SARTIN YARD PROJECT

DRAFT

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND)

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

Prepared by:
Ruth Villalobos & Associates, Inc.

November 2026

CITY OF CALIMESA

DRAFT INITIAL STUDY

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** The Sartin Yard Project

2. **Lead Agency Name and Address:**
   City of Calimesa Planning Department
   Division of Community Development
   908 Park Avenue
   Calimesa, CA 92320

3. **Contact Person and Phone Number:**
   Selenne Sevilla, Senior Planner
   City of Calimesa Planning Department
   ssevilla@calimesa.gov
   (909) 795-9801 Ext. 237

4. **Project Location:**
   The Sartin Yard Project (Project) is located in the City of Calimesa (City) and the County of Riverside, as shown in Figure 1, Regional Map. More specifically, it is northeast of the intersection of Chandler Avenue and Calimesa Boulevard, south of Mesa Grande Drive, and west of Pokey Court. The on-site topography is shown in Figure 2, Project Area Vicinity Map. The proposed Project is located within the El Casco, U.S. Geological Survey (USGS) 7.5-minute quadrangle and within the northeast quarter of section 24, in township 2 south and range 2 west of the Public Land Survey System. Latitude and longitude coordinates for the approximate middle of the Project Development Footprint are 33.984081°, -117.050773°. The Project Area encompasses three Assessor Parcel Numbers (APNs) 413-210-022, -023 and --024 as shown in Figure 3 – Project Area Map. The Project Area parcels have recorded acreages as follows 413-210-022 1.75 acres, -023 4.68 acres, and -024 2.43 acres, for a total Project Area of 8.86 acres. The proposed Sartin Yard Project has a Development Footprint of 2.4-acres as shown in Figure 4 – Project Development Footprint Map in which the development of the storage yard and associated improvements would be located. The Sartin Yard Project would also be responsible for off-site street improvements in Chandler Avenue, also shown in Figure 4 – Project Development Footprint Map and Figure 5 – Site Plan.

5. **Project Sponsor's Name and Address:**
   Kevin Sartin
   (909) 800-2695
   35589 Oleander Avenue
   Yucaipa, CA 92399

6. **General Plan Designation:**
   Office Professional (OP)

7. **Zoning:**
   Office Professional (OP)

8. Description of the Project:

The Sartin Yard Project proposes the development of an approximately 103,565-square-foot, or 2.4-acre, open lot storage facility, as shown in Figure 5, Site Plan. The Project includes a storage yard for light construction equipment and materials, recreational vehicles and boats, and trucks and trailers. To accommodate the storage of the trucks and trailers, the yard would include 42 truck parking stalls. Project development would include minor grading to develop the pad and would be improved with asphalt ("AC") paving, a perimeter fence/block wall, and a stormwater drainage/infiltration basin. Grading for the project would not exceed 5 feet in depth for the stormwater basin and the general grading of the remainder of the site would be 2 feet or less.

The grading of the Project Development Footprint would result in a net export of approximately 8,231 cubic yards of soil. The Proposed Soil Export Site for the excess soil is a site for another proposed Project, the Residences at Oak Glen Specific Plan Development, which is located in the City of Yucaipa, San Bernardino County, at the northwest corner of the intersection of Bryant Street and Oak Glen Road, approximately 5 miles north of the Sartin Yard Project Development Footprint. Refer to Figure 6 – Proposed Soil Export Site Map. The Residences at Oak Glen Specific Plan Development is a proposed residential development on approximately 18 acres. The City of Yucaipa prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the Residences at Oak Glen Specific Plan (SP) Development, which is utilized and summarized herein, and incorporated by reference, for the assessment of potential environmental impacts from the Sartin Yard Project from depositing the exported soil from the Sartin Yard Project at this location. The potential impacts associated with development of the Residences at Oak Glen SP Development are summarized and described in applicable sections of this IS/MND, including any required mitigation measures, to address the deposition of excess soil from the Sartin Yard Project.

Security lighting for the Project would consist of two 23-foot poles, located generally in the center of the site, with two LED lights on each pole that would be shielded downwards and angled away from adjacent properties. Security cameras would be installed on the perimeter block wall. The perimeter fencing/block wall includes 6-foot decorative block wall (concrete masonry unit "CMU" wall) and two automatic gates, tubular steel with steel mesh screens, at two driveways along Chandler Avenue, as shown in Figure 5 – Site Plan. No buildings are proposed and there would be no regularly scheduled employees at the storage yard. The hours of operation would be from 7 am to 7 pm for the owner and any customers to access the yard (pick up or drop off vehicles, equipment, etc.).

The Project would improve the northern half width of Chandler Avenue along the Project's frontage, including new asphalt pavement and new curb and gutter and sidewalks. The portion of these improvements that extend outside of the Project Area parcels and are within the Chandler Avenue public right-of-way are defined as off-site improvements in Chandler Avenue and shown in Figure 4 – Project Development Footprint Map. These improvements would require relocation of one existing power pole and removal of several existing eucalyptus trees. Two driveways/entrances would be constructed along Chandler Avenue. Landscape screening would be installed along all boundaries of the Project between the property line and the 6-foot decorative wall surrounding the storage yard. The existing power pole would be relocated from the proposed driveway/path of travel to the landscaped screening area. A water line connection and meter would be installed to connect the project to an existing Yucaipa Valley Water District (YVWD) line in Chandler Avenue to supply water for the landscaping around the storage yard.

The construction contractor shall implement the following construction best management practices:

- Construction shall only occur during the permissible hours as described in the City's Municipal Code.
- During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise-attenuating devices.
- The contractor shall locate equipment staging areas that would create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction.
- Idling equipment shall be turned off when not in use.
- Equipment shall be maintained so vehicles and their loads are secured from rattling and banging.
- Pneumatic and static rollers shall be utilized during paving activities to reduce vibration near sensitive residences.

The Project requires a Lot Line Adjustment (LLA) to reduce APN 413-210-023 to 2.4 acres to create a separate parcel for the Sartin Yard Development Footprint. The Development Footprint encompasses the proposed 2.4-acre parcel that would be developed as the Sartin Yard Project. Refer to Figure 4 – Project Development Footprint Map. The Project also includes a Parcel Merger to combine existing APNs 413-210-022 and -024 and the remainder of -023 into a single parcel and to allow for access to be taken from Chandler Avenue. Pokey Court, an unimproved street right-of-way, is proposed to be vacated.

No development is planned for the Project Area outside of the Sartin Yard Project Development Footprint; any future development of the Project Area would require the submission and approval of the appropriate application through the City Planning Department.

The proposed Project requires a General Plan Amendment (GPA) from Office Professional (OP) to Light Industrial (LI) and a Zone Change (ZC) from OP to LI to allow for the development of the storage facility. The proposed GPA and ZC would apply to all three existing parcels and the proposed two parcels after the Parcel Merger.

The following list are the proposed entitlements being requested for the Project, along with whether the entitlement is a discretionary or ministerial approval from the City:

- General Plan Amendment GPA 26-1 (discretionary)
- Zone Change ZC 26-1 (discretionary)
- Major Development Plan Review DPR 26-3 (discretionary)
- Street Vacation of Pokey Court SV 26-1 (discretionary)
- Lot Line Adjustment LLA 26-1 (ministerial)
- Parcel Merger LPM 26-7 (ministerial)
- Environmental Assessment EA 25-7 (discretionary)

9. Surrounding Land Uses and Setting:

The existing land uses surrounding the proposed Project Area include a residential mobile home park to the east, a single-family home and the Freeway/Interstate 10 to the west, and additional single-family residences to the south and north.

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

Development Agreement with Yucaipa Valley Water District (YVWD) to supply the water for landscaping of the Project.

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 the significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:

A Cultural Resources Technical Report was prepared for the proposed Project (Appendix C). The findings were negative for cultural resources. The City began the Assembly Bill (AB) 52 consultation process on December 12, 2025. As the proposed Project includes a GPA, it must also comply with Senate Bill (SB) 18. The City began the SB 18 consultation process on December 12, 2025). As detailed herein, Mitigation Measures (MM) CUL-1 through CUL-4 and MM TCR-1 through MM TCR-4 are intended to avoid potential impact to previously undiscovered subsurface resources that may be encountered during grading and excavation activities.

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Appendix A – Air Quality and Greenhouse Gas Study
Appendix B – Multiple Species Habitat Consistency Analysis, Biological Resources Technical Report, Focused Narrow Endemic Plants and Burrowing Owl Surveys & Oak Tree and Mature Non-Oak Tree Inventory Report
Appendix C – Cultural Resources Technical Report for Sartin Yard Project
Appendix D – CEQA Energy Review
Appendix E – Noise Impact Analysis for Sartin Yard Project
Appendix F – Sartin Yard Trip Generation and Vehicle Miles Traveled Analysis Memorandum

ACRONYM	EXPLANATION
AB	Assembly Bill
AQMP	Air Quality Management Plan
APN	Assessor Parcel Number
BMP	best management practices
CALGreen	California Green Building Standards Code
CAP	Climate Action Plan
CARB	California Air Resources Board
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFGC	California Fish and Game Code
CH_4	methane
CHRIS	California Historical Resources Information System
CMC	City of Calimesa Municipal Code
CMU	concrete masonry unit
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
dB	decibel
dB(A)	A-weighting" sounds
DPM	diesel particulate matter
EIC	Eastern Information Center
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Environmentally Sensitive Area
FICON	Federal Interagency Committee on Noise

ACRONYM	EXPLANATION
GHG	greenhouse gas
GPA	General Plan Amendment
HcC	Hanford coarse sandy loam
HCP	Habitat Conservation Plan
IS/MND	Initial Study/Mitigated Negative Declaration
ISTEA	Intermodal Surface Transportation Efficiency Act
ITE	Institute of Transportation Engineers
JPR	Joint Project Review
kWh	kilowatt-hour
LED	light-emitting diode
Leq	Equivalent Sound Level
LI	Light Industrial
LID	Low Impact Development
LLA	Lot Line Adjustment
LOS	Level of Service
LST	Localized Significance Threshold
MBTA	Migratory Bird Treaty Act
MND	Mitigated Negative Declaration
MSHCP	Western Riverside Multiple Species Habitat Conservation Plan
$MTCO_2e$	metric tons of carbon dioxide equivalent
NPDES	National Pollutant Discharge Elimination System
NCCP	Natural Community Conservation Plan
NO_2	nitrogen dioxide
NO_X	nitric oxide
OEHHA	California Office of Environmental Health Hazard Assessment
OP	Office Professional
O_3	ozone
PM	particulate matter
$PM_{2.5}$	particulate matter at 2.5 micrometers
PM_{10}	particulate matter at 10 micrometers

ACRONYM	EXPLANATION
PPV	Peak Particle Velocity
PRC	Public Resource Code
RCA	Regional Conservation Authority
RCP	Regional Comprehensive Plan
RCRA	Resource Conservation and Recovery Act
ROC/ROG	reactive organic compounds/gases
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RTA	Riverside Transit Agency
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SLF	Sacred Lands File
SKR	Stephens' kangaroo rat
SO_2	sulfur dioxide
SP	Specific Plan
SSC	Species of Special Concern
STLC	Soluble Threshold Limit Concentrations
SWPPP	Stormwater Pollution Prevention Plan
TAC	toxic air contaminant
TCR	Tribal Cultural Resource
TeG	terrace escarpments
TIA	Traffic Impact Analysis
UCR	University of California Riverside
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
VMT	Vehicle Miles Traveled

ACRONYM	EXPLANATION
VOC	volatile organic compounds
WATERS	Watershed Assessment Tracking and Environmental Results System
WEAP	Worker's Environmental Awareness Program
WQMP	Water Quality Management Plan
WRCOG	Western Riverside Council of Governments
YVWD	Yucaipa Valley Water District
ZC	Zone Change

INTRODUCTION

This section explains the background and purpose of this Mitigated Negative Declaration (MND), which is the environmental review document prepared pursuant to the provisions of the California Environmental Quality Act (CEQA) for the following entitlements being requested for the Project:

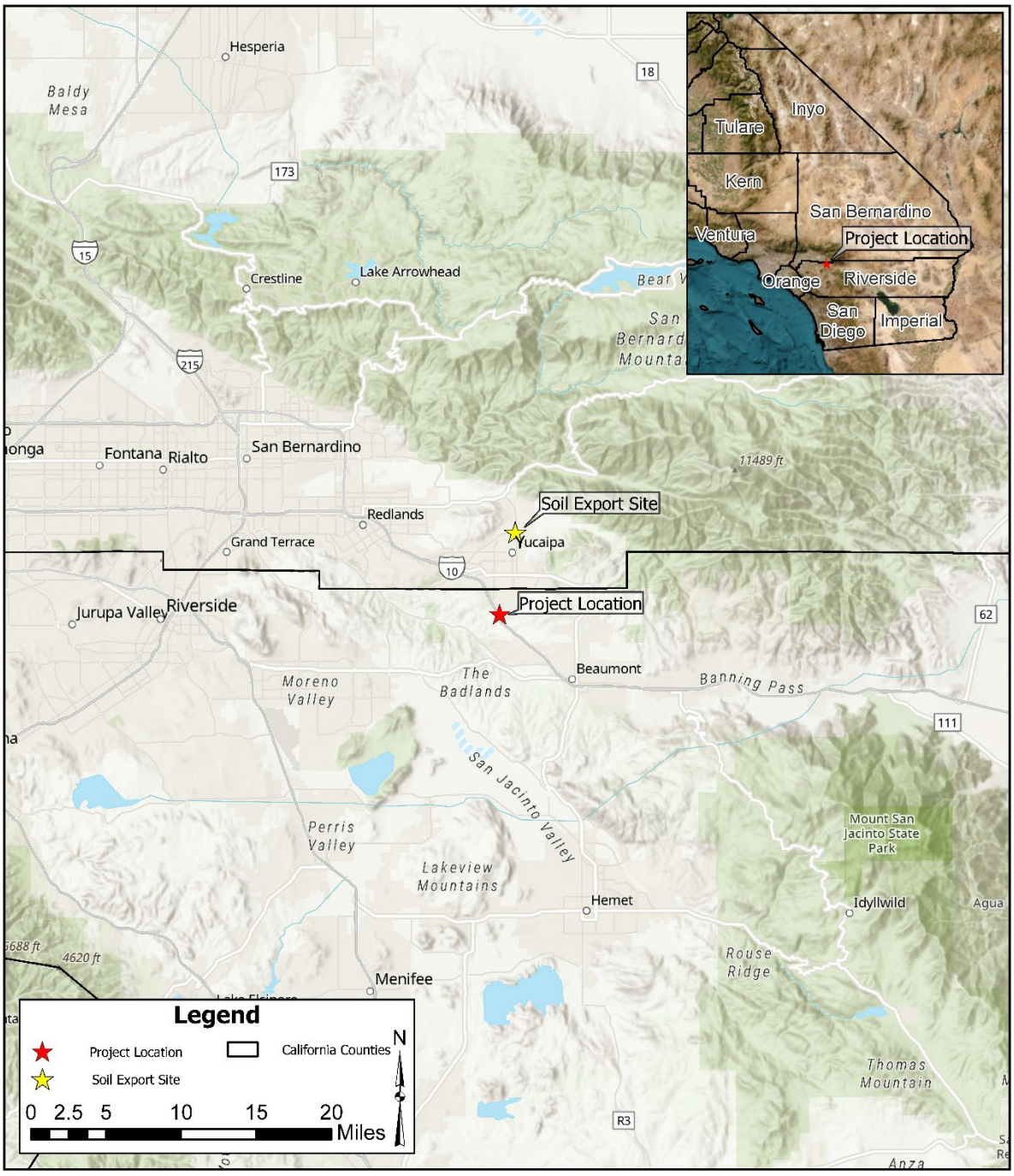
- General Plan Amendment GPA 26-1 (discretionary)
- Zone Change 26-1 (discretionary)
- Major Development Plan Review DPR 26-3 (discretionary)
- Street Vacation of Pokey Court SV 26-1 (discretionary)
- Lot Line Adjustment LLA 26-1 (ministerial)
- Lot/Parcel Merger LPM 26-7 (ministerial)
- Environmental Assessment EA 25-7 (discretionary)

This section also establishes the context and scope for the IS-MND and outlines the process for reviewing the Draft IS-MND and issuing the Final IS-MND. The City of Calimesa is the lead agency under CEQA. A “lead agency” is defined by Section 21067 of CEQA as “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment.”

