' X 18')
- END STALLS STANDARD PARKING STALL (11' X 18')
- SEE A4.1 / F
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- CATCH BASIN, APPROX. LOCATION. SEE CIVIL DWGS.
- WATER LINE SEE CIVIL DWGS
- GAS LINE SEE CIVIL DWGS
- SEWER LATERAL SEE CIVIL DWGS.
- LIGHT STANDARD
- DBH

GENERAL NOTES - FLOOR PLAN

- THE SOILS REPORT PREPARED BY GINTER & ASSOCIATES PROJ. NO. XXXXXXX DATED ON 1/7/2013 SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE UNLESS NOTED OTHERWISE.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET A0.1 ARE MINIMUM STANDARDS.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DWGS. DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MINIMUM 1/2" GA. W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
- APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

TABULATION

	BUILDING 1	BUILDING 2	NET TOTAL	PRIVATE STREET	GROSS TOTAL
SITE AREA					
sq. ft.	2,396,402	4,132,544	6,528,946 s.f.	126,709 s.f.	6,655,655 s.f.
acres	55.01	94.87	149.88 ac	2.91 ac	152.79 ac
BUILDING AREA					
office	10,000	30,000	30,000 s.f.		
warehouse	801,000	992,760	1,793,760 s.f.		
TOTAL	811,000	1,012,760	1,823,760 s.f.		
COVERAGE	33.84%	24.51%	27.53%		
AUTO PARKING REQUIRED					
office @ 1/250 sf	40	80	120 stalls		
warehouse @ 1/2000 sf	401	497	898 stalls		
total parking required	441	577	1018 stalls		
PARKING PROVIDED					
accessible (2% MIN)	9	12	21 stalls		
standard (2% MIN)	274	432	706 stalls		
total parking provided					
TRAILER PARKING PROVIDED					
trailer (10'x30')	271	248	519 stalls		
BICYCLE REQUIRED					
1 space @ 25 parking stalls required	18	24	42 space		
BICYCLE PROVIDED					
1 space per 25 parking stalls provided	18	24	42 space		
ACREAGE					
PARCEL 1	45.045 AC.				
PARCEL 2	5.646 AC.				
PARCEL 3	62.092 AC.				
PARCEL 4	18.452 AC.				
PARCEL 5	0.442 AC.				
PARCEL 6	8.777 AC.				
PARCEL 7	11.304 AC.				
PARCEL 8	38.139 AC.				
PARCEL 9	17.150 AC.				
PARCEL 10	19.526 AC.				

Figure 6

consist of scattered vacant parcels, a truck services business, and the former Sunny Cal Egg Ranch. The Sunny Cal Egg Ranch site previously received entitlement approval for a planned residential development consisting of approximately 560 residential units. Land to the west of the Northern Annexation Area and to the north of the western portion of the Southern Annexation Area are located within the City of Calimesa city limits and include rural residential, agricultural uses, and undeveloped lands, while the Rancho Calimesa Mobile Home Park is located approximately 0.26-mile northwest of the Northern Annexation Area.

Lands to the northwest, west, and south of the Southern Annexation Area are located within the City of Calimesa, while lands to the east of the Southern Annexation Area are located within the City of Beaumont. To the west of the Southern Annexation Area is I-10, beyond which are undeveloped lands, agricultural uses, single-family residential uses, and an existing commercial shopping center that includes a Stater Brothers Market. To the south of the Southern Annexation Area is I-10, beyond which are undeveloped lands and single-family residential uses, along with an existing utility corridor. Lands to the east of the Southern Annexation Area are within the City of Beaumont city limits and consists of scattered vacant parcels, a truck services business, and the former Sunny Cal Egg Ranch (as described above). To the north of the Southern Annexation (and to the west of the Northern Annexation Area) are small scale agricultural uses and scattered rural residences.

10. **Other public agencies whose approval is required:** The Project's proposed annexation request will require approval by the Riverside County Local Area Formation Commission (LAFCO). No approvals from other public agencies would be required.
11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** In accordance with the provisions of Public Resources Code Section 21080.3.1 and the provisions of California Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52), the City of Calimesa conducted Tribal Consultation efforts with the following tribes:
 - Agua Caliente Band of Cahuilla Indians
 - Augustine Band of Cahuilla Mission Indians
 - Cabazon Band of Mission Indians
 - Cahuilla Band of Mission Indians
 - Los Coyotes Band of Cahuilla and Cupeño Indians
 - Morongo Band of Mission Indians
 - Pala Band of Mission Indians
 - Pauma Band of Luiseno Indians
 - Pechanga Cultural Resources Department
 - Quechan Indian Tribe of the Fort Yuma Reservation
 - Ramona Band of Cahuilla Mission Indians
 - Rincon Band of Luiseno Indians
 - Santa Rosa Band of Cahuilla Indians
 - Serrano Nation of Mission Indians
 - Soboba Band of Luiseno Indians

- Torres-Martinez Desert Cahuilla Indians
- Yuhaaviatam of San Manuel Nation

As a result of the Native American consultation efforts, no significant tribal cultural resources were identified by the consulting tribes, and there were no requests for mitigation measures.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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 | ☐ Public Services |
| ☐ Agriculture & Forest Resources | ☐ Hazards & Hazardous Materials | ☐ Recreation |
| ☐ Air Quality | ☐ Hydrology/Water Quality | ☐ Transportation |
| ☐ Biological Resources | ☐ Land Use / Planning | ☐ Tribal Cultural Resources |
| ☐ Cultural Resources | ☐ Mineral Resources | ☐ Utilities/Service Systems |
| ☐ Energy | ☐ Noise | ☐ Wildfire |
| ☐ Geology/Soils | ☐ Population/Housing | ☐ Mandatory Findings of Significance |

DETERMINATION

On the basis of this initial evaluation:

- ☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT (EIR)** is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to

that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kelly Lucia
Signature

April 15, 2026
Date

Kelly Lucia, Planning Director
Printed Name

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 is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than 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 XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses 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 explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

2.0 Environmental Analysis

2.1 Environmental Issues Assessment

2.1.1 Aesthetics

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

- a. **Would the Project have a substantial adverse effect upon a scenic highway corridor within which it is located?**
- b. **Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**
- c. **In non-urbanized areas, would the Project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**
- d. **Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

No Impact. The Project as evaluated herein entails applications for ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa

Municipal Code. Under existing conditions, the Northern Annexation Area is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337. In addition, there is an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Approximately 4.9 acres in the north-central portions of the Southern Annexation Area previously were developed as a truck equipment and repair business (Bonafide Truck Equipment and Repair), while an existing wireless tower facility previously was constructed in the southwestern portion of the Southern Annexation Area. The Bonafide Truck Equipment and Repair previously was entitled as part of Change of Zone No. 06288 (CZ06288) and Conditional Use Permit No. 03322 (CUP0322), while the wireless tower facility most recently was entitled pursuant to Plot Plan 16147 (PP16147). Proposed ANNEX-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development within the Annexation Area beyond the uses that already exist, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings within the Northern Annexation Area, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions. There are no components of the proposed Project that would result in changes to aesthetic or lighting conditions associated with the Annexation Area. Accordingly, the Project would not: a) have a substantial adverse effect upon a scenic highway corridor within which it is located; b) substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; c) substantially degrade the existing visual character or quality of public views of the site and its surroundings; or d) create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. No impact would occur.

2.1.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i></p>				
<p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest 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?	☐	☐	☐	☒

- a. **Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**
- b. **Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?**
- c. **Would the Project 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))?**
- d. **Would the Project result in the loss of forest land or conversion of forest land to non-forest use?**
- e. **Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

No Impact. Under existing conditions, the 313.4-acre Annexation Area is classified by the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP) as “Grazing Land,” “Farmland of Local Importance,” and “Other Lands,” and no portion of the Annexation Area is located within a Riverside County Agricultural Preserve or is subject to a Williamson Act Contract (CDC, n.d.; RCIT, n.d.). Furthermore, the Project as evaluated herein entails applications for ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two

existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions. There are no components of the proposed Project that would result in impacts to agricultural or forestry resources beyond what already occurs under existing conditions. Accordingly, the Project would not: a) convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; b) conflict with existing zoning for agricultural use, or a Williamson Act contract; c) 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)); d) result in the loss of forest land or conversion of forest land to non-forest use; or 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. No impact would occur.

2.1.3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
<i>Would the project:</i>				
a. <i>Conflict with or obstruct implementation of the applicable air quality plan?</i>	☐	☐	☐	☒
b. <i>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?</i>	☐	☐	☐	☒
c. <i>Expose sensitive receptors, which are located within one (1) mile of the Annexation Area, to substantial pollutant concentrations?</i>	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

- a. **Would the Project conflict with or obstruct implementation of the applicable air quality plan?**
- b. **Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**
- c. **Would the Project expose sensitive receptors, which are located within one (1) mile of the Annexation Area, to substantial pollutant concentrations?**
- d. **Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

No Impact. The Project as evaluated herein entails applications for ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions. There are no components of the proposed Project that would result in impacts due to a conflict with the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP), or due to air quality emissions, localized air quality emissions, health risks, or odors, and there are no components of the proposed Project that would result in an increase in air emissions beyond what already occurs under existing conditions. Accordingly, the Project would not: a) conflict with or obstruct implementation of the applicable air quality plan; b) result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; c) expose sensitive receptors, which are located within one (1) mile of the Annexation

Area, to substantial pollutant concentrations; or d) result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. No impact would occur.

2.1.4 Biological Resources

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

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

- b. *Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?*
- c. *Would the Project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- d. *Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*
- e. *Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- f. *Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

No Impact. The Project as evaluated herein entails applications for ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions. There are no components of the proposed Project that could result in impacts to biological resources or due to a conflict with applicable plans and policies protecting sensitive biological resources, as Project approval would not authorize any new areas of physical disturbance beyond what already occurs under existing conditions. In addition, no portion of the proposed Annexation Area are targeted for conservation pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Accordingly, the Project would not: a) have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; b) have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service; c) have a substantial adverse effect on state or federally protected

wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; d) interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; e) conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or f) conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact would occur.

2.1.5 Cultural Resources

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

- a. Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?**
- b. Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?**
- c. Would the Project disturb any human remains, including those interred outside of formal cemeteries?**

No Impact. The Project as evaluated herein entails applications for ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANN-25-1, GPA-25-2, ZTA-

25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions. There are no components of the proposed Project that would result in impacts to historical resources, archaeological resources, or human remains, as Project approval would not authorize any new areas of physical disturbance beyond what already occurs under existing conditions. Accordingly, the Project would not: a) cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5; b) cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5; or c) disturb any human remains, including those interred outside of formal cemeteries. No impact would occur.

2.1.6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
<i>Would the project:</i>				
<i>a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?</i>	☐	☐	☐	☒
<i>b. Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?</i>	☐	☐	☐	☒

- a. Would the Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**
- b. Would the Project conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?**

No Impact. The Project as evaluated herein entails applications for ANNEX-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing

wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions. There are no components of the proposed Project that would result in an increase in the demand for energy resources within the Annexation Area beyond what occurs under existing conditions. Thus, the proposed Project that would have no potential to result in the wasteful, inefficient, or unnecessary consumption of energy resources, and there are no components of the proposed Project that would have the potential to conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Accordingly, the Project would not: a) result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or b) conflict with or obstruct a State or Local plan for renewable energy or energy efficiency. No impact would occur.

2.1.7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
<i>Would the project:</i>				
a. <i>Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</i>	☐	☐	☐	☒
b. <i>Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?</i>	☐	☐	☐	☒
c. <i>Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?</i>	☐	☐	☐	☒
d. <i>Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?</i>	☐	☐	☐	☒
e. <i>Result in substantial soil erosion or the loss of topsoil?</i>	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
f. 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?	☐	☐	☐	☒
g. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
h. 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?	☐	☐	☐	☒
i. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

- a. **Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**
- b. **Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?**
- c. **Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?**
- d. **Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?**
- e. **Would the Project result in substantial soil erosion or the loss of topsoil?**
- f. **Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**
- g. **Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**
- h. **Would the Project 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?**

i. Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. The Project as evaluated herein entails applications for ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions. There are no components of the proposed Project that would result in impacts to or impacts from the existing geologic conditions within the Annexation Area beyond what already occurs under existing conditions. Accordingly, the Project would not: a) directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; b) directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking; c) directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction; d) directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides; e) result in substantial soil erosion or the loss of topsoil; f) 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; g) be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property; h) 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; or i) directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. No impact would occur.

2.1.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project:				

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

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

No Impact. The Project as evaluated herein entails applications for ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions. There are no components of the proposed Project that would result in an increase in greenhouse gas (GHG) emissions beyond what already occurs under existing conditions, and there are no components of the proposed Project that would conflict with applicable policies and regulations related to GHGs, including the City of Calimesa's General Plan. Accordingly, the Project would not: a) generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or b) conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No impact would occur.