ENVIRONMENTAL REVIEW PROCESS

This IS and Notice of Intent (NOI) to adopt a MND is being circulated for agency and public review and comment for 20 days from November 27 until December 17, 2026. All written comments must be received by 5:30 pm December 17, 2026. Written comments or questions concerning this document should be directed to:

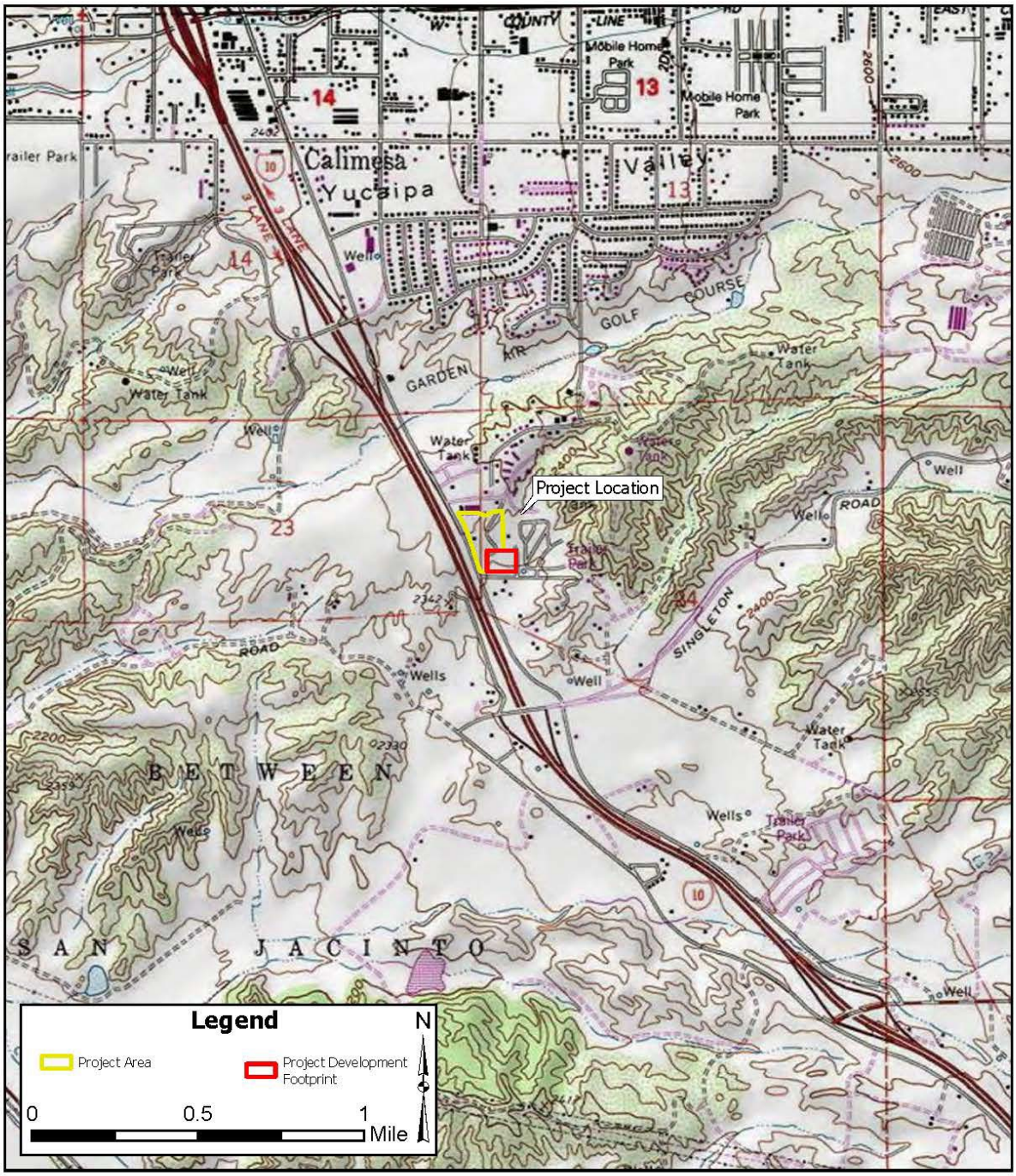
City of Calimesa
ATTN: Selenne Sevilla
Senior Planner
ssevilla@cityofcalimesa.net
909-795-9801 Ext. 237
City of Calimesa
908 Park Avenue
Calimesa, CA 92320



Sartin Yard Project

Regional Map

Figure 1



Sartin Yard Project

Project Area Vicinity Map

Figure 2



Sartin Yard Project

Project Parcels Map

Figure 3



Sartin Yard Project

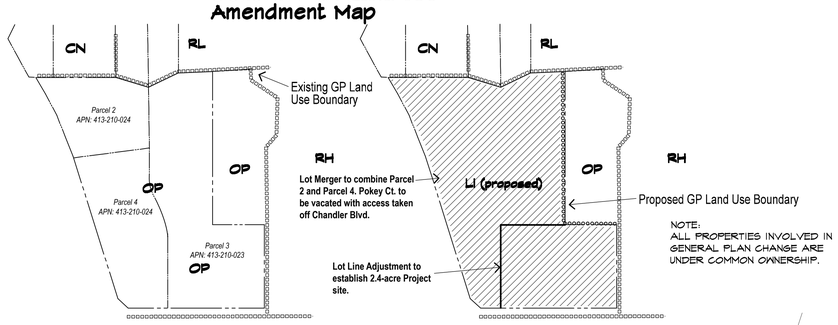
Project Development Footprint Map

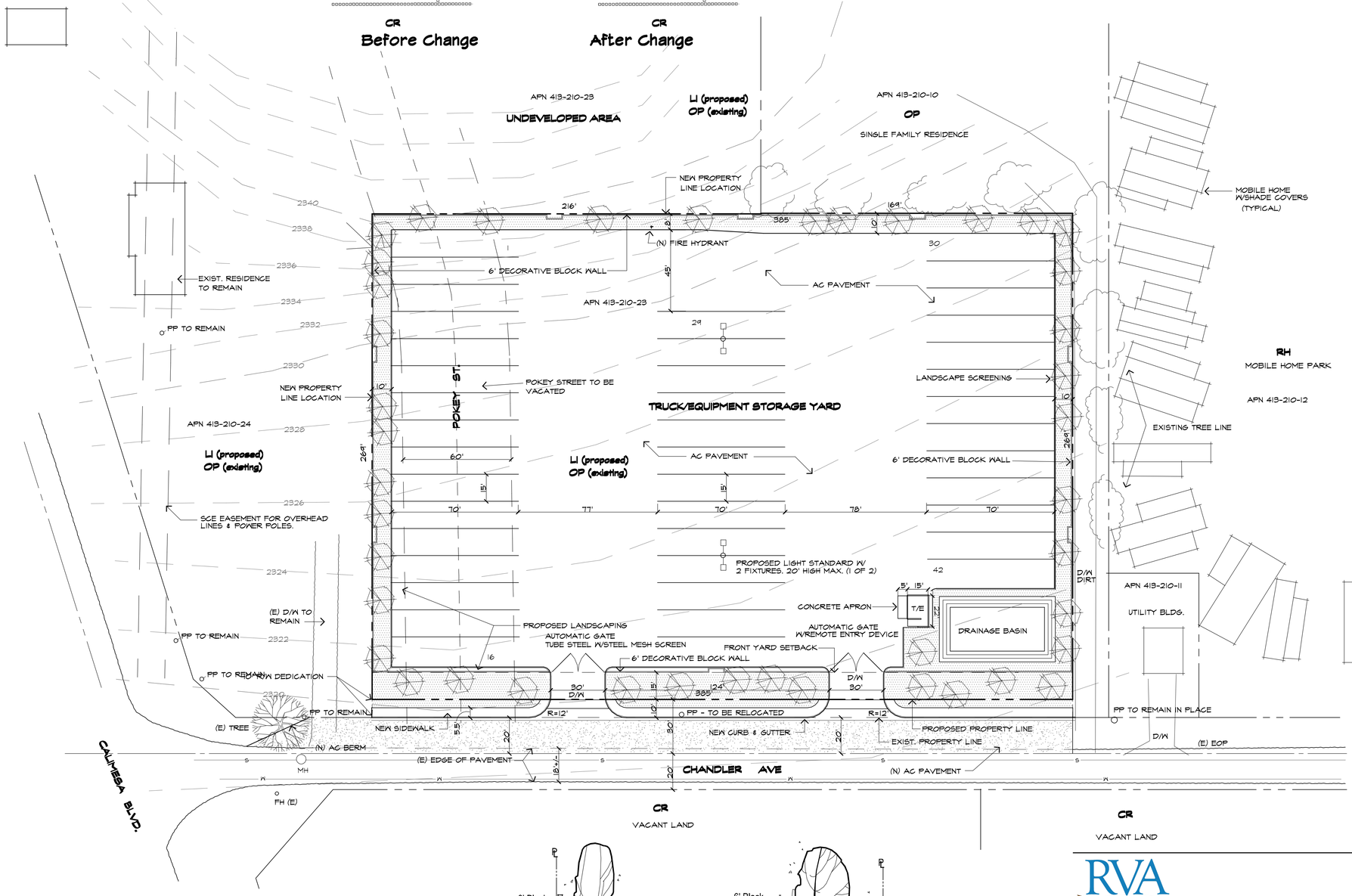
Figure 4

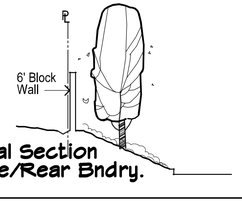
SITE PLAN

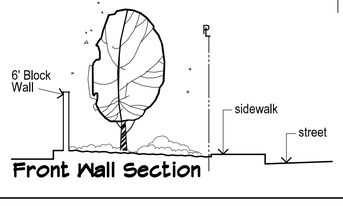
Equipment Storage Yard

General Plan Land Use Amendment Map









OPERATION NOTES:

1. SITE SECURITY TO BE PROVIDED THROUGH A 24-HOUR SOLAR POWEREDSURVEILLANCE CAMERA SYSTEM
2. SIGNS SHALL BE POSTED INDICATING ON-SITE IDLING OF TRUCKS OR OFF-SITE QUEING IS PERMITTED.

Project Notes

APPLICANT/OWNER
Kevin Sartin
35589 Oleander Ave.
Yucaipa, CA 92399
909-335-1665

REPRESENTATIVE
Premium Land Development
543 W. County Line Rd.
Calimesa, CA 92320
909-335-1665

LEGAL DESCRIPTION

Parcels 2, 3 & 4 of Parcel Map No. 1074, as per plat recorded in Book 56 of Maps, Pages 32 & 33, Records of Riverside County.

ASSESSORS PARCEL NUMBER

413-210-22, 23, 24

SITE ADDRESS

Chandler Ave.

GENERAL PLAN DESIGNATION (existing)

Existing: OP (Office Park)
Proposed: LI (Light Industrial)

PROPOSED PROJECT

Establish a storage yard on 2.4 ac. for trucks, construction equipment, and tractor trailers.

Site improvements include a concrete driveway, AC paved yard area, and landscape buffer.

A Lot Line Adjustment is proposed to reduce APN 413-210-023 in size from 4.17 ac. to approximately 2.4 ac. A Lot merger is proposed to combine APN(s) 413-210-022 and -024.

No. of storage/parking spaces: 42

Hours of Operation: Yard is accessible 24 hrs./day

STATISTICAL SUMMARY

Lot Area (Gross):	107,415 s.f.	2.46 ac.
Lot Area (Net):	103,565 s.f.	2.37 ac.

COVERAGE AREAS

Building Area (Existing):	-0- s.f.	
Building Area (Proposed):	-0- s.f.	
Total Building Area:	-0- s.f.	0.0%
Pavement Area:	87,350 s.f.	84.3%
Landscape/Pervious Area:	16,070 s.f.	15.6%

Note:

1. NO PROTECTED PLANTS OR REGULATED TREES EXIST ON SITE.
2. EXISTING RIGHT-OF-WAY EASEMENT ON SITE TO BE VACATED.
3. SITE IS NOT SUBJEXT TO FLOOD INNUNDATION OR FLOOD HAZARD ZONE
4. OFF-SITE STRUCTURES WITHIN 30 FEET OF PROPERTY ARE SHOWN ON PLAN.
5. THE AVERAGE SLOPE OF FEASIBLE ACCESS ROUTE AND FEASIBLE BUILDING SITE DOES NOT EXCEED 10%.
6. REFER TO PRELIMINARY GRADING PLAN FOR GRADING INFORMATION
7. NO TRUCK IDLING ON SITE OR OFF SITE QUEING IS PERMITTED.
8. TIMER SHALL BE INSTALLED TO REDUCE LIGHTING BY 50% AT 10:00 PM UNTIL DAWN OR 7:00 AM, WHICHEVER IS LATER.
9. KNOX BOX SHALL BE INSTALLED AT EACH GATE.
10. CALIMESA BLVD. IS DESIGNATED AS RESTRICTED ACCESS. ALL ACCESS FOR ALL PROPERTIES SHALL BE TAKEN OFF CHANDLER BLVD.

SERVING UTILITIES:

Water and Sewer
Yucaipa Valley Water District
12770 2nd St.
Yucaipa, CA 92399
(909) 797-5117

Electric
Southern California Edison
267 Tennessee St.
Redlands, CA 92373
(909) 307-6748

Solid Waste
CR&R
1706 Goetz Rd.
Perris, CA 92507
(951) 676-5090

Gas
Southern California Gas Company
155 S. G St
San Bernardino, CA 92410
(909) 335-7915

Telephone
Frontier Communications
1500 Crafton Ave., Bldg. 125
Mentone, CA 92359
(909) 794-8293

CATV
Spectrum
1078 E. Hospitality Ln.
San Bernardino, Ca 92408
(909)

18.30.050 PERFORMANCE STANDARDS

All uses in the industrial zone districts shall comply with the following performance standards:

A. Noise. No use shall be permitted which exceeds the sound levels permitted by Chapter 8.15 CMC.

B. Electrical Disturbance. Devices which radiate radio frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the parcel upon which the device is located. The term "radio frequency energy" as used herein shall mean the electromagnetic energy at any frequency in the radio spectrum between 10 kilocycles and 3,000,000 megacycles.

C. Radioactivity. The use of radioactive materials shall be limited to measuring, gauging, and calibration devices. No use shall emit dangerous radioactivity. No cleaning of radioactive materials, equipment, or devices shall be permitted.

D. Fire and Explosion Hazards. All activities involving flammable or explosive materials and all storage of such materials shall be provided with adequate safety devices against the hazard of fire and explosion. Adequate firefighting and fire suppression equipment shall be available within response times defined by the fire department.

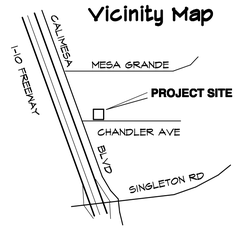
E. Vibration. Every use shall be so operated that ground vibration inherently and recurrently generated is not perceptible without instruments by a reasonable person standing on any boundary line of the lot on which the use is located.

F. Smoke, Dust, Fumes, and Other Particulate Emissions. Said emission levels shall comply with the standards of the South Coast Air Quality Management District.

G. Odors. Odors shall not be in such quantities as to be offensive to a reasonable person standing anywhere outside the boundaries of the parcel from which said odors emanate.

H. Emission of Heat and Glare. Every use shall be so operated that it does not emit heat or glare in such quantity or degree as to be readily detectable by a reasonable person standing beyond any boundary line of the parcel from which said heat or glare emanates.

Vicinity Map



SCALE 1"=30'

Sartin Yard Project

Site Plan

Figure 5

RVA

REVISIONS	
SITE PLAN MODIFICATIONS	12-13-23
REDLINE COMMENTS	11-18-24
REDLINE COMMENTS	8-13-25
REDLINE COMMENTS	4-23-26

RCE# 85108
Exp. 03/31/2028

APPROVED _____ 20 __

BY: _____

AD Engineering Group
Adam Davidson, PE
43430 E. Florida Ave, Suite F,
PMB 253, Hemet, CA 92544

West Coast ENTITLEMENT
543 W. County Line Rd
Calimesa, CA 92320

SITE PLAN
CONDITIONAL USE PERMIT
TRUCK/EQUIPMENT STORAGE YARD
CHANDLER AVE. CALIMESA

date drawn:	drawn by:	scale:	file no.
JUNE 7, 2023	B. ORR	1" = 30'	

SHEET 1 OF 2 SHEETS



Sartin Yard Project

Proposed Soil Export Site Map

Figure 6

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by the proposed Project. However, implementation of mitigation measures would reduce all potentially significant impacts to less than significant levels.

	Aesthetics		Greenhouse Gases		Public Services
	Agricultural Resources		Hazards & Hazardous Materials		Recreation
	Air Quality		Hydrology/Water Quality		Transportation
X	Biological Resources		Land Use/Planning	X	Tribal Cultural Resources
X	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Energy		Noise		Wildfire
	Geology/Soils		Population/Housing	X	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.	X
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a “potential significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

_____

Signature Date

1) Printed Name 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.

2) 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).

3) Must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).

5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(d). In this case, a brief discussion should identify the following:

   (a) Earlier Analysis Used. Identify and state where they are available for review.

   (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

AESTHETICS

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. **AESTHETICS.** Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a State scenic highway?				X
c) In nonurbanized 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?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

The City of Yucaipa's Residences at Oak Glen Creek Specific Plan Development Initial Study/Mitigated Negative Declaration and Appendices, September 2025; Revised November 2025 were used to support the analysis of the proposed Soil Export Site.

a) Sartin Yard Project

The Calimesa General Plan, Chapter 6: Resource Management outlines the visual character of the City as follows: "The pattern of ridges in the Calimesa area divides the area into distinctive visual units and serves as a backdrop to many on-site views, providing panoramic vistas of the San Bernardino and San Jacinto mountain ranges. Five important viewshed areas help create the visual character of Calimesa: San Timoteo Canyon, Central Valleys, Northern Plain, Northern Plateaus and Ravines, Northern Valley." San Timoteo Canyon is located in the southwestern portion of the City and is generally enclosed by western ridgelines, although a small series of valleys provide viewsheds towards Interstate 10 and the San Bernardino Mountains. The proposed Project Area is approximately ½ mile northeast of the San Timoteo Canyon which is not visible from the Project Area due to topography and elevation. The Project Area is located in the Northern Plain part of Calimesa, which is described in the General Plan as a commercial corridor with single-family residential developments to the east and specific plan developments to the west. The Project would be a visually compatible use within the commercial corridor of the Northern Plain area. The Project Area is located adjacent to Interstate 10 (I-10) freeway and Calimesa Boulevard, and the Project Development Footprint is at a lower elevation than the freeway and boulevard. From the I-10 freeway and Calimesa Boulevard looking east over the Project Area, a hillside ridgeline with a row of houses in the Singleton Heights development make up the backdrop, with the San Bernardino Mountains further beyond to the northeast. The six foot decorative block wall around the perimeter of the yard would not block views from public roadways of the hillside ridgeline to the east of the Project Area or the San Bernardino Mountains further northeast.

Proposed Soil Export Site

The IS/MND for the Residences at Oak Glen Creek SP Development concluded that the proposed Residences at Oak Glen Creek SP Development's height would not substantially obstruct views from the Oak Glen Road and Bryant Street scenic corridors and therefore would have a less than significant impact. The excavated soil from the Sartin Yard Project would create mounds of soil. These mounds of soil would be smaller in size

than the Residences at Oak Glen Creek SP Development and therefore would not substantially obstruct views from the Oak Glen Road and Bryant Street scenic corridors.

Based on the analysis above, the Project would not have a substantial adverse effect on a scenic vista and would result in a **less than significant** impact. No mitigation measures are required.

b) Sartin Yard Project

The Project would not impact scenic resources. There are no State-designated scenic highways located near the Project Area, and no rock outcroppings or historic buildings within the Project Development Footprint. Several trees along the Project's frontage on Chandler Avenue would need to be removed for the Project's required improvements including sidewalk, curb, and gutter. These trees are topped as they are located directly under power lines and do not constitute a scenic resource within the Project Area. There are no scenic highways in the City.