2.1.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
<i>Would the project:</i>				
a. <i>Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	☐	☐	☐	☒
b. <i>Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	☐	☐	☐	☒
c. <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?</i>	☐	☐	☐	☒
d. <i>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?</i>	☐	☐	☐	☒

- a. ***Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***
- b. ***Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?***
- c. ***Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?***
- d. ***Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

No Impact. The Project as evaluated herein entails applications for ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337,

along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions. There are no components of the proposed Project or Annexation Area that would have the potential to result in an increase in the use of or release of hazardous materials on site, nor are there any components of the proposed Project that could result in hazardous materials impacts to nearby schools. Accordingly, the Project would not: a) create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; b) create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; c) emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school; or d) be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 that could result in a significant hazard to the public or the environment. No impact would occur.

2.1.10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
<i>Would the project:</i>				
a. <i>Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</i>	☐	☐	☐	☒
b. <i>Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</i>	☐	☐	☐	☒
c. <i>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?</i>	☐	☐	☐	☒
d. <i>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the</i>	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
<i>course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?</i>				
e. <i>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</i>	☐	☐	☐	☒
f. <i>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?</i>	☐	☐	☐	☒
g. <i>In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?</i>	☐	☐	☐	☒
h. <i>Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</i>	☐	☐	☐	☒

- a. **Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**
- b. **Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**
- c. **Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?**
- d. **Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?**
- e. **Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious**

surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

g. In flood hazard, tsunami, or seiche zones, would the Project risk the release of pollutants due to project inundation?

h. Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. The Project as evaluated herein entails applications for ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively.

As part of the existing development within the Northern Annexation Area, a cooperative agreement (herein, "Agreement") was executed between the property owner and the Riverside County Flood Control and Water Conservation District (RCFCWCD), dated March 2, 2021. As a component of the Agreement, the developers of the existing development on site were required to construct certain flood control improvements. These improvements, which are depicted on RCFCWCD Drawing No. 5-0236, required the construction of approximately 4,150 lineal feet of underground storm drain lines (Line A) in the southern portions of the property, the construction of an outlet basin for Line A, construction of approximately 510 lineal feet of lateral storm drains (Lateral A-1), the construction of approximately 1,908 lineal feet of lateral storm drain (Lateral A-2), installation of approximately 9 lineal feet of lateral storm drain (Lateral A-8), installation of approximately 7 lineal feet of lateral storm drain (Lateral A-9), and construction of an inlet basin. These improvements were constructed as part of the existing development in the Northern Annexation Area, and the required improvements were accepted by RCFCWCD as documented in a letter from RCFCWCD dated January 8, 2024. The Agreement and January 8, 2024, letter from RCFCWCD are available for public review at the City of Calimesa Planning Department and can be reviewed during the City's normal business hours at 908 Park Avenue, Calimesa, CA 92320.

Proposed ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing

warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions. There are no components of the proposed Project or Annexation Area that would have the potential to result in alterations to existing site drainage patterns, result in changes to surface water or groundwater quality, or that could result in changes to areas subject to flood hazards. Accordingly, the Project would not: a) violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; b) substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin; c) substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; 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 through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; e) substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; f) substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows; g) risk the release of pollutants due to project inundation from floods, tsunamis, or seiches; or h) conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impact would occur.

2.1.11 Land Use and Planning

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

a. Would the Project physically divide an established community?

b. Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The Project as evaluated herein entails applications for ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa

Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions.

With approval of GPA 22-04, the light industrial uses within the Northern Annexation Area would be designated by the General Plan for “Light Industrial (LI)” land uses with a “Warehouse Overlay Zone (WOZ),” and would be zoned for “Light Industrial (L-I)” land uses with a “Warehouse Overlay Zone (WOZ).” The northern portions of the Northern Annexation Area, along with small parcel of land along the east-central boundary of the Northern Annexation Area, would be designated for “Open Space Residential (1 DU/10 ac) (OSR)” land uses and would be zoned for “O-S-R (Open Space Residential).” The existing wireless tower facility and a truck equipment and repair business within the Southern Annexation Area would be designated by the General Plan for “Community Commercial (CC)” land uses and would be zoned for “C-C (Community Commercial, FAR 50:1),” while the eastern portions of the Southern Annexation Area would be designated for “Residential Estate (RE)” land uses and would be zoned for “R-E (Residential Estate).”

The LI land use designation and L-I zoning classification allow development up to a floor area ratio (FAR) of 0.5 and permit industrial activities such as low-intensity packing, manufacturing, assembly of nonhazardous products and materials, and limited retail sales and services related to or supportive of manufacturing activity and employees. The existing light industrial buildings within the Northern Annexation Area and that are proposed to be designated for LI land uses and proposed to be zoned for L-I land uses have a total FAR between 0.25 and 0.34, which is below the maximum FAR for the LI land use designation and L-I zone, while the existing warehouse buildings are occupied by light industrial warehousing uses; thus, the existing warehouse buildings would be consistent with the site’s proposed LI land use designation and L-I zoning classification. In addition, Table 1, *Northern Annexation Area Consistency with City of Calimesa Industrial Development Standards*, provides an analysis of the existing development’s consistency with the Industrial Development Standards as set forth in Table 18.30.040 of Chapter 18.30 (Industrial Zone Districts) of the City’s Municipal Code. As shown, the existing warehouse buildings fully comply with all applicable development standards of the proposed “Light Industrial (L-I)” zone. In addition, approval of proposed ZC-25-2, ZTA-25-4, CUP-25-4, and CUP-25-5 would permit the existing warehouse buildings that currently exceed the maximum 250,000 s.f. allowed within the L-I zone pursuant to Table 18.30.030 of the City’s Municipal Code, as approval of these applications would allow for warehouse buildings up to 1,100,000 s.f. in size with approval of the proposed CUP applications. Accordingly, and assuming approval of the Project’s

applications for ZC-25-2, ZTA-25-4, CUP-25-4, and CUP-25-5, the Project would not result in any impacts due to a conflict with the site's proposed LI land use designation or L-I zoning classification.

Table 1 Northern Annexation Area Consistency with City of Calimesa Industrial Development Standards

Standard	Requirement for Light Industrial (L-I)	Building 1 Design	Building 2 Design
Minimum site area (net)	20,000 s.f.	+/- 47.7 net acres (2.1 million s.f.)	± 88.8 net acres (3.9 million s.f.)
Street Setback - Building ¹	20 feet from ROW	375 feet	514 feet
Street Setback – Parking	10 feet from ROW	240 feet	373 feet
Street Setback – Landscaping	Min. 8-foot-wide parkway	23 feet	23 feet
Side Street Setback	8 feet from ROW	179 feet	481 feet
Rear Yard Setback	All storage of materials and display areas shall be located no closer than 15 feet of the property line adjacent to the public right-of-way	N/A ²	N/A ²
Maximum Floor Area Ratio (FAR)	0.50	0.39	0.26

1. The City of Calimesa General Plan Circulation Element does not classify Cherry Valley Boulevard as a Circulation Element Roadway; however, this road is classified as an "Arterial (128-foot right-of-way)" by the Riverside County General Plan, and as such the standards for "Major and Secondary Arterials" were applied.
2. The existing development consists of two warehouse buildings with the storage of materials occurring within the existing building; no storage of materials occurs outdoors.