Proposed Soil Export Site

The IS/MND for the Residences at Oak Glen Creek SP Development concluded that there are no State-designated scenic highways within the City of Yucaipa.

Based on the analysis above, the Project would not damage scenic resources and would have **no impact**. No mitigation measures are required.

c) Sartin Yard Project

The existing development pattern surrounding the Project Area includes low density single-family residences to the north and south, high density residential (mobile home park) to the east, and the I-10 freeway and Calimesa Boulevard to the west. There are recreational vehicles (RVs) stored at properties to the south of the Project Area as well as vehicles, RVs, and trailers at the adjacent mobile home development on Chandler Avenue. The proposed open lot storage facility for vehicles, RVs, boats, etc. would be compatible with existing development and uses in the surrounding area.

Proposed Soil Export Site

The IS/MND for the Residences at Oak Glen Creek SP Development concluded that the site is within a developed/urbanized area, neighbored by commercial uses to the south and southeast and residential uses to the north. The site is designated Neighborhood Commercial (CN), not as Open Space (OS) or subject to any other regulations governing scenic quality. Based on the analysis above, the Project would not substantially degrade the visual character of the Project Area or Proposed Soil Export Site and would result in a **less than significant** impact. No mitigation measures are required.

d) Sartin Yard Project

The Project Area is located in an area with existing outdoor lighting sources. Currently, sources of nighttime light originate from nearby residential uses, headlights from vehicles, and streetlights. New sources of nighttime light and glare may be present during Project construction if construction would continue after sunset. According to the City of Calimesa Municipal Code (CMC), construction equipment may operate Monday through Friday from 7:00 am to 7:00 pm, Saturday and Sunday from 10:00 am to 5:00 pm, and holidays, as set forth in CMC's Chapter 8.15.080(A). As the CMC requires construction to stop at 7:00 pm Monday through Friday and at 5:00 pm on weekends and holidays, any required nighttime construction lighting between sunset and the required construction end times would be limited in duration and would not extend overnight. Operational security lighting would consist of two 23-foot poles, located generally in the center of the Development Footprint, with two LED lights on each pole that would be shielded downwards and angled away from adjacent properties.

Proposed Soil Export Site

There would be no new lighting associated with the proposed soil export site.

Based on the analysis above, the impacts associated with light and glare from the Project would be **less than significant.** No mitigation measures are required.

AGRICULTURAL RESOURCES

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. **AGRICULTURE RESOURCES**: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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:				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

a) The Project Area does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the California Department of Conservation Farmland Mapping and Monitoring Program. As such, the Project would not convert Farmland to non-agricultural use and **no impact** would occur. No mitigation is required.

b) The Project Area is not located within a Williamson Act contract. The Project would not conflict with any existing agricultural use or a Williamson Act contract and is not zoned for agricultural use. As such, **no impact** would occur, and no mitigation measures are required.

c) Per the City's General Plan, there are no timber lands or forests in the City. Therefore, the Project would not impact any forest or timber production. As such, **no impact** would occur, and no mitigation is required.

d) Per the City's General Plan, there is no mapped forest land in the City. Therefore, the Project would not impact any forest or timber production. As such, **no impact** would occur, and no is required.

e) There is no mapped Farmland either on or adjacent to the Project Area. Therefore, the Project would not result in the loss of or have any impact to Farmland, either individually or cumulatively. As such, **no impact** would occur, and no mitigation is required.

AIR QUALITY

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3. **AIR QUALITY:** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
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?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

To support the analysis of the Project, an Air Quality and Greenhouse Gas Study, dated December 2025, was prepared by Entech Consulting Group and is attached as Appendix A.

a) The SCAQMD CEQA Handbook states, "New or amended General Plan Elements (including land-use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required, and a project should be considered consistent with the AQMP if it furthers one or more policies and does not obstruct other policies.

The Air Quality Management Plan (AQMP) for the South Coast Air Basin (SCAB) sets forth a comprehensive program that would lead the Project into compliance with all federal and State air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections. While the Project includes a GPA and CZ, it does not introduce population or employment growth that would impact AQMP assumptions. The Project does not include residential uses and therefore would not result in population growth beyond what has already been anticipated under the existing General Plan. As no employees would be on site, the Project does not contribute to employment-related emissions or affect regional growth forecasts. Because the AQMP's emissions forecasts are based on regional population and employment projections, and the Project does not alter either factor, the Project remains consistent with the growth assumptions in the AQMP.

The Air Quality and Greenhouse Gas Study's determination was that short-term regional construction air emissions would not result in significant impacts based on SCAQMD regional or local thresholds of significance. The ongoing operation of the Project would generate air pollutant emissions that are inconsequential on a regional basis and would not result in significant impacts based on SCAQMD thresholds of significance. The long-term local air quality impacts analysis showed that local pollutant concentrations would not exceed air quality standards. Therefore, Project impacts would be **less than significant**.

b) The local scale of the air quality analysis focused on emissions potentially impacting the immediate vicinity and surrounding areas, considering the Project operations and the associated traffic patterns. The regional air quality analysis examined broader air quality impacts across the region, consistent with local regulatory

guidelines. Cumulative projects include local development and general growth within the Project vicinity. However, as with most developments, the greatest source of emissions is from mobile sources, which travel throughout the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and, when wind patterns are considered, would cover an even larger area, the SCAB.

Construction-Related Impacts

Regional

The CalEEMod model was used to calculate construction-related regional emissions from the Project. The CalEEMod model inputs for construction-related emissions included the export of 8,231 cubic yards of material during the grading phase of construction. The worst-case summer daily construction-related criteria pollutant emissions from the Project are shown below in Table 1 below. Because construction is expected to be completed within approximately two months in the summer, there are no associated winter daily emissions. Table 1 shows that none of the analyzed criteria pollutants would exceed the regional emissions threshold during construction. Therefore, Project construction associated with regional air quality impacts would be **less than significant.**

Table 1: Construction Related Regional Criteria Pollutant Emissions (pounds/day)[1]

SEASON	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Summer	3.0	11.1	17.4	0.08	5.46	2.24
Winter[1]	-	-	-	-	-	-
SCAQMD Significance Threshold	75	100	550	150	150	55
Exceeds Significance Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: [1]Fugitive dust suppression requirements applied for compliance with SCAQMD Rule 403

Local

Construction-related air emissions may have the potential to exceed the State and federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact on the SCAB. The local air quality emissions from construction were analyzed utilizing the methodology described in Localized Significance Threshold Methodology (LST Methodology), prepared by SCAQMD. The LST Methodology found the primary criteria pollutant emissions of concern are NO_X, CO, PM_{10}, and $PM_{2.5}$. In order to determine if any of these pollutants require a detailed analysis of the local air quality impacts, each phase of construction was screened using the SCAQMD's Mass Rate LST Look-up Tables. The SCAQMD developed the Look-up Tables to readily determine if the daily onsite emissions of CO, NO_X, PM_{10}, and $PM_{2.5}$ from the Project could significantly impact the local air quality. Table 2 shows the onsite emissions from the CalEEMod model for the different construction phases and the calculated emissions thresholds. Because it is possible that grading, paving, and architectural coating activities may occur concurrently, Table 2 also shows the combined local criteria pollutant emissions from these phases of construction. The data provided in Table 2 shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds during the grading, paving, and architectural coatings phases with Project implementation of SCAQMD Rule 403 for fugitive dust suppression and use of Tier 4 construction equipment. Therefore, Project construction associated with local air quality impacts would be **less than significant.**

Table 2: Construction-Related Local Criteria Pollutant Emissions (pounds/day)

Construction Phase	NO_X	CO	PM_{10}	$PM_{2.5}$
Site Preparation	1.33	15.0	0.67	0.1
Grading	1.2	14.2	2.82	1.37
Paving	1.1	7.3	0.02	0.02
Architectural Coating	0.64	0.96	0.002	0.002
Mass LST Threshold	**162**	**750**	**4**	**3**
Exceeds Significance Threshold?	**No**	**No**	**No**	**No**

Operation-Related Impacts

Regional

The operational-related air quality impacts from the Project were estimated using CalEEMod. The data provided in Table 3 below shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds.

Table 3: Operational Related Regional Criteria Pollutant Emissions (pounds/day)

SEASON	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Summer	0.25	0.26	2.33	0.01	0.47	0.12
Winter	0.24	0.28	1.93	0.01	0.47	0.12
SCAQMD	55	55	550	150	150	55
Exceeds Significance Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Local

The operational emissions analysis below shows, in Table 4, that the Project's localized emissions of NO_x, CO, PM_{10}, and $PM_{2.5}$ would not exceed the thresholds of significance for local air quality impacts. As such, the operational air quality impacts of the Project would be considered less than significant. This conclusion assumes the implementation of appropriate mitigation measures, such as the use of low-emission vehicles and equipment, energy-efficient building systems, and adherence to local emissions regulations.

Table 4: Operational-Related Local Criteria Pollutant Emissions (pounds/day)

Operational Activities	NO_x	CO	PM_{10}	$PM_{2.5}$
Mobile	0.26	2.33	0.47	0.12
Area	0	0	0	0
Energy	0	0	0	0
Mass LST Threshold	**162**	**750**	**1**	**1**
Exceeds Significance Threshold?	**No**	**No**	**No**	**No**

Cumulative

The Project Area is located in the SCAB. The EPA currently designates this area as a federal non-attainment area for ozone and $PM_{2.5}$ and by CARB for the State standards as a non-attainment area for ozone, PM_{10},

and $PM_{2.5}$. The regional ozone, PM_{10}, and $PM_{2.5}$ emissions are associated with the Project's construction. The analysis found that the Project would result in less than significant regional emissions, including that of VOC and NO_x (ozone precursors), PM_{10}, and $PM_{2.5}$, during the Project's construction. Therefore, Project construction would result in a **less than significant** cumulative impact.

The greatest cumulative operational impact on the air quality to the SCAB would be the incremental addition of pollutants mainly from increased traffic from the development. In accordance with SCAQMD methodology, Projects that do not exceed SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. The regional ozone, PM_{10}, and $PM_{2.5}$ emissions created from the Project's ongoing operations have been calculated. The analysis found that the Project's development would result in less than significant regional emissions of VOC and NO_x (ozone precursors), PM_{10}, and $PM_{2.5}$ during the Project's operation. Therefore, Project operation would result in a **less than significant** cumulative impact.

The greatest cumulative operational impact on the air quality to the SCAB would be the incremental addition of pollutants mainly from increased traffic from the Project. In accordance with SCAQMD methodology, projects that do not exceed SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. The regional ozone, PM_{10}, and $PM_{2.5}$ emissions created from the Project's ongoing operations have been calculated. The analysis found that the Project would result in less than significant regional emissions of VOC and NO_x (ozone precursors), PM_{10}, and $PM_{2.5}$ during the Project's operation. Thus, this Project would have a **less than significant** cumulative impact with respect to long-term emissions.

The SCAB is designated as nonattainment for ozone and PM2.5 indicating that background pollutant concentrations periodically exceed ambient air quality standards established to protect public health, including sensitive populations. Cumulative air quality and health conditions in the SCAB are addressed through the SCAQMD AQMP, which incorporates regional growth projections and enforceable control measures to reduce emissions from stationary, mobile, and area sources on a basin-wide basis. The Project's emissions were evaluated against SCAQMD regional significance thresholds, which are designed to identify projects that could meaningfully contribute to cumulative air quality and health impacts. The analysis found that emissions of VOC and NOx (ozone precursors), PM10, and PM2.5 would remain below these thresholds and that the Project would comply with applicable AQMP control measures. Because the Project would not exceed health-based thresholds or interfere with AQMP implementation, it would not result in a cumulatively considerable contribution to adverse regional health impacts.

Based on the analysis above, the Project would result in a **less than significant cumulative impact** with respect to short-term construction and long-term operation emissions.

c) Local concentrations of criteria pollutant emissions produced in the nearby vicinity of a project have the potential to expose sensitive receptors to substantial pollutant concentrations for both construction and operations.

Construction-Related Impacts

The greatest potential for toxic air contaminant emissions would be related to diesel particulate matter (DPM) emissions associated with heavy equipment operations during Project construction. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk." "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime would contract cancer, based on the use of the standard risk-assessment methodology. The Project's construction schedule is limited to two months. The California Office of Environmental Health Hazard Assessment (OEHHA) 2015 guidance, which is followed by CARB and

SCAQMD, does not recommend conducting health risk assessments for projects with construction duration of two months, as short-term exposure periods are not expected to result in significant long-term health risks. Given this guidance and the short-term nature of construction of the Project, the construction activities would not result in significant toxic air contaminant impacts. Project construction would result in **less than significant** exposure of sensitive receptors to substantial pollutant concentrations.

Operation-Related Impacts

Carbon monoxide (CO) is the major pollutant of concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used to indicate potential local air quality impacts. The analysis in the Air Quality and Greenhouse Gas study indicates no local CO hotspots are anticipated to be created at any nearby intersections from the vehicle traffic generated by the Project. Therefore, Project operation would result in a **less than significant** long-term air quality impact on the local air quality.

Particulate matter (PM) from diesel exhaust is the predominant Toxic Air Contaminant (TAC) in most areas. According to The California Almanac of Emissions and Air Quality 2013 Edition, prepared by CARB, about 80 percent of the outdoor TAC cancer risk is diesel exhaust. Some chemicals in diesel exhaust, such as benzene and formaldehyde, have been listed as carcinogens by State Proposition 65 and the federal Hazardous Air Pollutants program. The Project's operational phase is anticipated to generate approximately 22 diesel truck trips per day. Based on SCAQMD guidance, a substantially higher volume of diesel truck trips, typically in the range of 100 to 150 per day, would be needed to result in a significant increase in TAC exposure. Given the relatively low number of truck trips associated with the Project, the resulting emissions would not exceed established thresholds for health risk significance. Therefore, Project operation would result in a **less than significant** TAC impact, and no mitigation would be required.

Based on the analysis above, the Project would result in a **less than significant impact** related to exposing sensitive receptors to substantial pollutant concentrations, and no mitigation is required.

d) Individual responses to odors are highly variable and can result in various effects. Generally, the impact of an odor results from multiple factors such as frequency, duration, offensiveness, location, and sensory perception. The frequency measures how often an individual is exposed to an odor in an ambient environment. The intensity refers to an individual's or group's perception of the odor's strength or concentration. The duration of an odor refers to the elapsed time over which an odor is experienced. The offensiveness of the odor is the subjective rating of the pleasantness or unpleasantness of an odor. The location accounts for the type of area in which a potentially affected person lives, works, or visits, the type of activity in which they are engaged, and the sensitivity of the impacted receptor.

Construction-Related Impacts

Potential sources that may emit odors during construction activities include the application of coatings such as asphalt pavement, paints and solvents, and emissions from diesel equipment. The objectionable odors that may be produced during the construction process would be temporary and would not likely be noticeable for extended periods of time beyond the Project site's boundaries. Due to the transitory nature of construction odors, the Project would result in a **less than significant** odor impact, and no mitigation would be required.

Operation-Related Impacts

Potential sources of odor during Project operation may include vehicle exhaust emissions and occasional fuel odors from trucks and construction equipment. However, the Project does not involve industrial, agricultural, or other activities known to generate substantial or persistent odors. The site would primarily be used for parking and storage of trucks, construction equipment, and tractor trailers, and no on-site employees would be present nor would substantial activities occur on the site. Given the nature of the Project and the lack of

significant odor-generating activities, odor impacts during operation are expected to be **less than significant**. No mitigation is required.

BIOLOGICAL RESOURCES

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. **BIOLOGICAL RESOURCES**. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		
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 Wildlife or U.S. Fish and Wildlife Service?		X		
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?		X		
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?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
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?		X		

To support the analysis of the Project, the Multiple Species Habitat Consistency Analysis, Biological Resource Technical Report, Focused Narrow Endemic Plants and Focused Burrowing Owl Surveys Report ("Biological Report") was prepared by RVA in October 2025 and revised April 2026, and is included in Appendix B. Also to support the analysis of the Project, an Oak Tree and Mature Non-Oak Tree Inventory Report was prepared by RVA in March 2025, also included in Appendix B. The City of Yucaipa's Residences at Oak Glen Creek Specific Plan Development Initial Study/Mitigated Negative Declaration and Appendices, September 2025; Revised November 2025 were used to support the analysis of the Proposed Soil Export Site.

a) Sartin Yard Project

Soils

The Project Area consists of mostly disturbed soils. The topography of the site slopes from the northwest corner down to the southeast corner, with an average elevation of 714 feet above mean sea level. Per the USDA Web Soil Survey data, mapped soil types include Hanford coarse sandy loam (HcC) and Terrace escarpments (TeG). The Hanford coarse sandy loam soil type is composed of loams originating from alluvium derived from granite. The depth to any restrictive feature is more than 80 inches. Typical slopes range between 2 and 8 percent. Hanford loams have a drainage classification of well-drained, a runoff classification of low, and a flooding frequency of none. The Terrace escarpments soil type is composed of shallow loamy soils originating from alluvium derived from mixed sources. Refer to Section 4.2 Soils of the Biological Report.

Vegetation/Land Use Type

Habitat types and vegetation associations that primarily consist of non-native or ornamental species are not specifically classified by California Native Plant Society (CNPS) in A Manual of California Vegetation, 2nd Edition, Sawyer et al. 2009, or by California Department of Fish and Wildlife (CDFW). Thus, the vegetation

type in the Project Area is classified as “disturbed non-native” and extends to the surrounding areas as well. The disturbed non-native habitat is dominated by cheeseweed mallow (*Malva parviflora),* shortpod mustard (*Hirschfeldia incana*) and ripgut brome (*Bromus diandrus*) intermixed with other non-native species, such as stork’s bill (*Erodium cicutarium*), Russian thistle (*Salsola tragus*), and fiddleneck (*Amsinckia menziesii*). The Project Area does not support any riparian or riverine habitat or vernal pools as defined by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Refer to Section 4.3 Vegetation/Land Use Types of the Biological Report.

Plants

The native plants observed in the Project Area included: coast live oak (*Quercus agrifolia*), fiddleneck (*Amsinckia menziesii*), Jimsonweed (*Daura wright*), and mistletoe (*Phoradendron leucarpum*). The non-native plants observed in the Project Area included: black mustard (*Brassica nigra*), stork’s bill (*Erodium cicutarium*), cheeseweed mallow (*Malva parviflora*), olive tree (*Olea europaea*), Peruvian pepper tree (*Schinus mole*), prickly lettuce (*Lactuca serriola*), short pod mustard (*Hirschfeldia incana*), silver dollar eucalyptus (*Eucalyptus polyanthemos*), red gum eucalyptus (*Eucalyptus camaldulensis*), Russian thistle (*Salsola tragus*), foxtail barley (*Hordeum murinum*), red brome (*Bromus rubens*), ripgut brome (*Bromus diandrus*), and wild oat (*Avena fatua*). A list of all the plant species that were observed during the field survey as well as further classification of these species can be found in Attachment 4 – Flora/Fauna Compendium of the Biological Report. Refer to Section 4.4 Plants of the Biological Report.

Wildlife

Amphibians

No species of amphibians were observed in the Project Area during the field surveys. The Project Area offers limited potential habitat for amphibian species as the site was devoid of water (drainage features or ponding areas) or areas that retain high levels of moisture that could support amphibian species. Refer to Section 4.5 Wildlife of the Biological Report.

Avian Species

A total of 21 avian species were observed and identified during the initial habitat assessment and subsequent surveys that were conducted in the Project Area. The avian species observed included: American crow (*Corvus brachyrhynchos*), Anna’s hummingbird (*Calypte anna*), Bewick’s wren (*Thryomanes bewickii*), black phoebe (*Sayornis nigricans*), bushtit (*Psaltriparus minimus*), California scrub-jay (*Aphelocoma californica*), California towhee (*Melozone crissalis*), common raven (*Corvus corax*), European starling (*Sturnus vulgaris*), house finch (*Haemorhous mexicanus*), house sparrow (*Passer domesticus*), killdeer (*Charadrius vociferus*), mourning dove (*Zenaida maxroura*), northern mockingbird (*Mimus polyglottos*), orange-crowned warbler (*Leiothlypis celata*), rock pigeon (*Columba livia*), rufous hummingbird (*Selasphorus rufus*), Say’s phoebe (*Sayoris saya*), spotted towhee (*Pipilo maculatus*), western bluebird (*Sialia mexicana*), and white-crowned sparrow (*Zonotrichia leucophrys*). These 21 avian species were identified during the field surveys by visual observation as well as by auditory recognition of the species individual calls. Refer to Section 4.5 Wildlife of the Biological Report.

Fish Species

No species of fish were observed in the Project Area during the field survey. The Project Area offers no potential habitat for fish species as it was devoid of water features sufficient to provide habitat for these types of species. Refer to Section 4.5 Wildlife of the Biological Report.

Invertebrate Species

Three invertebrate species were observed and identified during the initial habitat assessment and subsequent surveys that were conducted in the Project Area. The invertebrate species observed included honeybees (*Apis mellifera*), lady bugs (*Coccinella septempunctata*), and sand wasps (*Bembix rostrata*).

Mammalian Species
Two mammalian species were observed and identified during the initial habitat assessment and subsequent surveys that were conducted in the Project Area. The mammalian species observed included California ground squirrel (*Otospermophilus beecheyi*) and pocket gopher (*Thomomys bottae*). These two species of mammals were visually identified by physical presence and signs of presence such as burrows and mounding of dirt at the entrance of burrows. Refer to Section 4.5 Wildlife of the Biological Report.

Reptile Species
Two species of reptiles were observed and identified during the initial habitat assessment and subsequent surveys that were conducted in the Project Area. These included the western fence lizard (*Sceloporus occidentalis*) and the western side-blotched lizard (*Uta stansburiana elegans*). These two species of reptiles were visually observed and identified. Refer to Section 4.5 Wildlife of the Biological Report.

Sensitive Species Potential

A literature review was conducted for sensitive and special-status species documented to occur on and around the general vicinity of the Project Area. The literature review consisted of using CDFW'S CNDDB database querying for the El Casco quadrangle which had a total of 37 sensitive and special-status species. These species consisted of 25 sensitive and or special-status wildlife species and 12 sensitive and/or special-status plant species. During and after the habitat assessment conducted on January 29th, 2024, the sensitive and special-status wildlife species were assessed for their potential to occur in the Project Area. The assessment for their potential to occur took into consideration known populations of the species, distance of known populations of the species to the Project Area, individual vegetation species occurring in the Project Area, habitat types that occur in the Project Area, habitat quality, habitat value, potential use of site for foraging, potential use of the site for reproduction, soil types, as well as documented habitat requirements for each individual species.

Table 5 below outlines each of the 37 species and their potential to occur in the Project Area (Table 4 in the Biological Report). The species in Table 5 that have an Asterix (*) by their scientific names are listed as endangered or threatened by the State and/or federal wildlife agencies. Refer to Section 4.6 Sensitive Species Potential to Occur of the Biological Report.

Table 5: Listed and Special-Status Species with Potential to Occur

Scientific Name	Common Name	Habitats	On Site Habitat Type(s)	Potential to Occur on Site
Amphibian Species				
Spea hammondii	western spadefoot	Cismontane woodland, Coastal scrub, Valley & foothill grassland, Vernal pool, Wetland	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project site does not support any aquatic features to support this species.
Avian Species				
Accipiter cooperii	Cooper's hawk	Cismontane woodland, Riparian forest, Riparian woodland, Upper montane coniferous forest	Disturbed Non-native	**MODERATE POTENTIAL TO OCCUR.** The Project Area as well as the immediate vicinity have tall eucalyptus and conifer trees that would provide perching areas for Cooper's hawks. The tall trees overlook open fields that were observed to be occupied by small rodents such as gophers and squirrels. This would constitute potential nesting and foraging habitat for the species. This species was not observed during the site's biological assessment survey.

Table 5: Listed and Special-Status Species with Potential to Occur				
Scientific Name	**Common Name**	**Habitats**	**On Site Habitat Type(s)**	**Potential to Occur on Site**
*Agelaius tricolor**	tricolored blackbird	Freshwater marsh, Marsh & swamp, Swamp, Wetland	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area does do not support freshwater marshes that would support this species.
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	Chaparral, Coastal scrub	Disturbed Non-native	**HIGH POTENTIAL TO OCCUR**. The Project Area and the surrounding area do provide limited low-quality habitat for this species. The site and surrounding areas could provide the species foraging and or nesting habitat within the disturbed non-native habitat that is present onsite. Documented occurrences of the species are located directly to the west of the site in the areas to the west of the I-10 freeway. This species was not observed during the site's biological assessment survey.
Aquila chrysaetos	golden eagle	Broadleaved upland forest, Cismontane woodland, Coastal prairie, Great Basin grassland, Great Basin scrub, Lower montane coniferous forest, Pinon & juniper woodlands, Upper montane coniferous forest, Valley & foothill grassland	Disturbed Non-native	**LOW POTENTIAL TO OCCUR**. The Project Area as well as the immediate vicinity have tall eucalyptus and conifer trees that would provide perching areas for golden eagles. The tall trees overlook open fields that were observed to be occupied by small rodents such as gophers and squirrels. This would constitute potential nesting and foraging habitat for the species. This species was not observed during the site's biological assessment survey.
Athene cunicularia	burrowing owl	Coastal prairie, Coastal scrub, Great Basin grassland, Great Basin scrub, Mojavean desert scrub, Sonoran desert scrub, Valley & foothill grassland	Disturbed Non-native	**LOW POTENTIAL TO OCCUR.** The Project Area and the surrounding area does provide limited low-quality habitat for this species. The disturbed fields present on and around the Project Area were observed to be occupied by small rodents such as gophers and squirrels providing prey and nesting resources. This species was not observed during the site's biological assessment survey or focused burrowing owl survey (conducted in accordance with the *Burrowing Owl Survey Instructions For the Western Riverside Multiple Species Habitat Conservation Plan Area* (3/29/06).
Elanus leucurus	white-tailed kite	Cismontane woodland, Marsh & swamp, Riparian woodland, Valley & foothill grassland, Wetland	Disturbed Non-native	**LOW POTENTIAL TO OCCUR.** The Project Area as well as the immediate vicinity have tall eucalyptus and conifer trees that would provide perching areas for white-tailed kites. The tall trees overlook open fields that were observed to be occupied by small rodents such as gophers and squirrels. This would constitute potential nesting and foraging habitat for the species. The habitat of the site and the surrounding area, however, does not meet the conditions that would likely attract the species to populate this area. This species was not observed during the site's biological assessment survey.

Table 5: Listed and Special-Status Species with Potential to Occur				
Scientific Name	**Common Name**	**Habitats**	**On Site Habitat Type(s)**	**Potential to Occur on Site**
*Empidonax traillii extimus**	southwestern willow flycatcher	Riparian woodland	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area and the surrounding area do not contain dense riparian riverine habitat for this species. This species was not observed during the site's biological assessment and is not expected to occur on site.
Eremophila alpestris actia	California horned lark	Marine intertidal & splash zone communities, Meadow & seep	Disturbed Non-native	**LOW POTENTIAL TO OCCUR.** The Project Area does not contain any habitat that is associated with this species. The site may offer some limited low-quality foraging habitat suitable for the species. The low-quality foraging habitat would not be considered suitable to meet long-term foraging and nesting needs of the species. This species was not observed during the site's biological assessment survey and is not expected to occur on site.
Icteria virens	yellow-breasted chat	Riparian forest, Riparian scrub, Riparian woodland	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area and the surrounding area do not contain suitable wetland or riparian riverine habitat for this species. The site may offer some limited low-quality foraging habitat suitable for the species during the species seasonal migratory movements. The low-quality foraging habitat would not be considered suitable to meet long-term foraging and nesting needs of the species. This species was not observed during the site's biological assessment survey and is not expected to occur on site.
Lanius ludovicianus	loggerhead shrike	Broadleaved upland forest, Desert wash, Joshua tree woodland, Mojavean desert scrub, Pinon & juniper woodlands, Riparian woodland, Sonoran desert scrub	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area does not consist of any habitat that is associated with this species. The site may offer some limited low-quality foraging habitat suitable for the species. The low-quality foraging habitat would not be considered suitable to meet long-term foraging and nesting needs of the species. This species was not observed during the site's biological assessment survey and is not expected to occur on site.
Plegadis chihi	white-faced ibis	Marsh & swamp, Wetland	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area and the surrounding area do not contain suitable wetland or riparian riverine habitat for this species. The site and surrounding area is also devoid of wetland features that would attract foraging behaviors during the species migratory movements. This species was not observed during the site's biological assessment survey and is not expected to occur on site.
Setophaga petechia	northern yellow warbler	Riparian forest, Riparian scrub, Riparian woodland	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area and the surrounding area do not contain suitable wetland or riparian riverine habitat for this species. The site may offer some limited low-quality foraging habitat suitable for the species during the species seasonal migratory movements. The low-quality foraging habitat would not be considered suitable to meet long-term foraging and nesting needs of the species. This species was not observed during the site's

Table 5: Listed and Special-Status Species with Potential to Occur				
Scientific Name	**Common Name**	**Habitats**	**On Site Habitat Type(s)**	**Potential to Occur on Site**
				biological assessment survey and is not expected to occur on site.
*Vireo bellii pusillus**	least Bell's vireo	Riparian forest, Riparian scrub, Riparian woodland	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area and the surrounding area do not contain suitable wetland or riparian riverine habitat for this species. This species was not observed during the site's biological assessment survey and is not expected to occur on site.
Insect Species				
*Bombus crotchii**	Crotch bumble bee	Chaparral, Coastal scrub, Mojavean desert scrub, Valley & foothill grassland	Disturbed Non-native	**LOW POTENTIAL TO OCCUR**. The Project Area is dominated by non-native grass species and is not floristically diverse. The site may offer some limited low-quality foraging habitat suitable for the species during the active colony season.
Mammalian Species				
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	Chaparral, Coastal scrub	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area does not consist of any habitat that is associated with this species. The site may offer some limited low-quality foraging habitat suitable for the species. The low-quality foraging habitat would not be considered suitable to meet long-term foraging and nesting needs of the species. The density of the non-native grass and mustard species would severely limit the species' movement in and across the site. This species, including any signs indicating presence, such as burrows, was not observed during the site's biological assessment survey and is not expected to occur on site.
*Dipodomys merriami parvus**	San Bernardino kangaroo rat	Coastal scrub	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area does not consist of any habitat that is associated with this species. The site may offer some limited low-quality foraging habitat suitable for the species. The low-quality foraging habitat would not be considered suitable to meet long-term foraging and nesting needs of the species. The density of the non-native grass and mustard species would severely limit the species' movement in and across the site. This species, including any signs indicating presence, such as burrows, was not observed during the site's biological assessment survey and is not expected to occur on site.
*Dipodomys stephensi**	Stephens' kangaroo rat	Coastal scrub, Valley & foothill grassland	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area does not consist of any habitat that is associated with this species. The site may offer some limited low-quality foraging habitat suitable for the species. The low-quality foraging habitat would not be considered suitable to meet long-term foraging and nesting needs of the species. The density of the non-native grass and mustard species would severely limit the species' movement in and across the site. This species, including any signs indicating presence, such as burrows, was not observed during the site's biological assessment survey and is not expected to occur on site.

Table 5: Listed and Special-Status Species with Potential to Occur				
Scientific Name	**Common Name**	**Habitats**	**On Site Habitat Type(s)**	**Potential to Occur on Site**
Lepus californicus bennettii	San Diego black-tailed jackrabbit	Coastal scrub	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area does not consist of any habitat that is associated with this species. The site may offer some limited low-quality foraging habitat suitable for the species. The low-quality foraging habitat would not be considered suitable to meet long-term foraging and nesting needs of the species. This species, including any signs indicating presence, such as burrows, was not observed during the site's biological assessment survey and is not expected to occur on site.
Onychomys torridus ramona	southern grasshopper mouse	Chenopod scrub	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area does not consist of any habitat that is associated with this species. The site may offer some limited low-quality foraging habitat suitable for the species. The low-quality foraging habitat would not be considered suitable to meet long-term foraging and nesting needs of the species. The density of the non-native grass and mustard species would severely limit the species' movement in and across the site. This species, including any signs indicating presence, such as burrows, was not observed during the site's biological assessment survey and is not expected to occur on site.
Perognathus longimembris brevinasus	Los Angeles pocket mouse	Coastal scrub	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area does not consist of any habitat that is associated with this species. The site may offer some limited low-quality foraging habitat suitable for the species. The low-quality foraging habitat would not be considered suitable to meet long-term foraging and nesting needs of the species. The density of the non-native grass and mustard species would severely limit the species' movement in and across the site. This species, including any signs indicating presence, such as burrows, was not observed during the site's biological assessment survey and is not expected to occur on site.
Plant Species				
Allium marvinii	Marvin's or Yucaipa onion	Chaparral	Disturbed Non-native	**ABSENT.** While the Project Area contains terrace escarpments and sandy loamy soils with some clay content, the site is heavily disturbed and does not support native habitat needed for this species. Site lacks clayey soil deposits that support this species. Focused surveys during this species blooming period confirmed this species is absent.
*Atriplex coronata var. notatior**	San Jacinto Valley crownscale	Alkali playa, Valley & foothill grassland, Vernal pool, Wetland	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area lacks alkaline soil and habitat to support this species.
Atriplex serenana var. davidsonii	Davidson's saltscale	Coastal bluff scrub, Coastal scrub	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area does not consist of any habitat that is associated with this species. The density of the non-native grass and mustard species would severely limit the species to occur on the site due to competition pressures for abiotic resources. The Project Area is frequently disturbed by disking and/or mowing. The Project Area was

Table 5: Listed and Special-Status Species with Potential to Occur				
Scientific Name	**Common Name**	**Habitats**	**On Site Habitat Type(s)**	**Potential to Occur on Site**
				historically used as an equestrian corral and can be seen barren in multiple historical images. Historic, mechanical, and contemporaneous disturbances would greatly reduce the possibility that this species would occur in the Project Area as well as reduce potential that this species seedbank remains. This species was not observed during the focused plant survey and is not expected to occur.
Calochortus plummerae	Plummer's mariposa-lily	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Valley & foothill grassland	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area lacks chaparral and coastal sage scrub habitat preferred by species. Species was not observed during focused plant surveys.
Centromadia pungens ssp. *laevis*	smooth tarplant	Alkali playa, Chenopod scrub, Meadow & seep, Riparian woodland, Valley & foothill grassland, Wetland	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area does not consist of any habitat that is associated with this species. The density of the non-native grass and mustard species would severely limit the species to occur on the site due to competition pressures for abiotic resources. The Project Area is frequently disturbed by disking and/or mowing. The Project Area was historically used as an equestrian corral and can be seen barren in multiple historical images. Historic, mechanical, and contemporaneous disturbances would greatly reduce the possibility that this species would occur, as well as reduce potential that this species seedbank remains. The species was not observed during focused plant surveys and is not expected to occur.
Chorizanthe parryi var. parryi	Parry's spineflower	Chaparral, Cismontane woodland, Coastal scrub, Valley & foothill grassland	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area does not consist of habitat associated with this species and lacks alluvial and sandy deposits preferred by this species. This species was not observed during focused plant survey and is not expected to occur.
Dudleya multicaulis	Many-stemmed dudleya	Chapparal, Coastal scrub, Valley & foothill grasslands with clay soils and rocky terraces	Disturbed Non-native	**ABSENT.** While the Project Area contains terrace escarpments and sandy loamy soils with some clay content, the Project Area is heavily disturbed and does not support coastal sage scrub habitat associated with this species. Project Area also lacks clay-rocky terrace edges/slopes where this species is typically found. Focused plant survey confirmed this species absence.
Lasthenia glabrata ssp. *coulteri*	Coulter's goldfields	Alkali playa, Marsh & swamp, Salt marsh, Vernal pool, Wetland	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area does not consist of any habitat that is associated with this species. The density of the non-native grass and mustard species would severely limit the species to occur in the Project Area due to competition pressures for abiotic resources. The Project Area is frequently disturbed by disking and/or mowing. The Project Area was historically used as an equestrian corral and can be seen barren in multiple historical images. Historic, mechanical, and contemporaneous disturbances would greatly reduce the possibility that this species would occur and reduce potential that the species

Table 5: Listed and Special-Status Species with Potential to Occur				
Scientific Name	**Common Name**	**Habitats**	**On Site Habitat Type(s)**	**Potential to Occur on Site**
				seedbank remains. This species was not observed during focused plant surveys and is not expected to occur.
Lepidium virginicum var. *robinsonii*	Robinson's pepper-grass	Chaparral, Coastal scrub	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area does not consist of any habitat that is associated with this species. The density of the non-native grass and mustard species would severely limit the species to occur in the Project Area due to competition pressures for abiotic resources. The Project Area is frequently disturbed by disking and/or mowing. The Project Area was historically used as an equestrian corral and can be seen barren in multiple historical images. Historic, mechanical, and contemporaneous disturbances would greatly reduce the possibility that this species would occur and reduce potential that the species' seedbank remains. This species was not observed during focused plant surveys and is not expected to occur.
Nama stenocarpa	mud nama	Marsh & swamp, Wetland	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area does not consist of any habitat that is associated with this species. The density of the non-native grass and mustard species would severely limit the species to occur in the Project Area due to competition pressures for abiotic resources. The Project Area is frequently disturbed by disking and/or mowing. The Project Area was historically used as an equestrian corral and can be seen barren in multiple historical images. Historic, mechanical, and contemporaneous disturbances would greatly reduce the possibility that this species would occur and reduce potential that the species' seedbank remains. This species was not observed during focused plant surveys and is not expected to occur.
Symphyotrichum defoliatum	San Bernardino aster	Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Marsh & swamp, Meadow & seep, Valley & foothill grassland	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area does not consist of any habitat that is associated with this species. The density of the non-native grass and mustard species would severely limit the species to occur in the Project Area due to competition pressures for abiotic resources. The Project Area is frequently disturbed by disking and/or mowing. The Project Area was historically used as an equestrian corral and can be seen barren in multiple historical images. Historic, mechanical, and contemporaneous disturbances would greatly reduce the possibility that this species would occur and reduce potential that the species' seedbank remains. This species was not observed during focused plant surveys and is not expected to occur.
Trichocoronis wrightii var. *wrightii*	Wright's trichocoronis	Marsh & swamp, Meadow & seep, Riparian forest, Vernal pool, Wetland	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area does not consist of any habitat that is associated with this species. The density of the non-native grass and mustard species would severely limit the species to occur in the Project Area due to competition pressures for abiotic resources. The Project Area is frequently disturbed by disking and/or mowing. The Project Area was historically used as an equestrian corral and can be seen barren in multiple historical images.