Notes: ROW = Right-of-Way

The CC land use designation and C-C zoning classification allow for large-scale commercial activities serving the City of Calimesa or the subregion, allow for a maximum FAR of 0.5, and permit a variety of commercial uses, including "Appliance stores and repair (large appliances)," "Automotive repair garages, which do not include body and fender shops or spray painting" (subject to compliance with the development standards for commercial districts as set forth in Section 18.25.050 of the City of Calimesa Municipal Code), and wireless communication facilities (with approval of a Conditional Use Permit). Table 2, *Southern Annexation Area – Existing Truck Equipment and Repair Facility Consistency with City of Calimesa Commercial Development Standards*, provides an analysis of the existing Bonafide Truck and Equipment Repair facility's consistency with the Industrial Development Standards as set forth in Table 18.25.040 of Chapter 18.25 (Commercial Zone Districts) of the City's Municipal Code. As shown, the existing Bonafide Truck and Equipment Repair facility fully complies with all applicable development standards of the proposed C-C zone. In addition, the existing wireless tower facility is a permitted use within the proposed C-C zone with approval of a CUP. The existing wireless tower facility most recently was permitted by Riverside County PP16147, which includes site-specific conditions of approval that are functionally equivalent to a CUP, and as such the existing wireless tower facility would be considered a permitted use within the proposed CC land use designation and C-C zone. Accordingly, the Project would not result in any impacts due to a conflict with the site's proposed CC land use designation or C-C zoning classification.

Table 2 Southern Annexation Area – Existing Truck Equipment and Repair Facility Consistency with City of Calimesa Commercial Development Standards

Standard	Requirement for Community Commercial (C C)	Existing Bonafide Truck and Equipment Repair Facility
Minimum Site Area (net)	10,000 s.f.	± 196,000 s.f.
Minimum Front Setback	20 feet ¹	± 170 feet
Minimum Side Setback (ea.)	10 feet	± 42 feet
Minimum Side Street Setback	20 feet	N/A
Minimum Rear Yard Setback	10 feet	± 280 feet
Maximum Floor Area Ratio	0.50	± 0.04
Maximum Height for Buildings and Structures	2 stories/35 feet	1 story/± 25 feet

1. The front yard setback may be reduced to zero feet if a public place or sitting or eating area is provided within the required setback area. Playground equipment does not satisfy this requirement.

The “OSR – Open Space Residential (1 DU/10 AC)” land use designation and the “O-S-R (Open Space Residential)” zoning classification are intended to preserve open space while allowing for limited detached single-family development on parcels of 10 acres or greater, and also allows for agricultural-related uses. No development is planned as part of the Project within the areas proposed to be designated for OSR land uses or that would be zoned for O-S-R land uses. There is an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. No changes are proposed to the existing equestrian shade structure/stable and pasture as part of the Project. Private equestrian stables are identified as a permitted use within the O-S-R zoning classification. Accordingly, the Project would not result in any impacts due to a conflict with the site’s proposed OSR land use designation or O-S-R zoning classification.

The “RE (Residential Estate)” land use designation and the “R-E (Residential Estate)” zoning classification are intended to accommodate single-family detached homes as well as buildings and structures related to agriculture, farm use, animal keeping, and equestrian uses on minimum 5-acre lot sizes. No development is proposed as part of the Project within the eastern portions of the Southern Annexation Area that are proposed to be designated for RE land uses and that would be zoned for R-E land uses, and there is no existing development within this portion of the Southern Annexation Area. It should be noted that under existing conditions, the Riverside County General Plan designates this portion of the Southern Annexation Area for “Community Development – Very Low Density Residential (CD-VLDR)” land uses, which allows for residential development on minimum one-acre lot sizes. Thus, the Project would not result in any impacts due to a conflict with the proposed RE land use designation or R-E zoning classification, and the Project would not allow for more dwelling units than is allowed on site under existing conditions based on the existing Riverside County CD-VLDR General Plan land use designation.

In addition, there are no components of the proposed Project that would have the potential to physically divide an established community, or that could cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Accordingly, the Project would not: a) physically divide an established community; or b) cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No impact would occur.

2.1.12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
<i>a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?</i>	☐	☐	☐	☒
<i>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?</i>	☐	☐	☐	☒

- a. Would the Project result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?**
- b. Would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

No Impact. The Project as evaluated herein entails applications for ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions.

According to mapping information available from the California State Mining and Geology Board (formerly the Division of Mines and Geology), both the Northern Annexation Area and the Southern Annexation Area

are located classified as occurring within Mineral Resources Zone (MRZ) 3, which is defined as, “[a]reas containing mineral deposits the significance of which cannot be evaluated from available data” (CDC, n.d.). Accordingly, the Project has no potential to result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, and no impact would occur. In addition, the City of Calimesa General Plan, the Riverside County General Plan, and the Riverside County The Pass Area Plan (TPAP) do not identify the Annexation Area as a locally-important mineral resource recovery site, the Annexation Area is not subject to any approved specific plans, and there are no other plans that designate the Annexation Area as a locally-important mineral resource recovery site. (Calimesa, 2014; Riverside County, 2021a; Riverside County, 2021b) As such, the Project has no potential to result in potential impacts to mineral resources. Therefore, the Project would not: a) result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State; or 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. No impact would occur.

2.1.13 Noise

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

- a. Would the Project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**
- b. Would the Project result in the generation of excessive groundborne vibration or groundborne noise levels?**
- c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport,**

would the Project expose people residing or working in the project area to excessive noise levels?

No Impact. The Project as evaluated herein entails applications for ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions. Accordingly, the proposed Project would have no potential to result in impacts due to construction- or operational-related noise or vibration beyond what already occurs under existing conditions, and there are no components of the proposed Project that would result in the exposure of people residing or working in the area to excessive airport-related noise levels beyond what already occurs under existing conditions. Therefore, the Project would not: a) generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance; b) generate excessive groundborne vibration or groundborne noise levels; or c) expose people residing or working in the Project area to excessive noise levels. No impact would occur.

2.1.14 Population and Housing

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

- a. *Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*
- b. *Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

No Impact. The Project as evaluated herein entails applications for ANNEX-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANNEX-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions.