Table 5: Listed and Special-Status Species with Potential to Occur				
Scientific Name	**Common Name**	**Habitats**	**On Site Habitat Type(s)**	**Potential to Occur on Site**
				Historic, mechanical, and contemporaneous disturbances would greatly reduce the possibility that this species would occur and reduce potential that the species' seedbank remains. This species was not observed during focused plant surveys and is not expected to occur.
Reptile Species				
Anniella stebbinsi	Southern California legless lizard	Broadleaved upland forest, Chaparral, Coastal dunes, Coastal scrub	Disturbed Non-native	**LOW POTENTIAL TO OCCUR.** While the Project Area contain grasses and loose soils possibly used by this species, it lacks habitat with coastal sage scrub, chaparral, and sandy soils for this species to easily burrow into. Species was not observed during assessment survey or other focused surveys.
Aspidoscelis hyperythra	orange-throated whiptail	Chaparral, Cismontane woodland, Coastal scrub	Disturbed Non-native	**LOW POTENTIAL TO OCCUR.** While the Project Area has open habitat, rock outcrops, and debris to provide basking and shelter, it lacks coastal scrub habitat and chaparral typically associated with this species. This species was not observed during assessment survey or other focused surveys.
Aspidoscelis tigris stejnegeri	coastal whiptail	Chaparral, Cismontane woodland, Coastal scrub	Disturbed Non-native	**MODERATE POTENTIAL TO OCCUR.** The Project Area is surrounded by urban development, but species is known to occur within the vicinity of the Project Area. Project Area may provide soils for burrowing and foraging.
Phrynosoma blainvillii	coast horned lizard	Chaparral, Cismontane woodland, Coastal bluff scrub, Coastal scrub, Desert wash, Pinon & juniper woodlands, Riparian scrub, Riparian woodland, Valley & foothill grassland	Disturbed Non-native	**NOT EXPECTED TO OCCUR**. The Project Area does not consist of any habitat that is associated with this species. The density of the non-native grass and mustard species would severely limit the species' movement in and across the Project Area. The Project Area is frequently disturbed for weed abatement purposes and thus the site lacks structure to the habitat that would support the species need for cover from predators and nesting sites. In addition, coast horned lizards primarily feed on ants, which were not observed to be abundant during the Project Area surveys.

Special-Status Plants

The desktop review did not identify any documented MSHCP covered or special-status plant species in the Project Area. The Project Area lacks native habitat types and is dominated by disturbance and non-native vegetation, thus reducing the potential for special-status plants to occur. Furthermore, no MSHCP covered species or other special-status plant species were identified during the focused narrow endemic plant species surveys. Therefore, special-status plants are not expected to occur, and the Project would not result in direct or indirect impacts on these species or their habitats. Refer to Section 6.2 Special-Status Plants of the Biological Report.

Special Status Wildlife

Potentially occurring special-status wildlife species were investigated during the initial literature review of the Project Area. Refer to Table 6: Listed and Special-Status Species Potential to Occur. No special-status wildlife

species were observed during the field surveys of the Project Area. Refer to Section 6.3 Special-Status Wildlife of the Biological Report.

Avian Species

One species, rufous-crowned sparrow (*Aimophila ruficeps canescens*), has a high potential to occur in the Project Area. This species would have a high likelihood of occurring in the Project Area due to the availability of both suitable nesting and foraging habitat. One species, Cooper's hawk (*Accipiter cooperii*), has a moderate potential to occur in the Project Area. This species would have a moderate likelihood of occurring in the Project Area due to the availability of suitable foraging habitat. Two species, golden eagle (*Aquila chrysaetos*) and burrowing owl (*Athene cunicularia*), have a low potential to occur in the Project Area. These species would have a low likelihood of occurring in the Project Area due to the availability of limited low-quality foraging habitat that is present. The loss of 2.4 acres of low-quality foraging habitat, from development of the Sartin Yard Project, would not have a significant indirect impact on these species. Mitigation measures for both pre-construction nesting bird surveys are required to reduce potential direct impacts if these sensitive species were to occur in the Project Area at the time of construction start. The specific mitigation measures to reduce potential impacts to these species, MM BIO-1 and MM BIO-2 are outlined below. With implementation of these measures the Project's potential impacts to special-status avian species would be reduced to less than significant levels. Refer to Section 6.3 Special-Status Wildlife of the Biological Report.

Mammals

Four species of special status (all designated as species of special concern) have the potential to occur within the vicinity of the Project Area and include: western yellow bat (*Lasiurus xanthinus*), western mastiff bat (*Eumops perotis californicus*), pocketed free-tailed bat (*Nyctinomops femorosaccus*), and big free-tailed bat (*Nyctinomops macrotis*). The Project Area supports low quality habitat in the form of solitary trees to support these bat species needs for foraging and roosting. The Project Area lacks abandoned structures, rock crevices, cliffs, developed tree canopy, and bridges commonly associated with maternity colonies of these four species. The context of evaluating significant impacts to these bat species under CEQA is based on presence of maternity roosting. Given the Project Area lacks suitable habitat for maternity roosting, potential impacts to these species would be less than significant. Refer to Section 6.4 Special-Status Bat Species of the Biological Report.

Invertebrates

Crotch's bumble bee (*Bombus crotchii*) is a candidate for listing as an endangered species under the California Endangered Species Act (CESA) which gives it full protection while being considered. Crotch's bumble bees were not incidentally observed during the various biological surveys conducted within the Project Area and the site offers low quality habitat for the species. The low-quality foraging habitat consists of the non-native plant species that dominate the Project Area, such as short pod mustard, and black mustard, as well as the sparse native plant species, such as fiddleneck. Crotch's bumble bee has a low potential to occur in the Project Area. Refer to Section 6.5 Crotch's Bumble Bee of the Biological Report. However, due to the seasonal movements of the species, and to ensure that the Crotch's bumble bee is not impacted directly or indirectly by the Project, a focused Crotch's bumble bee presence/absence survey shall be conducted as proposed in MM BIO-3 below[1]. All focused survey visits will occur prior to the start of construction in the appropriate seasonal timeframes when this species, if present, would be detectable. With implementation of this mitigation measure the Project's potential impacts to Crotch's bumble bee would be reduced to a less than significant level.

Reptiles

The Sartin Yard Project Area was surveyed a total of five times consisting of one general habitat and site assessment and four burrowing owl surveys. During any and all fieldwork, attention also focused on the

[1] MM BIO-3 contained herein supersedes the mitigation measure for Crotch's bumble bee in the Biological Report as this measure was developed in consultation with CDFW subsequent to completion of the Biological Report.

presence of sensitive reptile species. The Project Area does not contain suitable habitat to support sensitive reptile species due to the density of the non-native vegetation cover. Only two reptile species, western fence lizard (*Sceloporus occidentalis*) and side-blotched lizard (*Uta stansburiana*) were determined to occur within the Project Area. These species were observed around the fringes of the Project Area where there was more open space, including developed areas and barren soils. Due to the disturbance patterns of the Project Area, such as mowing and disking, the condition of the habitat is low suitability to support sensitive reptile species and they are not expected to occur. However, because the potential for them to occur cannot be completely ruled out, to ensure that any sensitive reptile species are not impacted directly or indirectly by the development of the Project, a pre-construction sensitive reptile presence/absence survey shall be conducted by the Biological Monitor as part of MM BIO-4 implementation. Refer to Section 6.6 Sensitive Reptile Species of the Biological Report.

Proposed Soil Export Site

The Residences at Oak Glen Creek SP Development IS/MND concluded that the proposed project would have potentially significant impacts to species identified as candidate, sensitive, or special status species through the indirect or direct impact to suitable habitat for the following:

- Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*)
- Northwestern San Diego pocket mouse (*Chaetodipus fallax fallaxi*)
- San Diego desert woodrat (*Neotoma lepida intermedia*)
- Crotch's bumble bee (*Bombus crotchii*)

To ensure that these sensitive species are not impacted directly or indirectly from depositing material at the proposed soil export site, implementation of MM BIO-3 and MM BIO-4 are required to reduce impacts to less than significant.

A habitat suitability assessment and four focused surveys for burrowing owls were conducted, and although suitable burrows were observed, no burrowing owl sign and no burrowing owls was detected at the Proposed Soil Export Site. Therefore, burrowing owls are considered absent from the Proposed Soil Export Site. However, burrowing owls are known to migrate and colonize previously unoccupied sites. Through incorporation of MM BIO-5, potential direct and indirect impacts from construction activities on burrowing owls with potential to colonize the site prior to depositing of the proposed soil export would be less than significant.

Mitigation Measures

MM BIO-1 Nesting Birds Pre-Construction and Avoidance (Sartin Yard and Proposed Soil Export Site): The depositing of the proposed soil export shall occur outside of the nesting bird season (nesting bird season defined herein as January 15 through September 15), if feasible. To avoid impacts to nesting birds protected under the Migratory Bird Treaty Act and California Fish and Game Code (CFGC), a pre-construction nesting bird survey shall be conducted by a qualified biologist (i.e., a biologist familiar and experienced with the identification and life histories of wildlife and plant species in southern California) within three days (72 hours) prior to the start of any ground-disturbing construction activities to determine whether active nests are present within or directly adjacent to the construction zone. Nests found shall be recorded and an appropriate buffer shall be established by the qualified biologist based on field conditions, the nature of work, and the bird species (typically 300 feet of an active nest of any passerine bird or within 500 feet of an active nest of any raptor or sensitive species). A qualified biologist shall monitor the nest on a bi-weekly (twice a week) basis, or at a frequency necessary to adequately monitor potential impacts to the active nest and to postpone construction activity, as needed, until the biologist determines that the nest is no longer active.

If the recommended nest avoidance buffer zone is not feasible, the qualified biologist shall provide justification on a case-by-case basis if a buffer reduction is possible, taking into consideration the location of work and type of activity, distance of nest from work area, surrounding vegetation, and line-of-sight between the nest

and work areas, tolerance of species to disturbance, and observations of the nesting bird's reaction to construction activities (including light, noise, dust, and human presence).

If the biologist determines nesting activities may fail as a result of work activities, work activities shall be modified or shall temporarily cease within the recommended no disturbance buffer until the biologist determines the adults and young are no longer reliant on the nest site. Buffers shall be delineated (by or under the supervision of a qualified biologist) onsite with bright flagging, for easy identification by staff and the construction team. The perimeter of the buffer shall be flagged so as not to draw predator attention to the direct location of the nest itself and flagging will be minimized where feasible. The onsite construction supervisor and operator staff shall be notified of the nest and the buffer limits to ensure it is maintained.

The indirect impacts of night-time construction lighting on nesting birds outside the construction limits shall be reduced by shielding or directing construction lighting to avoid light encroachment into adjacent habitats.

All wildlife will be allowed to safely leave the site and/or any non-CESA listed species or non-fully protected species shall be relocated by the qualified biologist in the event they are observed during the pre-construction survey and/or grading.**MM BIO-2 Burrowing Owl Pre-Construction Survey and Avoidance (specific to Sartin Yard):**
A pre-construction survey for burrowing owls shall be conducted no more than 30 days prior to initial ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging) on and around the site within suitable habitat to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the Project Area prior to the initiation of ground-disturbing activities, the project proponent shall immediately inform the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service (collectively referred to as the Wildlife Agencies), as well as the Regional Conservation Authority (RCA), and would need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a pre-construction survey shall again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination described above shall be necessary.

MM BIO-3 Crotch's Bumble Bee Approach (Sartin Yard and Proposed Soil Export Site):
This mitigation measure shall only be required if Crotch's bumble bee remains as a candidate State endangered species or is listed as a State endangered species at the same time of Project construction start. If Crotch's bumble bee is delisted, implementation of this measure shall not be required.

A survey for Crotch's bumble bee shall be conducted within the construction footprint within the appropriate seasons prior to the start of ground-disturbing construction activities occurring during the Crotch's bumble bee nesting period (February 1 through October 31). After first providing a 15-day advance notification to the California Department of Fish and Wildlife (CDFW), the surveys shall be conducted prior to each phase of project implementation, if applicable. The survey shall ensure that no nests for Crotch's bumble bee are located within the construction area. The surveys shall include (1) a habitat assessment and (2) focused surveys, both of which shall be based on recommendations described in the Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species, released by CDFW on June 6, 2023, or the most current version at the time of construction.

The habitat assessment shall, at a minimum, include historical and current species occurrences; document potential habitat onsite including foraging, nesting, and/or overwintering resources; and identify which plant species are present. For the purposes of this mitigation measure, nest resources are defined as abandoned small mammal burrows, bunch grasses with a duff layer, thatch, hollow trees, brush piles, and human-made structures that may support bumble bee colonies, such as rock walls, rubble, and furniture. The habitat assessment shall be repeated prior to February 1 in each year ground-disturbing activities occur to determine

if nesting resources are present within the impact area. If nesting resources are present in the impact area, focused surveys shall be conducted.

The focused survey shall be performed by a biologist with expertise in surveying for bumble bees and include at least three survey passes that are not on sequential days or in the same week, preferably spaced 2 to 4 weeks apart. The timing of these surveys shall coincide with the Colony Active Period (April 1 through August 31). Surveys may occur between 1 hour after sunrise and 2 hours before sunset. Surveys shall not be conducted during wet conditions (e.g., foggy, raining, or drizzling) and surveyors shall wait at least 1 hour following rain. Optimal surveys are conducted when there are sunny to partly sunny skies and a temperature greater than 60°F. Surveys may be conducted earlier if other bees or butterflies are flying. Surveys shall not be conducted when it is windy (i.e., sustained winds greater than 8 mph). Within non-developed habitats, the biologist shall look for nest resources suitable for bumble bee use. Ensuring that all nest resources receive 100% visual coverage, the biologist shall watch the nest resources for up to 5 minutes, looking for exiting or entering worker bumble bees. Worker bees should arrive and exit an active nest site with frequency such that their presence would be apparent after 5 minutes of observation. If a bumble bee worker is detected, then a representative shall be identified to species. Biologists should be able to view several burrows at one time to sufficiently determine if bees are entering/exiting them, depending on their proximity to one another. It is up to the discretion of the biologist regarding the actual survey viewshed limits from the chosen vantage point to determine which would provide 100% visual coverage; this could include a 30- to 50-foot-wide area. If a nest is suspected, the surveyor can block the entrance of the possible nest with a sterile vial or jar until nest activity is confirmed (no longer than 30 minutes).

Identification shall include trained biologists netting/capturing the representative bumble bee in appropriate insect nets, per the protocol in U.S. National Protocol Framework for the Inventory and Monitoring of Bees. The bee shall be placed in a clear container for observation and photographic documentation, if able. The bee shall be photographed using a macro lens from various angles to ensure recordation of key identifying characteristics. If bumble bee-identifying characteristics cannot be adequately captured in the container due to movement, the container shall be placed in a cooler with ice until the bumble bee becomes inactive (generally within 15 minutes). Once inert, the bumble bee shall be removed from the container and placed on a white sheet of paper or card for examination and photographic documentation. The bumble bee shall be released into the same area from which it was captured upon completion of identification. Based on implementation of this method on a variety of other bumble bee species, they become active shortly after removal from the cold environment, so photography must be performed quickly.

If Crotch's bumble bee nests are not detected, no avoidance or mitigation would be required. The mere presence of foraging Crotch's bumble bees would not require implementation of additional minimization measures because they can forage up to 10 kilometers from their nests. If nest resources occupied by Crotch's bumble bee are detected within the construction area, no construction activities shall occur within 100 feet of the nest, or as determined by a qualified biologist through evaluation of topographic features or distribution of floral resources. The nest resources shall be avoided for the duration of the Crotch's bumble bee nesting period (February 1 through October 31). Outside of the nesting season, it is assumed that no live individuals would be present within the nest, as the daughter queens (gynes) usually leave by September, and all other individuals (original queen, workers, males) die. The gyne is highly mobile and can independently disperse to outside of the construction footprint to surrounding open space areas that support suitable hibernacula resources.

A written survey report shall be submitted to the City and CDFW within 30 days of the surveys. The report shall include survey methods, weather conditions, and survey results, including a list of insect species observed and a figure showing the locations of any Crotch's bumble bee nest sites or individuals observed. The survey report shall include the qualifications/resumes of the surveyor(s) and approved biologist(s), per a Memorandum of Understanding with CDFW, including for identification of photo vouchers and a detailed

habitat assessment. If Crotch's bumble bee nests are observed, the survey report shall also include recommendations for avoidance, and the location information shall be submitted to the California Natural Diversity Database at the time of the submittal of the survey report.

If the above measures are followed, it is assumed that the project shall not need to obtain authorization from CDFW through the CESA Incidental Take Permit process. If the nests cannot be avoided, as outlined in this measure, the project applicant shall consult with CDFW regarding the need to obtain an Incidental Take Permit. Any measures determined to be necessary through the Incidental Take Permit process to offset impacts to Crotch's bumble bee may supersede measures provided in this CEQA document and shall be incorporated into a Habitat Mitigation and Monitoring Plan.

In the event an Incidental Take Permit is needed, mitigation for direct impacts to Crotch's bumble bee shall be fulfilled through compensatory mitigation at a minimum 1:1 nesting habitat replacement of equal or superior functions and values to those impacted by the project, or as otherwise determined through the Incidental Take Permit process. Mitigation shall be accomplished either through off-site conservation or through a CDFW-approved mitigation bank. If mitigation is not purchased through a mitigation bank, and lands are conserved separately, a cost estimate shall be prepared to estimate the initial start-up costs and ongoing annual costs of management activities for the management of the conservation easement area(s) in perpetuity. The funding source shall be in the form of an endowment to help the qualified natural lands management entity that is ultimately selected to hold the conservation easement(s). The endowment amount shall be established following the completion of a project-specific Property Analysis Record to calculate the costs of in-perpetuity land management. The Property Analysis Record shall take into account all management activities required in the Incidental Take Permit to fulfill the requirements of the conservation easement.

MM BIO-4 Biological Monitoring (Sartin Yard):
The Project applicant shall retain a Biological Monitor that is knowledgeable and experienced in the identification, biology, natural history, and handling of appropriate species, when necessary. The Biological Monitor shall be responsible for monitoring all grading, excavation, or other ground-disturbing activities. The Biological Monitor shall flag the limits of Project activities, perform necessary pre-construction surveys, take photographs before and during the construction process, and shall have the authority to immediately halt any activity that extends outside of the flagged Project Development Footprint. If State or federally listed threatened or endangered species (e.g., invertebrates, amphibians, reptiles, birds, and mammals) are identified and would potentially be impacted by construction, the Biological Monitor shall immediately halt construction activities and immediately notify the appropriate agencies.

MM BIO-5 Burrowing Owl Pre-Construction Survey and Avoidance (specific to the Proposed Soil Export Site):
Pre-construction take avoidance surveys for burrowing owl within the Proposed Soil Export Site (located outside of the MSHCP area) shall be conducted consistent with the CDFW 2012 Staff Report on Burrowing Owl Mitigation by a qualified biologist within 14 days prior to the commencement of ground-disturbing activities (the depositing of the proposed soil export), and again within 24 hours prior to ground-disturbing activities. The survey shall include the Proposed Soil Export Site and all suitable burrowing owl habitat within a 500-foot buffer. If ground-disturbing activities on the Proposed Soil Export Site are delayed or suspended after the pre-construction survey, the Proposed Soil Export Site shall be resurveyed for owls through take avoidance surveys consistent with the CDFW 2012 Staff Report on Burrowing Owl Mitigation.

If burrowing owls are identified during the pre-construction surveys, the owl shall be fully avoided and the qualified biologist shall coordinate with the City of Yucaipa Planning Department and CDFW, to develop a Burrowing Owl Relocation Plan to be approved by CDFW and the City prior to commencing Project activities. The Burrowing Owl Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on

Burrowing Owl (March 2012) (CDFW 2012). The Burrowing Owl Plan shall describe proposed avoidance, minimization, and monitoring as applicable. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers to fully avoid the burrowing owls. A final letter report shall be prepared by the qualified biologist documenting the results of the Burrowing Owl Plan. The letter shall be submitted to the Cities of Yucaipa and Calimesa and to CDFW prior to the start of Project activities. Additionally, the Project applicant may be required to obtain a Section 2081 Incidental Take Permit, if burrowing owl cannot be fully avoided and they are still protected under CESA. The applicant/permittee shall implement the 2081 Incidental Take Permit if required. If burrowing owls are identified after Project activities have started, then construction activities shall be halted immediately. The Project applicant shall immediately notify the Cities of Yucaipa and Calimesa and CDFW. As noted above, if a 2081 Incidental Take Permit is required, it shall be obtained and implemented.

Based on the analysis above, the Project would have a **less than significant impact with implementation of MM BIO-1 through MM BIO-5** on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or U.S. Fish and Wildlife Service (USFWS).

b & c) Sartin Yard Project

One (1) vegetation community occurs within the Project Area, disturbed non-native vegetation. The portion of this vegetation community that occurs within the 2.4-acres Project Development Footprint would be impacted. As discussed in the Biological Report (Section 4.3 Vegetation/Land Use Types and Section 5.3 MSHCP Section 6.1.2 - Riparian/Riverine and Vernal Pool Habitat Assessment), the vegetation type in the Project Area is classified as “disturbed non-native” and covers the entire Project Area and extends to surrounding areas. The disturbed non-native habitat is dominated by cheeseweed mallow (*Malva parviflora*), shortpod mustard (*Hirschfeldia incana*) and ripgut brome (*Bromus diandrus*) intermixed with other non-native species, such as stork’s bill (*Erodium cicutarium*), Russian thistle (*Salsola tragus*), and fiddleneck (*Amsinckia menziesii*). The Project Area does not support any riparian or riverine habitat or vernal pools as defined by the MSHCP. The Project Area was surveyed for evidence supporting hydrological flow. The Project Area is generally flat with a slight slope from the northwest to the southeast and shows no erosional features, defined drainages, debris wracking, hydrophytic vegetation, or indicators of ordinary high-water marks. Both field and desktop surveys confirm that the Project Area contains no features meeting the definition of State or federal jurisdictional waters nor MSHCP Riparian/Riverine resources.

The evidence found during the field survey of the Project Area supports the negative finding of the desktop review that no area(s) of the Project Area had identifiable indicators of vernal pool habitat or evidence of ponding. The soils present in the Project Area are well drained sandy loams with limited capacity for pooling water for extended periods of time. The Project Area is heavily disturbed, lacks clay soils, and is compacted with no evidence of water ponding. Based on the review of historic aerial photographs and observations during the field surveys, no vernal pool habitat occurs within the Project Area. Furthermore, no hydrophytic or vernal pool associated plant species were observed during the field visits. Refer to Section 5.3 MSHCP Section 6.1.2 - Riparian/Riverine and Vernal Pool Habitat Assessment of the Biological Report.

The Project Area does not contain any features that meet the definition of State or federal jurisdictional waters or MSHCP riparian/riverine resources. The Project Area does not contain drainage features or any associated riparian vegetation dependent on the flows of a drainage feature. Thus, the Project would not have a substantial adverse effect on any riparian habitat, or other sensitive natural community, including wetlands as identified in local or regional plans, policies, regulations or by CDFW or USFWS, and there would be **no impacts** to these resources.

Proposed Soil Export Site

The Residences at Oak Glen Creek SP Development IS/MND concluded that the proposed project would have potentially significant impacts on a sensitive vegetation community:

- Scalebroom Scrub – *Lepidospartum squamatum* Shrubland Alliance (9.81 acres), a State-designated S3 sensitive natural community.

To ensure that this sensitive vegetation community is not impacted directly or indirectly from depositing of material at the proposed soil export, implementation of MM BIO-7 is required to reduce impacts to less than significant.

Mitigation Measures

MM BIO-6 (Proposed Soil Export Site):
The depositing of the proposed soil export shall avoid impacts to 9.81 acres of scalebroom scrub, as determined by a qualified biologist. If the scalebroom scrub cannot be avoided, impacts shall be mitigated through the acquisition or preservation or planting of scalebroom scrub habitat at a 1:1 ratio, which shall be protected in perpetuity. Documentation of the scalebroom scrub mitigation shall be provided to the Cities of Calimesa and Yucaipa.

Based on the analysis above and implementation of MM BIO-6, the Project would have a **less than significant impact** on riparian habitat, wetlands, and sensitive vegetation communities.

d) Sartin Yard Project

As discussed in the Biological Report (Section 6.7 – Wildlife Corridors), the northern portion of Criteria Cell #410 is targeted for conservation under the MSHCP to contribute to the broader conservation goal of Constrained Linkage 23. Per the MSHCP, Volume I, Section 3, page 3-94, "Proposed Linkage 23 is an upland Linkage located in the vicinity of Cherry Valley, which provides a connection to Bogart County Park and San Timoteo Creek for certain species. This linkage is constrained by surrounding existing urban and rural residential development in the City. Planning Species for which habitat is provided within this Linkage include Bell's sage sparrow, Los Angeles pocket mouse, and San Bernardino Mountain kingsnake. Maintenance of contiguous connection is important for these species. This Linkage likely provides for movement of common mammals, such as bobcat."

The Project Area is bordered by development on all sides, including residential development to the north, east, and south and public transportation infrastructure (Calimesa Blvd. and the I-10 freeway) to the west. The Project Area is not located on the land described for contribution to Proposed Constrained Linkage 23 (for regional wildlife movement), nor does the Project Area provide habitat for localized wildlife movement due to the surrounding development and lack of contiguous habitat with other surrounding areas. The Project Area does not convey any migratory movement due to the lack of a perennial water source. Furthermore, the Project Area is not within or adjacent to a native wildlife nursery site.

Proposed Soil Export Site

The Residences at Oak Glen Creek SP IS/MND concluded that the project site is not within a significant regional wildlife corridor and is not considered to play a role for local or regional wildlife movement. The Wilson Creek channel would be avoided by the project and wildlife movement in or adjacent to the Silson Creek channel would still be available.

Based on the analysis above, the proposed Project would not adversely impact a wildlife corridor or nursery sites, impacts would be **less than significant**, and no mitigation is required.

e) Sartin Yard Project

As discussed in the Oak Tree and Mature Non-Oak Tree Inventory Report (Appendix B), the City's Municipal Code includes chapters on tree preservation and oak tree protection and conservation. The Project would remove a total of eight (8) mature non-oak trees including river redgum eucalyptus (*Eucalyptus camaldulensis*)

and velvet ash (*Fraxinus velutina*) to make the required street improvements to Chandler Avenue. The removal of eight (8) mature non-oak trees requires a tree removal permit from the Community Development Department. No oak trees of the genus Quercus would be impacted within the Project Development Footprint. Two (2) protected oak tree individuals (*Quercus agrifolia*) were observed and mapped within the Project Area outside of the Project Development Footprint. One (1) of the two (2) oak trees observed in the Project Area is classified as a heritage oak tree under the City's Municipal Code. Because the Project Development Footprint would avoid the two (2) oak trees and would not encroach into the tree's individual protected zones, the Project would be in compliance with the City's Municipal Code Chapter (18.80). The Project would not be required to get an oak tree removal/replacement permit from the City's Planning Commission or complete a tree preservation and replacement plan with long-term success criteria. The Project would be in compliance with the Calimesa Municipal Code.

Proposed Soil Export Site

The Residences at Oak Glen Creek SP IS/MND concluded that one individual native tree, a blue elderberry tree (*Sambucus cerulea*) is located within the project site that meets the native tree criteria of the City of Yucaipa's Ordinance Chapter 3 Section 89.0301- 89.0315. There are no trees on the site that meet the heritage tree criteria. If the depositing of the proposed soil export would require the removal of the blue elderberry tree, it would require the permission of the City of Yucaipa. MM BIO-8 ensures the Project's consistency with Ordinance Chapter 3 Section 89.0301- 89.0315 by obtaining the permission of the City of Yucaipa before removal of the blue elderberry tree.

Mitigation Measures

MM BIO-7 Protected Trees (Proposed Soil Export Site):
The depositing of the proposed soil export shall avoid the single blue elderberry tree (*Sambucus cerulea*) as determined by a qualified biologist. If the blue elderberry tree cannot be avoided, the Project applicant shall obtain approval from the City of Yucaipa for tree removal of the blue elderberry tree prior to impacting the tree, to show compliance with the City of Yucaipa's Mountain Forest and Valley Tree Conservation Ordinance.

Therefore, the Project would have a **less than significant impact** related to conflict with any local policies or ordinances protecting biological resources **with implementation of MM BIO-7**.

f) Sartin Yard Project

A Habitat Conservation Plan (HCP) is a long-term agreement with CDFW and the USFWS designated to offset any harmful effects that a proposed activity might have on State and federally listed threatened and endangered species. The HCP allows development to proceed while providing a mechanism to conserve listed species and provide for incidental take. As described above, the Project Area is located within the boundaries of the MSHCP. As discussed in the Biological Report (Section 7.2 Summary of MSHCP Consistency), the Project would be consistent with the MSHCP. The Project is consistent with the following MSHCP policies as follows:

- Section 6.1.1 HANS – the Project Area is located outside of areas targeted for conservation in Criteria Cells 410 and 411.
- Section 6.1.2 Riparian/Riverine areas and vernal pools – the Project Area does not support riparian/riverine areas, or vernal pools, or suitable habitat for vernal pool species, including fairy shrimp.
- Section 6.1.3 Narrow Endemic Plant Species – the Project Area is located within an MSHCP-designated NEPSSA. Due to the non-native disturbed habitat, onsite soils, elevation, and level of disturbance observed within the Project Area, these species would not be expected to occur onsite. The Project Area was surveyed for the presence of many-stemmed dudleya and Yucaipa onion, and these species were not found.

- Section 6.1.4 Urban/Wildlands Interface Guidelines – the Project Area is not located in or adjacent to an existing Conservation Area, including PQP land, and is not located or adjacent to any land described for conservation in Cell 410 or 411. While the Urban/Wildlands Interface Guidelines are not applicable to the proposed Project, the Project intends to implement Best Management Practices similar to these Guidelines. Therefore, the Project would be in compliance with the Urban/Wildlands Interface Guidelines.
- Section 6.3.1 Vegetation Mapping guidelines – vegetation mapping was conducted for the Project Area, as described in the Biological Report, Section 4 – Existing Conditions.
- Section 6.3.2 Additional Surveys – the Project Area is not located within the designated survey area for Criteria Area Plant Species, amphibians, or mammals but is partially within the designated survey area for burrowing owls. A habitat assessment was conducted in accordance with the MSHCP burrowing owl survey protocol and found suitable burrowing owl habitat and potential burrowing locations within the Project Area. A focused burrowing owl survey was conducted with negative results. Due to the presence of suitable habitat, a pre-construction survey is also required.
- Section 6.4 Fuels Management Guidelines – as the Project Area is not located within or adjacent to the areas targeted for conservation and would not require brush management within areas targeted for conservation, the Project is consistent with this section of the MSHCP.

The Project would have a **less than significant impact with implementation of MM BIO-2**. The RCA issued Joint Project Review (JPR 26-03-04-01) Findings to the City on May 19, 2026. In addition, the Wildlife Agencies issued a letter to the City on June 4, 2026, providing concurrence with the RCA's Findings.

The Project Area is not within the Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan (HCP) fee area or in any of the SKR Core Reserves. Therefore, the Project would not conflict with this HCP. SKR is a covered species under the MSHCP. As shown on Table 6, SKR is not expected to occur due to the density of the non-native grasses and mustard species on site. However, if the Project were to result in impacts to SKR, based on the location of the Project, the MSHCP would provide coverage.

The Project Area is not located within any other Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or State habitat conservation plans.

Proposed Soil Export Site

The Residences at Oak Glen Creek SP IS/MND concluded that the City of Yucaipa is not a part of any HCP or NCCP.

Based on the analysis above, there would be **no impacts** to any applicable Habitat Conservation Plans, Natural Community Conservation Plans, or other plans for the site.

CULTURAL RESOURCES

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. **CULTURAL RESOURCES**. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?		X		
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

This analysis is based on the Cultural Resources Technical Report April 2024, updated January 2026, which was prepared by RVA and is included as Appendix C. The City of Yucaipa's Residences at Oak Glen Creek Specific Plan Development Initial Study/Mitigated Negative Declaration and Appendices, September 2025, revised November 2025, were used to support the analysis of the Proposed Soil Export Site.

a) Sartin Yard Project

Per the Cultural Resources Technical Report, a records search was conducted by the Eastern Information Center (EIC) at the University of California Riverside (UCR) for an area of one mile surrounding the Project Area to determine the presence of any previously recorded sites. There were thirteen previously conducted studies within one mile of the Project Development Area. There were not any previously recorded historical or pre-historic sites within the Project Development Area. There were seven previously recorded sites located within 1 mile of the Project Development Area, as presented on Table 6.

Table 6: Sites Recorded Within 1-mile of the Project Area

Sites	Description
P-33-004115	Three historical foundations and a filled-in well and the well platform. Approximately 0.59 miles east of the Project Area.
P-33-013716	One historical side-gabled home in an agricultural setting. Approximately 0.39 miles to the west of the Project Area.
P-33-013717	One historical wood-framed American/Contemporary-style house single-family property. Approximately 0.98 miles southeast of the Project Area.
P-33-013719	One historical wood-framed Ranch-style single-family house. Approximately 0.31 miles southwest of the Project Area.
P-33-013721	One historical California Ranch-style single-family residence. Approximately 0.31 miles southeast of the Project Area
P-33-013724	One pre-historic granitic pestle with one ground end and possible grinding wear on the other end. Approximately 0.32 miles south-southwest of the Project Area.
P-33-014867	Two historical ranch-style residences. Approximately 0.32 miles south-southwest of the Project Area.