The portions of the Annexation Area that are proposed to be designated by the Calimesa General Plan for “Light Industrial (LI)” land uses with a “Warehouse Overlay Zone (WOZ)” and that would be zoned for “Light Industrial (L-I)” land uses with a “Warehouse Overlay Zone (WOZ)” already are fully developed with warehouse uses. The portions of the Annexation Area proposed designated by the General Plan for “Community Commercial (CC)” land uses and that would be zoned for “C-C (Community Commercial, FAR 50:1)” are partially developed with an existing truck and equipment repair facility and wireless tower. While there is a potential that additional development could occur within the areas to be designated for CC land uses and that would be zoned for C-C, such future development already is accounted by regional plans (e.g., the South Coast Air Quality Management District [SCAQMD], Southern California Association of Governments [SCAG] growth projections, etc.) because the new land use designations and zoning classifications under the City of Calimesa align with the existing Riverside County General Plan land use designation for the site. Likewise, while there is a potential for additional future development within the areas proposed to be designated for Open Space Residential (1 DU/10 ac) (OSR)” land uses and that would be zoned for “O-S-R (Open Space Residential)” and in the areas proposed to be designated for “Residential Estate (RE)” land uses and would be zoned for “R-E (Residential Estate),” any such future development also already is accounted for by regional plans and the Riverside County General Plan. In fact, development within the portions of the site proposed to be designated RE and zoned R-E within the Southern Annexation Area would be limited to one residential dwelling unit per five acres, while the existing Riverside County General Plan land use designation for this portion of the Southern Annexation Area currently allows

residential development on minimum one-acre lot sizes; thus, the Project would not allow for an increase in the site's planned residential population as compared to the site's existing Riverside County General Plan land use designation of CD-VLDR. The land use designations and zoning classifications proposed as part of the Project for the Northern Annexation Area and Southern Annexation Area therefore would not allow for any intensification of population growth beyond what already is accounted for under existing conditions. No impact would occur.

The proposed Project would not authorize any new development on site. While existing residential communities occur to the southeast, southwest, and west of the Annexation Area, there are no components of the proposed Project that would physically divide these existing established communities. Even with future development on the undeveloped portions of the Annexation Area, roadway connections between these existing communities would be maintained. As such, the Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, and no impact would occur.

Therefore, the Project would not: a) induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or b) displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. No impact would occur.

2.1.15 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
<i>Would the project:</i>				
a. <i>Result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?</i>	☐	☐	☐	☒
b. <i>Result in substantial adverse physical impacts associated with the provision of new or physically altered police facilities, need for new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?</i>	☐	☐	☐	☒
c. <i>Result in substantial adverse physical impacts associated with the provision of new or physically</i>	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
<i>altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?</i>				
d. <i>Result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, need for new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?</i>	☐	☐	☐	☒
e. <i>Result in substantial adverse physical impacts associated with the provision of any other new or physically altered public facilities, need for other new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?</i>	☐	☐	☐	☒

- a. **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?**
- b. **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered police facilities, need for new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?**
- c. **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?**
- d. **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, need for new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?**
- e. **Would the Project result in substantial adverse physical impacts associated with the provision of any other new or physically altered public facilities, need for other new or physically altered**

Facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

No Impact. The Project as evaluated herein entails applications for ANNEX-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANNEX-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions.

The Project does not include any proposed public facilities on site, such as fire stations, police facilities, school facilities, park facilities, or any other public facilities such as health care facilities or libraries. In addition, the Project would not allow for an intensification of land uses on site as compared to the site's adopted Riverside County General Plan land use designations or zoning classifications; thus, the Project would not result in an increase in demand for public services beyond what occurs on site or that is planned on site under existing conditions.

The City of Calimesa Fire Marshal and Fire Chief reviewed the Project's applications for GPA 22-04, ZC 22-02, CUP 24-02, and CUP 24-03, and determined that because the existing buildings within the Northern Annexation Area and Southern Annexation Area were constructed in accordance with Riverside County's building standards, including standards related to fire protection and the California Fire Code (as adopted by Riverside County), the Fire Marshal and Fire Chief determined that the existing development would not pose a substantial adverse effect associated with wildland fire hazards. In addition, and in response to growth in the Project area, a new fire station is planned to be constructed on a three-acre site within Planning Area TC-4 of the Oak Valley Town Center Specific Plan, which ultimately would provide fire protection services to the Annexation Area. Funding for the new fire station is anticipated to be accomplished through the imposition of impact fees on new developments within the City pursuant to City of Calimesa Municipal Code Chapter 18.115 (Development Impact Fees), including impact fees that may be assessed on future development within the Northern Annexation Area or Southern Annexation Area.

With respect to police protection services, under existing conditions police protection services to the Annexation Area are provided by the Riverside County Sheriff's Department (RCSO) from their Cabazon Station, located at 50290 Main Street, Cabazon, CA 92230, located approximately 13.8 miles southeast of

the Annexation Area. The City of Calimesa contracts with the RCSD to provide police protection services within the City limits, with police protection services to the City also provided by the Cabazon Station. Thus, because the existing developments within the Project area already are served by the RCSD from the Cabazon Station, and because the existing developments would continue to be served by the RCSD with approval of the Project's proposed annexation into the City of Calimesa, the proposed Project would not result in an increase in demand for police protection services. Mandatory payment of fees, which already has occurred as part of building permits issued by Riverside County and/or would be required for any new development proposed within the Northern Annexation Area or Southern Annexation Area, would ensure that existing or future development within the Annexation Area has no adverse effects on police protection facilities and that existing or future development within the Annexation Area would have no effect on service ratios, response times or other performance objectives.

As noted above, any future development within the Northern Annexation Area or Southern Annexation Area following Project approval would be required to contribute fees pursuant City of Calimesa Municipal Code Chapter 18.115 (Development Impact Fees), which, in addition to fire protection and police facilities, would provide fair-share funding for any new or expanded parks or other public facilities necessitated by such future development. Additionally, any new development within the Annexation Area would be subject to payment of school impact fees pursuant to Leroy F. Greene School Facilities Act of 1998 at the rates established by the Beaumont Unified School District (BUSD), which would constitute full and complete mitigation for any future impacts to school services.

Accordingly, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection, police, school, park, library, or health care facilities, need for new or physically altered fire protection, police, school, park, library, or health care facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives. No impact would occur.

2.1.16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
a. <i>Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</i>	☐	☐	☐	☒
b. <i>Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</i>	☐	☐	☐	☒

- a. *Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
- b. *Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

No Impact. The Project as evaluated herein entails applications for ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions.