There is an existing house within the Project Area; however, it is located outside of the Project Development Footprint and would be avoided, left in place. A Phase 1 archaeological survey of the Project Development Footprint was conducted. The pedestrian survey was conducted at 5-meter intervals over 100% of the Project Development Footprint, with no new sites or isolates identified. The land has historically been used for agricultural and residential purposes, and there have been heavy disturbances to the subsurface caused by discing and grading. Thus, there is a low likelihood for unknown historical resources to be unearthed/encountered during grading and other construction activities. Although there is a low likelihood for unknown historical resources to be unearthed/encountered during grading and other construction activities, implementation of MM CUL-1 through MM CUL-3 would ensure that potential impacts to historical resources, if unearthed/encountered during construction activities, would be reduced to a less than significant level. Therefore, the Project would have a **less than significant** impact on historical resources with implementation of MM CUL-1 through MM CUL-3.

Proposed Soil Export Site

The Residences at Oak Glen Creek SP IS/MND concluded that there are no structures, historic features, or buildings within the Project site, and therefore, there would be no "historic resources" to be significantly affected.

Based on the analysis above, the Project would have a **less than significant impact with mitigation implementation** related to historical resources.

Mitigation Measures

MM CUL-1 Monitoring and Treatment Plan (Sartin Yard):
A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the Consulting Tribes. Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings shall be subject to the protocol detailed within the Monitoring and Treatment Plan.

MM CUL-2 Archaeological Monitoring (Sartin Yard):
Prior to issuance of grading permits the applicant/developer shall provide evidence to the City of Calimesa that a professional archaeologist (Project Archaeologist) has been contracted to implement the Monitoring and Treatment Plan (outlined in MM CUL-1). Due to the heightened cultural sensitivity of the Project Area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed Project Area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each workday to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. The frequency and location of inspections shall be determined by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

MM CUL-3 Worker Environmental Awareness Program (Sartin Yard):
Prior to project initiation, a qualified archaeologist should be retained to conduct a Worker's Environmental Awareness Program (WEAP) training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. The training should be conducted by an archaeologist who meets or exceeds the Secretary of Interior's Professional Qualification Standards for archaeology. Tribal representatives from the Consulting Tribes, shall be allowed to attend and/or participate in the WEAP training should they elect to and will be given ten days' notice prior to the training. Archaeological sensitivity training

should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.

b) Sartin Yard Project

As discussed in response to threshold a) above, a pedestrian survey was conducted on the Project Development Footprint and a record search at the EIC at UCR for an area of one mile surrounding the Project Area was conducted. No previously recorded historical or pre-historic sites are documented within the Project Development Footprint. There were seven previously recorded sites located within 1 mile of the Project Area, as shown on Table 6 above. The one known cultural resource of pre-historic origin and tribal association is a single isolated mano tool located approximately 0.32 mile south-southwest of the Project Development Footprint. The Project Development Footprint is not anticipated to support unknown archaeological resources based on modern development of the site in the 1950s for residential and agricultural uses, ongoing weed abatement, and recent undocumented grading activities. The intensive pedestrian survey of the Project Development Footprint was negative for archaeological resources on the ground surface. The pedestrian survey was conducted at 5-meter intervals along 100% of the Project Development Footprint, resulting in zero new sites or isolates. Thus, there is a low likelihood for cultural/archaeological resources to be unearthed/encountered during grading and other construction activities. Although there is a low likelihood for unknown cultural/archaeological resources to be unearthed/encountered during grading and other construction activities, implementation of MM CUL-1 through MM CUL-3 would ensure that potential impacts to cultural/archaeological resources, if unearthed/encountered during construction activities, would be reduced to a less than significant level.

Proposed Soil Export Site

The Residences at Oak Glen Creek SP IS/MND concluded that although there were 12 cultural resources within a half-mile of the project site (per records search at the South Central Coastal Information Center (SCCIC) at the California State University, Fullerton), none are located within the project site. During the Sacred Lands Files (SLF) Search, the Yuhaaviatam of San Manuel Nation stated that the space is of a sensitive nature for tribal resources. Because of the proximity to documented cultural resources in the vicinity of the project site and the results of the SLF Search, the project site has a heightened sensitivity for cultural resources. Potential impacts would be **less than significant with implementation of** MM CUL-4.

Based on the analysis above, the Project would have a **less than significant** impact on cultural/archaeological resources **with mitigation**.

Mitigation Measures

MM CUL-4 Archaeologist and Native American Monitoring (Proposed Soil Export Site):
The depositing of the proposed soil export shall avoid grading of the site. If grading of the site cannot be avoided, the applicant shall retain a qualified archaeologist and Native American tribal representative to monitor grading of the site. At the Project pre-grading meeting, the archaeologist, the Native American tribal representative(s), the Applicant, and the excavation and grading contractor shall discuss appropriate grading and ground-disturbing methods within archaeologically and culturally sensitive areas within the Project. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential exists for impacts to archaeological resources, cultural resources, and/or sacred sites, the archaeologist and the Native American tribal representative(s) shall actively monitor Project-related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources.

c) Based on review of the Calimesa 2014 General Plan, USGS Topographical Maps, and Google Earth aerial photos, the Project Development Footprint is not and has not been a cemetery and discovery or disturbance of any human remains is not expected. However, in the event that any human remains are discovered within

the Project Development Footprint or at the Proposed Soil Export Site, ground-disturbing activities shall be suspended 100 feet around the resource(s), and a temporary Environmentally Sensitive Area (ESA) physical demarcation/barrier shall be constructed. Section 7052 of the Health and Safety Code states that the disinterment of remains known to be human, without authority of law, is a felony. Section 7050.5 requires that construction or excavation be stopped in the vicinity of discovered human remains until the county coroner can determine whether the remains are those of a Native American. If determined to be Native American, the coroner must contact the NAHC and procedures specified in Health and Safety Code Section 7050.5, CEQA Guidelines 15064.5€, and Public Resources Code 5097.98 shall be implemented and would reduce impacts to human remains to a **less than significant** impact.

ENERGY

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. **ENERGY**. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?			X	

To support the analysis of the Project, a CEQA Energy Review Report, dated December 29, 2025, was prepared by Entech Consulting Group and is attached as Appendix D.

a-b: The Project would be provided power by Southern California Edison (SCE). The Project would also require compliance with California's regulations and policies for efficient energy usage. CalEEMod was used to estimate construction and operational equipment and vehicle energy demands.

Construction-Related Impacts

Construction is anticipated to occur over a two-month period. Construction electrical use is estimated at 9,062 Kilowatt-Hour (kWh) with a cost of $498. Fuel consumed by construction equipment and construction workers and vendor vehicles would be the primary energy resources expended during construction. Construction activities are estimated to use 2,195 gallons of diesel fuel. Construction worker trips are estimated to consume 156 gallons of fuel. Construction vendor and hauling is estimated to use 100 gallons of fuel. As the Project does not involve construction of any buildings, the Project would have significantly less energy consumption than the typical industrial construction project.

Operations-Related Impacts

The estimated electrical demand for the Project is approximately 93,870 kWh per year, which is insignificant compared to the County's non-residential sector demand. The largest source of operational energy use would be vehicle operation of customers. The Project Area is located in a developed area. Trip generation rates and proportion of vehicles by type is based upon the traffic analysis for the Project which estimated the Project would generate 49 daily trips, or 343 weekly trips total (Appendix F). Total annual fuel consumption for Project operations is 19,156 gallons. Trip generation and VMT generated by the Project is consistent with other similar industrial uses of similar scale and configuration as reflected in the CalEEMod output. As such, the Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and vehicle miles traveled (VMT), nor associated excess and wasteful energy consumption from vehicles.

Plan Consistency

Regarding federal transportation regulations, the Project is located in an already developed area. Access to/from the Project Area is from existing roads. These roads are already in place so the Project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be proposed pursuant to the Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991 because Southern California Association of Governments (SCAG) is not planning for intermodal facilities in the Project Area.

Regarding the State's Renewable Energy Portfolio Standards, the Project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CalGreen Standards require that new buildings reduce water consumption, employ building

commissioning to increase building system efficiencies, divert construction waste from landfills, use LED lighting, and install low pollutant-emitting finish materials.

Project operation and site maintenance (including landscape maintenance) would result in the consumption of electricity provided by So Cal Edison (SCE). These facilities would comply with all applicable California Energy Efficiency Standards and CALGreen standards.

The proposed Project's energy demand would be comparable to other industrial projects of similar scale and configuration and would not result in wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation and would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency and therefore, impacts would be **less than significant**.

GEOLOGY AND SOILS

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. **GEOLOGY AND SOILS**. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
(ii) Strong seismic ground shaking?			X	
(iii) Seismic-related ground failure, including liquefaction?			X	
(iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

a) (i-ii) The Project Area is not within the boundaries of a fault zone as defined by the Alquist-Priola Earthquake Fault Zone Act. Per the Calimesa General Plan, Chapter 8: Safety, Figure SAF-1: Fault Zones, the only Alquist-Priolo Zone within the City limits is associated with the Banning Fault located approximately 2 miles west of the Project Area, east of California Street and north of Redlands Road. Per Figure SAF-1: Fault Zones, the Project Area is within an existing County Zone associated with the Cherry Valley Fault and Southern California is a seismically active area. As such, seismic ground shaking and ground rupture due to the movement of a fault are potential hazards in Calimesa. The Project does not include the construction of any habitable structures (housing) or buildings for employees. Thus, the Project would not likely result in loss, injury, or death from rupture of an earthquake fault or strong seismic ground shaking and **impacts would be less than significant**.

a) (iii) Per the Calimesa General Plan, Chapter 8: Safety, Figure SAF-2: Liquefaction Susceptibility, the Project Area is within a Moderate Liquefaction Susceptibility area. Seismic-related ground failure, if it were to occur at the Project Area, could result in uneven ground surface and resulting damage, such as cracking, in the asphalt paving or the perimeter decorative block wall. As the Project does not include the construction of any habitable structures (housing) or buildings for employees it would not likely result in loss, injury, or death from seismic-related ground failure, including liquefaction, and **impacts would be less than significant**.

a) (iv)The Project Area is located on and surrounded by relatively flat land and is therefore not susceptible to seismically induced landslides. Therefore, the Project would have **no impact** related to loss, injury, or death from landslides**.**

b) The Project Area does not contain any USGS-identified “blue line” drainage courses or any other drainage features (refer to Appendix B – MSHCP Consistency/Biotechnical Report). The Project Area slopes mildly, generally from northwest to southeast and is dominated by non-native herbs and grasses that are maintained periodically for fire suppression. The mapped soil types (per the USDA Web Soil Survey data) are Handford coarse sandy loam with a drainage classification of well drained and runoff potential of low, and Terrace escarpments, composed of shallow loamy soils. Because the Project Area does not contain drainage features or steep slopes, is vegetated, and does not have soils with high runoff potential, the Project Area does not have a high soil erosion potential.

In order to prevent soil erosion, from wind or stormwater runoff during construction activities, the Project would be required to prepare and implement all National Pollutant Discharge Elimination System (NPDES) permit requirements and appropriate Best Management Practices (BMPs) through a Storm Water Pollution Prevention Plan (SWPPP) for during construction activities and. These plans are a standard condition for Projects over one (1) acre in size and are intended to minimize soil erosion and prevent the off-site discharge of pollutants including sediment, trash, and other chemicals from construction equipment and materials. Typical BMPs used during construction to control erosion and runoff include silt fences, erosion control blankets, and straw wattles.

The Project is required to prepare and implement a Water Quality Management Plan (WQMP) for long term operations to control and treat stormwater runoff from the Project Area and prevent soil erosion from stormwater runoff. Per the site plan and Project description, the storage yard would be paved with asphalt and have a 6-foot block wall around the perimeter (with 2 gates) and landscaped between the block wall and property line. As such, all of the Project development footprint is stabilized and would not be eroded from wind or stormwater runoff. Per the Project’s WQMP (prepared by AD Engineering, March 2024, Appendix E), the Project would retain the existing drainage pattern of the Project Area, the entire Project Development Footprint would be utilized, the storage yard would be paved with asphalt and drain to the infiltration basin BMP.

Compliance with these provisions would ensure that the Project would not cause substantial soil erosion or the loss of topsoil during construction activities or long-term operations. The Project would have less than significant impacts.

c) Per the Calimesa General Plan, Chapter 8: Safety, Figure SAF-2: Liquefaction Susceptibility, the Project Area is within a Moderate Liquefaction Susceptibility area. And per Figure SAF-3: Areas Subject to Subsidence, the Project Area is located in an area mapped as susceptible; much of Calimesa is susceptible to subsidence. Lateral spreading and collapse of the ground surface are types of soil movement that can occur as a result of an earthquake and/or liquefaction. Thus, the Project Area is located in an area where the soils could become unstable. If the soil were to become unstable through, liquefaction, subsidence, lateral spread or collapse, it could result in damage to the Project, such as cracking, in the asphalt paving or the perimeter decorative block wall. Per Figure SAF-4: General Geologic Conditions, the Project Area is not located within a mapped landslides area. The Project Area is located on, and surrounded by, relatively flat land and is therefore not susceptible to landslides or likely to cause a landslide off-site. As the Project does not include the construction of any habitable structures (housing) or buildings for employees, even if the underlying soils were to become unstable it would not likely result in substantial adverse effects to humans or the environment. The Project would have **less than significant impacts.**

d) Per the Calimesa General Plan, Chapter 8: Safety (page 8-5) “expansive soils have a significant amount of clay particles which can give up water (shrink) or take on water (swell). The change in volume asserts stress on buildings and other loads placed on these soils. Expansion testing and mitigation are required by current grading and building codes.” The mapped soil types (per the USDA Web Soil Survey data) at the Project Area are Handford coarse sandy loam and Terrace escarpments, composed of shallow loamy soils. As the Project would be required to comply with the grading and building codes and the Project Area does

not have mapped clay soil with expansion potential it would not create a substantial direct or indirect risk to property. As the Project does not include the construction of any habitable structures (housing) or buildings for employees it would not create a substantial direct or indirect risk to life. The Project would have less than significant impacts.

e) The proposed Project would not utilize any septic tanks. Therefore, there are no impacts related to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems. **No impact** would occur.

f) According to the US Geologic Map Database (USGS) the northern portion of the Project Area is underlain by Old Alluvial-Fan (Qof2) deposits of the Pleistocene era and the southern portion of the Project Area is underlain by Young Alluvial-Fan (Qya5) deposits of the upper Holocene era. Pleistocene-era deposits are known to potentially contain vertebrate fossils. Grading for the Project would not exceed 5 feet in depth for the stormwater basin and would be 2 feet or less for the remainder of the Project Development Footprint. The Project Development Footprint is underlain by the Holocene associated deposits where grading would occur. Grading would not occur in the Pleistocene era deposits. It is unlikely that there would be paleontological resources with this Holocene-associated soil and the historical agricultural use of the land. The limited depth of grading also reduces the potential to unearth paleontological resources. Therefore, the Project would have a **less than significant** impact on paleontological resources.

GREENHOUSE GAS EMISSIONS

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. **GREENHOUSE GAS EMISSIONS.** Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

To support the analysis of the Project, an Air Quality and Greenhouse Gas Study, dated December 2025, was prepared by Entech Consulting Group and is attached as Appendix A.

a) According to the Air Quality and Greenhouse Gas Study, the Project would not generate GHG emissions, either directly or indirectly, that may significantly impact the environment. Table 7 below summarizes the GHG emissions expected from the Project, as estimated using CalEEMod. The CalEEMod model inputs for construction-related emissions included the export of 8,231 cubic yards of material during the grading phase of construction.

Table 7: Project Greenhouse Gas Annual Emissions

Category	CO_2	CH_4	N_20	CO_2e
Area Sources	0	0	0	0
Energy Usage	22.7	0.0001	0.0002	22.7
Mobile Sources	89.3	0.004	0.004	90.8
Solid Waste	0	0	0	0
Water and Wastewater	0.33	<0.005	<0.005	0.33
Construction Emissions	1.90	<0.005	<0.005	1.90
Total Emissions				**115.7**

The data provided in Table 7 shows that the Project would create 115.7 Metric tons of carbon dioxide equivalent (MTCO2e) per year which is a nominal contribution to regional and statewide GHG emissions. Therefore, the impacts would be **less than significant**.

b) To align with State reduction goals, the Project has been evaluated in the context of the 2022 Scoping Plan Update and the 2022-2050 RTP/SCS (Connect SoCal 20204), which set forth strategies for achieving carbon neutrality and reducing per capita emissions from land use and transportation. Given that the Project is a storage yard with no full-time employees, its emissions are de minimis and do not conflict with California's established GHG reduction strategies.

The Project would generate 49 total vehicle trips per day, including 22 diesel truck trips. While vehicle trips contribute to mobile source emissions, the limited number of daily trips results in a low overall emissions profile. The Project incorporates measures to minimize unnecessary vehicle idling and optimize site circulation, which further reduces emissions. Given the Project's design and limited scale, its GHG impact is minimal and does not conflict with State or regional reduction strategies.

The City is participating in the Western Riverside Council of Governments (WRCOG) Subregional Climate Action Plan (CAP). The WRCOG Subregional CAP establishes a community-wide emissions reduction target of 15% below 2010 levels, following guidance from CARB and the Governor's Office of Planning and Research. CARB and the California Attorney General have determined this approach to be consistent with the statewide AB 32 goal of reducing emissions to 1990 levels.

The Project aligns with the WRCOG Subregional CAP through its minimal emissions profile and compliance with applicable local reduction measures. The Project supports the CAP's goals by implementing efficient site design to minimize vehicle idling and congestion (Measure R2-T2), reducing emissions from construction activities through compliance with SCAQMD Rule 403 (Measure R2-T5), and limiting energy use through adherence to CALGreen standards (Measure R2-E1). Additionally, appropriate drought-tolerant landscaping would be incorporated to reduce water demand and enhance site sustainability (Measure R2-W2). Construction emissions have been quantified and are well within regional thresholds. As shown in Table 7, the Project is consistent with WRCOG Subregional CAP reduction strategies and would result in a **less than significant** impact.

The Project would comply with applicable Green Building Standards and the City's policies regarding sustainability (as dictated by the City's General Plan). Therefore, the proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases and potential impacts would be **less than significant**.