The proposed Project does not include any proposal for new or expanded recreational facilities on site; thus, the Project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Additionally, according to City of Calimesa General Plan Figure OSPR-2 (Trails Master Plan), no portion of the Southern Annexation Area is planned to include any trail connections. Although the Trails Master Plan exhibit identifies “Unknown” trails within the Northern Annexation Area, the existing warehouse developments within the Northern Annexation Area were designed to accommodate on-site trails that connect with the existing “Unknown” trails present within the northern portions of the Northern Annexation Area. Thus, the Project would not conflict with the Trails Master Plan.

In addition, the Project would not authorize any new development on site beyond what already is allowed on site under existing conditions; thus, the Project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Any such new development within the Annexation Area in the future would be subject to review for compliance with CEQA, and any such new development on the Annexation Area would be required to contribute DIF fees pursuant to City of Calimesa Municipal Code Chapter 18.115 (Development Impact Fees) and/or would be required to accommodate parkland on site. As the proposed Project would not authorize any new development on site, the proposed Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

Accordingly, the Project would not: a) increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or b) include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No impact would occur.

2.1.17 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
<i>Would the project:</i>				
a. <i>Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?</i>	☐	☐	☐	☒
b. <i>Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?</i>	☐	☐	☐	☒
c. <i>Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?</i>	☐	☐	☐	☒
d. <i>Cause an effect upon, or a need for new or altered maintenance of roads?</i>	☐	☐	☐	☒
e. <i>Cause an effect upon circulation during the project's construction?</i>	☐	☐	☐	☒
f. <i>Result in inadequate emergency access or access to nearby uses?</i>	☐	☐	☐	☒

- a. **Would the Project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**
- b. **Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?**
- c. **Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?**
- d. **Would the Project cause an effect upon, or a need for new or altered maintenance of roads?**
- e. **Would the Project cause an effect upon circulation during the project's construction?**
- f. **Would the Project result in inadequate emergency access or access to nearby uses?**

No Impact. The Project as evaluated herein entails applications for ANNEX-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to

facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions.

No new development is proposed as part of the Project, and the Project would not entail any changes to the existing transportation system. As such, the Project has no potential to conflict with City of Calimesa General Plan policies related to transportation, including the policies contained within the General Plan Circulation Element. Similarly, because no new development is proposed the proposed Project has no potential to conflict with the Southern California Association of Governments (SCAG) 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). In addition, according to City of Calimesa General Plan Figure OSPR-2 (Trails Master Plan), no portion of the Southern Annexation Area is planned to include any trail connections. Although the Trails Master Plan exhibit identifies “Unknown” trails within the Northern Annexation Area, the existing warehouse developments within the Northern Annexation Area were designed to accommodate on-site trails that connect with the existing “Unknown” trails present within the northern portions of the Northern Annexation Area. There are no other applicable plans, policies, programs, or ordinances related to transportation in effect in the Project area. Accordingly, the Project has no potential to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

The provisions of CEQA Guidelines section 15064.3, subdivision (b) relate to Vehicle Miles Traveled (VMT). Any future proposals for development within the Annexation Area would be required to be evaluated under CEQA, which would require an evaluation of potential VMT impacts in accordance with the City of Calimesa’s *Final City of Calimesa Transportation Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment* (May 2020) (Calimesa, 2020). Notwithstanding, because no new development is proposed as part of the Project, the proposed Project would have no potential to result in an increase in VMT per capita within the local area. As such, the proposed Project has no potential to conflict with CEQA Guidelines section 15064.3, subdivision (b).

No new roadway improvements or intersections are proposed as part of the Project. As such, the Project would have no potential to substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections). In addition, the land use designations and zoning classifications

proposed for the Northern Annexation Area and Southern Annexation Area are substantially consistent with the site's adopted Riverside County General Plan land use designations and zoning classifications; thus, the proposed Project would not result in any impacts due to incompatible uses (e.g. farm equipment) beyond what already is allowed under the site's adopted Riverside County General Plan land use designations and zoning classifications. Furthermore, because no new roadways are proposed as part of the Project and because the Project would not result in the generation of any new traffic within the local area, the Project would not cause an effect upon or a need for new or altered maintenance of roads. Similarly, because no roadway improvements are proposed as part of the Project and no new development would be authorized with Project approval, the proposed Project would not result in inadequate emergency access or access to nearby uses.

Based on the preceding analysis, the proposed Project would not : a) conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities; b) conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b); c) substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); d) cause an effect upon, or a need for new or altered maintenance of roads; e) cause an effect upon circulation during the project's construction; or f) result in inadequate emergency access or access to nearby uses. No impact would occur.

2.1.18 Tribal Cultural Resources

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

- a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*
- b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? In applying for the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

No Impact. Changes in the California Environmental Quality Act, effective July 2015, require that the City address another category of cultural resources – tribal cultural resources. Tribal Cultural Resources (TCRs) are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as a cultural landscape. Also relevant is the category termed “traditional cultural property” (TCP) which is typically associated with cultural resource management performed under federal auspices. “Traditional” in this context refers to those beliefs, customs, and practices of a living community of people that have been passed down through the generations, usually orally or through practice. The traditional cultural significance of a historic property, then, is significance derived from the role the property plays in a community’s historically rooted beliefs, customs, and practices. A TCP can be defined, generally, as one that is eligible for inclusion in the National Register of Historic Places (NRHP) because of its association with cultural practices or beliefs of a living community that (a) are rooted in that community’s history, and (b) are important in maintaining the continuing cultural identity of the community. A landscape can be a TCP and by extension a TCR, provided the cultural landscape meets the criteria and that the landscape is geographically defined in terms of the size and scope. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB 52), notices regarding this Project were mailed to the following tribes on January 8, 2026:

- Agua Caliente Band of Cahuilla Indians
- Augustine Band of Cahuilla Mission Indians
- Cabazon Band of Mission Indians
- Cahuilla Band of Mission Indians
- Los Coyotes Band of Cahuilla and Cupeño Indians
- Morongo Band of Mission Indians

- Pala Band of Mission Indians
- Pauma Band of Luiseno Indians
- Pechanga Cultural Resources Department
- Quechan Indian Tribe of the Fort Yuma Reservation
- Ramona Band of Cahuilla Mission Indians
- Rincon Band of Luiseno Indians
- Santa Rosa Band of Cahuilla Indians
- Serrano Nation of Mission Indians
- Soboba Band of Luiseno Indians
- Torres-Martinez Desert Cahuilla Indians
- Yuhaaviatam of San Manuel Nation

Of the Tribes listed above, the following Tribes provided responses to the City:

- The Agua Caliente Band of Cahuilla Indians responded in a letter dated February 5, 2026, requesting consultation and copies of any cultural resource documentation. The City provided additional information via email on February 5, 2026. The tribe did not identify any TCRs and did not request any mitigation measures. Consultation with the Tribe was concluded in a letter dated February 9, 2026.
- The Augustine Band of Cahuilla Mission Indians responded and declined consultation in a letter dated January 13, 2026.
- The Cahuilla Band of Mission Indians acknowledged receipt of the consultation letter on January 9, 2026, and advised that the Tribe would notify the City if they wanted to consult. No further correspondence was received, and consultation closed on April 8, 2026.
- The Morongo Band of Mission Indians responded in a letter dated January 20, 2026, requesting consultation and copies of any cultural resource documentation. An initial consultation meeting occurred on February 4, 2026, and a follow up consultation meeting occurred on April 8, 2026. The Tribe reminded the City that SB 18 and/or AB 52 notifications may be required should affected parcels apply for future approvals that involve ground disturbance. The Tribe advised via email on April 8, 2026, that no further action was needed and consultation was closed at that time.
- The Pala Band of Mission Indians responded and declined consultation in a letter dated January 29, 2026.
- The Rincon Band of Luiseno Indians responded via email on January 15, 2026, and stated that the Tribe has no information to provide. The Tribe recommended that the City coordinate with tribes that are geographically closer to Calimesa.
- The Yuhaaviatam of San Manuel Nation responded via email on January 27, 2026, that the Tribe elected not to consult. However, the tribe requested that the City reach out to discuss further if the proposed plans change to allow for any ground disturbing development that may be approved via an expedited process for which tribal consultation pursuant to CEQA would not be initiated.

Based on the results of the consultation efforts between the City and the tribes, no tribal cultural resources, as defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that

is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, were identified within the Annexation Area. Additionally, the Project evaluated herein consists of the proposed annexation of the approximately 313.4-acre Annexation Area from the County of Riverside into the City of Calimesa, and would not authorize any new ground disturbances or development. Thus, even if tribal cultural resources did occur within the Annexation Area, such resources would not be impacted by the proposed Project because the Project consists only of the administrative adjustment to the City of Calimesa city boundaries and would not result in any physical disturbances.

Accordingly, the proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), and no impact would occur. Similarly, the proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1, and no impact would occur. Accordingly, Project impacts to Tribal Cultural Resources would be less than significant requiring no mitigation measures.

2.1.19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
<i>Would the project:</i>				
<i>a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?</i>	☐	☐	☐	☒
<i>b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?</i>	☐	☐	☐	☒
<i>c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the</i>	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
<i>project's projected demand in addition to the provider's existing commitments?</i>				
d. <i>Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?</i>	☐	☐	☐	☒
e. <i>Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?</i>	☐	☐	☐	☒

- a. **Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**
- b. **Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**
- c. **Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**
- d. **Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**
- e. **Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

No Impact. The Project as evaluated herein entails applications for ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site

beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions.

No new development or construction activities are proposed as part of the Project. Thus, the Project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

The Annexation Area is within the Yucaipa Valley Water District (YVWD) service area for potable water service. The YVWD's 2020 Integrated Regional Urban Water Management Plan (2020 IRUWMP) provides information on YVWD's projected supplies and demands in five-year increments through the year 2045, and reports YVWD's progress on water use efficiency targets as defined in the Water Conservation Act of 2009. The 2020 IRUWMP relies on demographic forecast data available from the Southern California Association of Governments (SCAG), which in turn bases population forecasts in part on the land use designations specified by local general plans. The existing developments within the Southern Annexation Area were developed in accordance with their existing Riverside County General Plan land use designations, and thus water demand associated with these existing developments already was accounted for by the 2020 IRUWMP. (YVWD, 2021, p. 2-17) Moreover, as part of the development of the two warehouses within the Northern Annexation Area, the YVWD previously indicated that it has the ability to serve the existing development as part of Development Agreement No. 2021-12 between the YVWD and the developer of the warehouse buildings that was executed in August 2021, a copy of which is on file at the City of Calimesa Planning Department and can be reviewed during the City's normal business hours at 908 Park Avenue, Calimesa, CA 92320. Any future developments that would be allowed within the Annexation Area with Project approval would be required be consistent with the General Plan land use designations proposed for these portions of the site. Thus, any future development on site also would be consistent with the 2020 IRUWMP growth projections, which demonstrates that the YVWD would have sufficient capacity to provide potable water within its service area through at least 2045 during normal, dry, and multiple dry years.

No new development is proposed as part of the Project. Thus, the Project would have no potential to result in an increase in wastewater requiring treatment by YVWD facilities, and as such the Project would have no potential to result in a determination by YVWD that it has inadequate capacity to serve the Project's projected demand in addition to the provider's existing commitments. In addition, any future development within the Annexation Area would be developed in accordance with their adopted General Plan land use designations, and long-range plans prepared by YVWD anticipate providing wastewater treatment services for planned developments within its service area. Thus, any future development on site developed in accordance with the site's existing or proposed General Plan land use designations would not exceed the wastewater treatment capacity at existing or planned YVWD facilities.

There are no components of the proposed Project that would result in the generation of solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, and there are no components of the proposed Project that would otherwise impair the attainment of solid waste reduction goals. Any

future development on site would be required to comply with the City of Calimesa solid waste regulations (City of Calimesa Municipal Code, Chapter 8.30, *Waste Management, Refuse Collection and Disposal Services*), and there are no components of the proposed Project that would result in an increase in solid waste generation or that could result in a conflict with federal, state, and local management and reduction statutes and regulations related to solid waste.

Accordingly, the Project would not: a) require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; b) have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years; c) result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; d) generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or e) fail to comply with federal, State, and local management and reduction statutes and regulations related to solid waste. No impact would occur.

2.1.20 Wildfire

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:</i>				
<i>a. Substantially impair an adopted emergency response plan or emergency evacuation plan?</i>	☐	☐	☐	☒
<i>b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</i>	☐	☐	☐	☒
<i>c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</i>	☐	☐	☐	☒
<i>d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</i>	☐	☐	☐	☒

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
e. <i>Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?</i>	☐	☐	☐	☒

- a. ***Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?***
- b. ***Due to slope, prevailing winds, and other factors, would the Project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?***
- c. ***Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?***
- d. ***Would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?***
- e. ***Would the Project expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?***

No Impact. The Project as evaluated herein entails applications for ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions.

According to mapping information available from CalFire, the Southern Annexation Area is located within a Local Responsibility Area (LRA), and is classified as having a “Very High” susceptibility to wildfire hazards,

while the Northern Annexation Area is located within a State Responsibility Area (SRA) and also is classified as having a “Very High” susceptibility to wildland fire hazards (CalFire, 2025). All lands surrounding the Annexation Area similarly are classified as having a “Very High” susceptibility to wildfire hazards. No new development is proposed on site as part of the Project, and as such the Project would have no potential to exacerbate wildfire hazards in the local area beyond what already occurs under existing conditions. In addition, both of the existing warehouse buildings within the Northern Annexation Area were developed in a manner that includes a concrete parking areas and/or irrigated landscape areas that extend to at least 100 feet around each side of the existing structures, which adequately provides for fire protection under existing conditions. Although the existing Bonafide Truck and Repair Equipment facility within the Southern Annexation Area accommodates only approximately 50 feet of non-flammable areas between the existing building and natural vegetation to the east, any fire hazards associated with this existing structure already occur under existing conditions, and there are no components of the proposed Project that would increase fire hazards potentially affecting the existing truck and equipment repair facility. Furthermore, any future development within the Annexation Area would be reviewed by the Riverside County Fire Department to ensure that adequate areas of fuel management are accommodate to reduce potential wildfire hazards to less-than-significant levels. Furthermore, and in response to growth in the Project area, a new fire station is planned to be constructed on a three-acre site within Planning Area TC-4 of the Oak Valley Town Center Specific Plan, which ultimately would provide fire protection services to the Annexation Area. Funding for the new fire station is anticipated to be accomplished through the imposition of impact fees on new developments within the City pursuant to City of Calimesa Municipal Code Chapter 18.115 (Development Impact Fees). Accordingly, the Project would not: a) substantially impair an adopted emergency response plan or emergency evacuation plan; b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; c) require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; d) expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes; or e) expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. No impact would occur.

2.1.21 Mandatory Findings of Significance

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or</i>	☐	☐	☐	☒

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>animal, or eliminate important examples of the major periods of California history or prehistory?</i>				

No Impact. The Project as evaluated herein entails applications for ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions. Accordingly, the proposed Project has no potential to substantially 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, substantially 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, and no impact would occur.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</i>	☐	☐	☐	☒

No Impact. The Project as evaluated herein entails applications for ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions. Accordingly, and as supported by the analysis presented herein, the proposed Project has no potential to result in impacts that are individually limited but cumulatively considerable, and no impact would occur.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>	☐	☐	☐	☒

No Impact. The Project as evaluated herein entails applications for ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 to allow for pre-zoning of the approximately 313.4-acre Annexation Area to facilitate future annexation of the Annexation Area into the boundaries of the City of Calimesa, and to permit the two existing warehouse buildings as required by (amended) Table 18.30.030 of the City of Calimesa Municipal Code. Under existing conditions, the Northern Annexation Area partially is developed with two existing occupied large industrial buildings measuring 1,012,760 s.f. and 811,000 s.f. in size, which previously were constructed pursuant to Riverside County approvals for GPA 534, CZ 7799, TPM 36564, and PPT 25337, along with an existing equestrian shade structure/stable and associated pasture that occurs along the north-central boundary of the Northern Annexation Area and that is associated with an off-site residential use to the north. Under existing conditions the Southern Annexation Area partially is developed with an existing wireless tower facility and a truck equipment and repair business (Bonafide Truck Equipment and Repair) previously entitled pursuant to PP16147 and CUP0322, respectively. Proposed ANN-25-1, GPA-25-2, ZTA-25-4, ZC-25-2, CUP-25-4, and CUP-25-5 would not allow for any new disturbance or development on site beyond the uses that already exist in the Annexation Area, and the proposed Project does not include applications for any new development. Rather, the Project comprises an administrative adjustment to the

boundaries of the City of Calimesa and two CUPs to permit the two existing warehouse buildings, none of which would result in physical impacts to the environment beyond what already occurs under existing conditions. Accordingly, the proposed Project has no potential to result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, and no impact would occur.

2.2 Earlier Analysis

Earlier analyses 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 as per California Code of Regulations, § 15063(c)(3)(D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

- Environmental Impact Report No. 534 (SCH No. 2014011009), certified October 24, 2017.
- Supplemental Environmental Impact Report No. 534 (SCH No. 2014011009), certified May 19, 2020.

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

3.0 References

Cited As:	Reference:
CalFire, n.d.	California Department of Forestry and Fire Protection (CalFire), no date. <i>Fire Hazard Severity Zone (FHSZ) Viewer</i> (on-line mapping application). Accessed December 10, 2025. Available on-line at: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones
Calimesa, 2014	City of Calimesa, 2014. <i>City of Calimesa 2014 General Plan</i> . August 4, 2014. Available for review at the City of Calimesa Planning Division, located at 908 Park Avenue, Calimesa, CA 92320, during the City's normal business hours.
Calimesa, 2020	City of Calimesa, 2020. <i>Final City of Calimesa Transportation Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment</i> . May 2020. Accessed December 9, 2025. Available on-line at: https://www.calimesa.gov/DocumentCenter/View/367/Calimesa-Transportation-Impact-Analysis-Guidelines_Final-PDF?bidId=
CDC, n.d.	California Department of Conservation, no date. <i>California Important Farmland Finder</i> (on-line mapping application). Accessed December 9, 2025. Available on-line at: https://maps.conservation.ca.gov/dlrp/ciff/
CDC, n.d.	California Department of Conservation, Division of Mines and Geology, no date. <i>Mineral Land Classification of the Greater Los Angeles Area, Special Report 143, Plate 7.15</i> . Accessed December 10, 2025. Available on-line at: https://filerequest.conservation.ca.gov/?q=SR_143
RCIT, n.d.	Riverside County Information Technology, no date. <i>Riverside County Map My County</i> (on-line mapping application). Accessed December 9, 2025. Available on-line at: https://gis1.countyofriverside.us/Html5Viewer/index.html?viewer=MMC_Public
Riverside County, 2021a	Riverside County, 2021. <i>Riverside County General Plan</i> . September 28, 2021. Accessed December 9, 2025. Available on-line at: https://planning.rctlma.org/riverside-county-general-plan
Riverside County, 2021b	Riverside County, 2021. <i>The Pass Area Plan</i> . September 28, 2021. Accessed December 9, 2025. Available on-line at: https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-GPA-2022-Compiled-PAP-4-2022-rev-20220523.pdf
YVWD, 2021	Yucaipa Valley Water District, 2021. <i>2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan</i> . June 2021. Accessed December 10, 2025. Available on-line at: https://www.yvwd.us/services/urban_water_management_plan.php