HAZARDS AND HAZARDOUS MATERIALS

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

a) Development of the Project would utilize standard grading and construction equipment. Construction of the proposed Project has the potential to create a hazard to the public or environment through the transportation, use, and disposal of construction-related hazardous materials such as fuels, oils, solvents, asphalt, and other materials. These materials are typical materials delivered to construction sites and used with construction equipment. Due to the limited quantities of these materials to be used by the proposed Project, they are not considered hazardous to the public at large. It is not anticipated that the Project would require the use of any hazardous materials for construction beyond those typically used for construction equipment and asphalt paving. Operations of the Project includes storage of light construction equipment and materials, recreational vehicles and boats, and trucks and trailers at the site. The only hazardous materials used during operations would be the fuels used for and contained within the construction equipment, recreational vehicles, boats, trucks and trailers stored at the site. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by federal and State requirements, for which the Project construction activities as well as operations would be required to adhere to. These regulations include the federal Occupational Safety and Health Act and Hazardous Materials Transportation Act, Title 8 of the California Code of Regulations (CalOSHA), and the State's Unified Hazardous Waste and Hazardous Materials Management Regulatory Program. Through compliance with existing federal and State laws and requirements related to the transport, use, and disposal of hazardous materials, the Project would not be expected to create a significant hazard to the public or the environment and impacts would be **less than significant**.

b) It is not anticipated that the Project would require the use of any hazardous materials for construction beyond those typically used for construction equipment and asphalt paving. Operations of the Project include storage of light construction equipment and materials, recreational vehicles and boats, and trucks and trailers. The only hazardous materials used during operations would be the fuels used for and contained within the construction equipment, recreational vehicles, boats, trucks and trailers stored at the site. Accidental release

of hazardous materials could include leaks or spills of fuels, oils, or asphalt paving materials during construction or leaks or spills of fuels or oils from equipment and vehicles stored at the site. To minimize the potential for accidental releases, construction would comply with all applicable federal, State, and County/local hazardous materials handling regulations, including the California Hazardous Materials Release Response Plans and Inventory Law, Occupational Safety and Health Administration (OSHA) standards, and State Water Resources Control Board requirements. Construction contractors would be required to prepare and implement Spill Prevention and Response Plans, maintain spill containment kits on-site, and provide worker training for hazardous materials handling and emergency response procedures. With implementation of State, County, and City required regulatory compliance measures and spill prevention controls, the potential for accidental hazardous material releases would be minimized.

Per the Calimesa General Plan, Chapter 4: Infrastructure and Public Services, the Water Quality Control Plan for the Santa Ana River Basin adopted by the Regional Water Quality Control Board (RWQCB) establishes water quality standards for the ground and surface waters of the region. The RWQCB is responsible for issuing the National Pollutant Discharge Elimination System (NPDES) waste discharge permits to protect the beneficial uses of the State's waters. The City is a co-permittee with the Riverside County Flood Control and Water Conservation District, the County of Riverside, and the incorporated cities of Riverside County within the Santa Ana Region (Region 8) in the Area-Wide Urban Runoff Management Program (Municipal NPDES Permit), This permit regulates the discharge of pollutants in urban runoff from the City's municipal separate storm sewer system by requiring the City to develop programs and policies, including best management practices (BMPs) to achieve water quality standards. The Riverside County Water Quality Management Plan (WQMP) for Urban Runoff was developed in compliance with the Municipal NPDES Permit to address post-construction urban runoff from new development. The WQMP provides guidelines for project-specific BMPs to minimize the impact of urban runoff. Each project-specific WQMP is reviewed and approved by the City as a co-permittee. The Project would be required to implement its project-specific WQMP for long term operations to control and treat stormwater runoff from the site and prevent pollutants from being discharged off-site in stormwater runoff. Per the Project's WQMP (prepared by AD Engineering, March 2024, Appendix E), the Project would retain the existing drainage pattern of the site, the entire Project Development Footprint would be utilized, the storage yard would be paved with asphalt and drain to the infiltration basin BMP, which was selected to take advantage of well-drained soils. The infiltration basin BMP is sized to accommodate the stormwater runoff from the 104,544 square feet of asphalt, per the WQMP Section D.5 LID BMP Sizing, Table D.3 (page 17). The infiltration basin would capture all pollutants and trash from the storage yard, preventing discharge to off-site areas. Thus, the Project would not create a significant hazard to the public or the environment from an accidental release of hazardous materials; potential impacts would be **less than significant**.

c) The Project is located within a quarter mile of Monty's Montessori Academy, a children's school for infants to 12 years old. The academy is located approximately 1,000 feet to the south of the Project site, adjacent to Calimesa Boulevard and the I-10 freeway. There are a few single-family residences between the Project site and the academy along Calimesa Boulevard. The Project would not use or handle acutely hazardous materials, substances, or waste. The Project does not include manufacturing or refining operations that would emit hazardous emissions. The only hazardous materials used during construction would be those typically used for construction equipment (fuels, oils, etc.) and asphalt paving. The only hazardous materials used during operations would be the fuels used for and contained within the construction equipment, recreational vehicles, boats, trucks, and trailers stored at the site. Any spill or leaks during construction or operations are anticipated to be limited in size such that they could be readily cleaned up by the construction contractor or the storage operator. Therefore, the Project would not emit hazardous emissions or materials that would affect the academy; potential impacts would be **less than significant**.

d) The site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As such, the Project would have **no impact** relative to listed sites.

e) The Project is not located within an airport land use plan or within 2 miles of an airport. The closest airport is the Banning Municipal Airport, which is over 12 miles to the southwest of the Project. While the initial transportation of vehicles and equipment to and from the Project site may cause excessive noise due to the proximity of the 10 Freeway, there is already a significant level of noise caused by vehicle usage. The operation of the Project would have vehicle trips for moving equipment to and from the site but would not result in excessive noise in the area. Therefore, the Project would have **no impact**.

f) Per the Calimesa General Plan, Chapter 8: Safety, Figure SAF-7: Evacuation Routes Interstate 10 as the main north-south evacuation route for the City and augmented by Calimesa Boulevard; the Project is not located on but beside these evacuation routes. The Project would not make any changes to Chandler Avenue, with the exception of minor improvements (curb & gutter) along the Project's frontage. Therefore, the Project would not prevent the residential neighborhood to the east and south from accessing the evacuation routes of Calimesa Boulevard or Interstate 10. Additionally, unlike a residential development, the Project would not add a significant population that may need to be evacuated. Therefore, the Project would have **no impact**.

g) The Project would function exclusively as an open lot storage facility with no additional uses that may cause or accelerate wildfires. The Project would not impede wildfire extinguishing efforts by obstructing roadway access or structures that would interfere with airborne firefighting efforts. As such, the Project would have **no impact**.

HYDROLOGY AND WATER QUALITY

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. **HYDROLOGY AND WATER QUALITY**. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
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 a substantial erosion or siltation on- or off-site;			X	
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
(iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

a) Per the Calimesa General Plan, Chapter 4: Infrastructure and Public Services, the Water Quality Control Plan for the Santa Ana River Basin adopted by the Regional Water Quality Control Board (RWQCB) establishes water quality standards for the ground and surface waters of the region. The RWQCB is responsible for issuing the National Pollutant Discharge Elimination System (NPDES) waste discharge permits to protect the beneficial uses of the State's waters. The City is a co-permittee with the Riverside County Flood Control and Water Conservation District, the County of Riverside, and the incorporated cities of Riverside County within the Santa Ana Region (Region 8) in the Area-Wide Urban Runoff Management Program (Municipal NPDES Permit). This permit regulates the discharge of pollutants in urban runoff from the City's municipal separate storm sewer system by requiring the City to develop programs and policies, including best management practices (BMPs) to achieve water quality standards. The Riverside County Water Quality Management Plan (WQMP) for Urban Runoff was developed in compliance with the Municipal NPDES Permit to address post-construction urban runoff from new development. The WQMP provides guidelines for project-specific BMPs to minimize the impact of urban runoff. Each project-specific WQMP is reviewed and approved by the City as a co-permittee. The Project would be required to implement its project-specific WQMP for long-term operations to control and treat stormwater runoff from the site and prevent pollutants from being discharged off-site in stormwater runoff. Per the Project's WQMP (prepared by AD Engineering, March 30, 2024, and revised February 20, 2026), the Project would retain the existing drainage pattern of the site, the entire Project development footprint would be utilized, the storage yard would be paved with asphalt and drain to the infiltration basin BMP, which was selected to take advantage of well-drained soils. The infiltration basin BMP is sized to accommodate the stormwater runoff from the 104,544 square feet of asphalt, per the WQMP Section D.5 LID BMP Sizing, Table D.3 (page 17). The infiltration basin would capture all pollutants and trash from the storage yard, preventing discharge to off-site areas.

The Project would also be subject to another NPDES permit, the General Permit for Stormwater Discharges Associated with Construction Activity, requiring effective erosion and sediment controls during construction.

Construction projects that disturb one or more acres of soil or are part of a larger common plan of development that disturbs one or more acres of soil must obtain coverage under the statewide NPDES General Permit for Discharges of Stormwater Associated with Construction Activity (Construction General Permit Order 2022-0057-DWQ). To obtain coverage under the Construction General Permit, a project-specific Stormwater Pollution Prevention Plan (SWPPP) must be prepared. The SWPPP outlines best management practices (BMP) to reduce stormwater and non-stormwater pollutant discharges, including erosion control, minimizing contact between construction materials and precipitation, and implement strategies to prevent equipment leakage or spills. The Project would be required to prepare and implement all NPDES permit requirements and appropriate BMPs through the Project's SWPPP for the duration of construction activities. These plans are a standard condition for projects over one (1) acre in size and are intended to prevent the off-site discharge of pollutants including sediment, trash, and other chemicals from construction equipment and materials. Typical BMPs used during construction to control erosion and runoff include silt fences, erosion control blankets, and straw wattles.

As the Project would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) for construction and a Water Quality Management Plan (WQMP) for operation, it would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality; potential impacts would be **less than significant**.

b) The only operational water use of the Project would be for the landscaping around the perimeter of the storage yard. The amount of water used would be minimal and would not substantially decrease groundwater supplies. Although the Project would pave the storage yard and therefore increase the impervious surface and amount of runoff, the stormwater runoff from the site would flow to the infiltration basin BMP. The infiltration basin BMP is sized to accommodate the stormwater runoff from the 104,544 square feet of asphalt, per the WQMP Section D.5 LID BMP Sizing, Table D.3 (page 17). Because the stormwater runoff from the paved storage yard would infiltrate back into the ground, the Project would not interfere with groundwater recharge. The Project would have **less than significant impacts**.

c) i-iv: The Project Area is not located within a drainage course, nor a designated floodway, or 100- and 500-year floodplain, and no defined blue line stream is depicted on the Environmental Protection Agency's (EPA) Watershed Assessment Tracking & Environmental Results System (WATERS) map. The Project Development Footprint is relatively flat due to prior grading activities.

The Project would be conditioned by the City to obtain coverage under the Construction General Permit (Order No. 2022-0057-DWQ), which applies to all stormwater discharges from Projects where clearing, grading, and excavation result in soil disturbance of at least one acre or more. The Construction General Permit requires an applicant to prepare and implement a SWPPP, which would include a list of BMPs that would be implemented to prevent increased surface runoff and soil erosion.

The SWPPP may include, but not be limited to, the following BMPs:

- Temporary Soil Stabilization: sandbag barriers, straw bale barriers, sediment traps, and fiber rolls
- Temporary Sediment Control: hydraulic mulch and geotextiles
- Wind Erosion Control: water of the construction site, straw mulch
- Tracking Control: staging/storage area and street sweeping
- Waste Management and Materials Pollution Control: vehicle and equipment cleaning, concrete waste management, and contaminated soil management

With implementation of the SWPPP, the Project would not result in substantial soil erosion or siltation or an increased rate or amount of surface runoff that would result in flooding on or off-site during construction activities.

Per the Project's WQMP (prepared by AD Engineering, March 30, 2024, and revised February 20, 2026), the Project would retain the existing drainage pattern of the Project Area, and the paved storage yard would drain

to the infiltration basin BMP which was selected to take advantage of well drained soils. Although the Project would pave the storage yard and therefore increase the amount of impervious surface and amount of runoff, the stormwater runoff from the storage yard would flow to the infiltration basin BMP. The infiltration basin BMP is sized to accommodate the stormwater runoff from the proposed 104,544 square feet of asphalt, per the WQMP, Section D.5 LID BMP Sizing, Table D.3 (page 17). There is no existing stormwater drainage infrastructure in the Project Area and the Project would not connect or discharge to any off-site storm drain lines. Because the stormwater runoff from the paved storage yard would infiltrate back into the ground on-site it would not create or contribute runoff water, which would exceed the capacity of drainage systems or provide additional sources of polluted runoff. The Project Area is not located in a mapped floodplain and the Project would not impede or redirect flood flows. The Project would have **less than significant impacts**.

d) Per the Calimesa General Plan, Chapter 8: Safety, Figure SAF-5: Flood Zones, the Project Area is not within a 100-Year or 500-Year Flood Zone. As such, the Project is not subject to a flood hazard. The Project Area is located over approximately 50 miles from the Pacific Ocean with an elevation of 2,349 feet above sea level. As such, the Project is not threatened by a tsunami, otherwise known as a seismic sea wave. Similarly, the potential for a seiche to occur is remote, given the limited number of large water bodies within the Project Area. Therefore, **no impact** is expected.

e) As addressed above in threshold response a) the Project is required to prepare and implement a SWPPP for construction and a WQMP for operations, and with compliance with existing regulations potential impacts related to hydrology and water quality would be less than significant. Therefore, the Project would not conflict with or obstruct implementation of a water quality control plan. As addressed above in threshold response b), the Project would only use water for the landscaping, which would be minimal, and therefore, would not conflict with or obstruct the implementation of a sustainable groundwater management plan. The Project would have **no impact**.

LAND USE AND PLANNING

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. **LAND USE AND PLANNING**. Would the project:				
a) Physically divide an established community?				X
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?			X	

a) Sartin Yard Project

A significant impact would occur if the Project were large in scale or built in such a way that it creates a physical barrier within an established community. The physical division of an established community can be caused by a travel impediment or physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway or major street closures. The Project would not involve any street closures or result in the development of new roads or highways. The Project would include a storage yard, a perimeter fence/block wall, and a stormwater basin within the approximately 2.4-acre site that is currently vacant/undeveloped. The Project does not consist of any components that would divide a community and, therefore, would have **no impact**.

Proposed Soil Export Site

The Residences at Oak Glen Creek SP IS/MND concluded that development of the Project would not bisect any portion of the surrounding residential land designations and would be completely contained within the Project area parcels. The Project would have **no impact** related to dividing an established community. Similarly, soils from the Sartin Yard Development Footprint deposited at this site would also have **no impact** relating to dividing an established community.

b) Sartin Yard Project

A significant impact may occur if a Project is inconsistent with the General Plan or zoning designations currently applicable to the proposed Project Area and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate.

The Project Area land use is currently designated as Office Professional (OP) and zoned as OP. The proposed Project includes a General Plan Amendment (GPA) from Office Professional (OP) to Light Industrial (LI) and a Zone Change (ZC) from OP to LI to allow for the development of the storage facility. The current OP land use designation would not allow the proposed Project's storage facility development. The Project would be compliant with land use designation and zoning if the GPA and ZC are approved as part of the Project.

As outlined in the Calimesa General Plan, Chapter 2: Land Use, Table LU-B: General Plan Land Use Categories, Industrial Land Use Designation, LI is described as follows: Light Industrial would accommodate 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. As the proposed Project is a storage yard for light construction equipment and materials, recreational vehicles and boats, and trucks and trailers, it is consistent with the "assembly of nonhazardous products and materials" portion of the General Plan Land Use description for LI.

Contingent upon approval of the Project's proposed GPA and ZC, the proposed Project would comply with the City's Industrial Development Standards in the CMC, Chapter 18.3 Industrial Zone Districts which outlines

the uses permitted within LI, B. Storage/Wholesale Trades. The following uses permitted under Storage/Wholesale Trades that are applicable to the Project include:

- Equipment rental, storage and sales
- Lumber yard, contractor yard, nonhazardous materials storage yard and building material yard
- Mini-warehousing, self-storage,
- Recreational vehicle storage
- Vehicle storage yards, inclusive of towing yards

Table 18.30.040 of the CMC outlines the Industrial Development Standards for LI. Table 8 below outlines the proposed Project's compliance with the development standards in the CMC for LI.

Table 8: City Development Standards for LI

LI Standard	Proposed Project	Project Meets CMC Standard?
Minimum Site area (net) – 20,000 square feet	103,565 square feet storage yard	Yes
Street setback: Buildings and structures no closer than 15 feet of the property line adjacent to the public right-of-way. All setback areas shall be landscaped.	15-foot wide landscaped setback adjacent to Chandler Ave.	Yes
Side Street setback(s): Parking areas shall be located no closer than 10 feet of the property line adjacent to the public right-of-way. All setback areas shall be landscaped.	15-foot wide landscaped setback adjacent to Chandler Ave.	Yes
Side yard setback: Building and parking setback areas shall be landscaped in accordance with provisions of Chapter 18.70 CMC, Landscape Requirements.	15-foot wide landscaped setback adjacent to Chandler Ave.	Yes
Rear yard setback: All storage of materials and display areas fenced and screened shall be located no closer than 15 feet of the property line adjacent to the public right-of-way from which primary access for the site is obtained.	15-foot wide landscaped setback adjacent to Chandler Ave. and screened with perimeter 6-foot decorative block wall (CMU) with two tubular steel gates, with steel mesh screens	Yes
Maximum floor area ratio: 0.50	Not applicable as no buildings proposed.	Yes
Maximum height for buildings and structures: 3 stories or 50 feet	Not applicable as no buildings proposed.	Yes

Upon approval of the Project, including the proposed GPA and ZC, the proposed Project would comply with the new applicable land use designation and zoning code, including the development standards for LI.

The Project includes a street vacation of Pokey Court. Pokey Court is an unimproved cul-de-sac right-of-way that runs north from Chandler Avenue within the western portion of the Sartin Yard Project Development Footprint. Refer to Figure 5 – Site Plan. Pokey Court currently provides legal access to APNs 413-210-022 and -024 from Chandler Avenue. An existing access restriction exists along the Calimesa Boulevard frontage of the Project Area. Legal access to APNs 413-210-022 and -024 and the remainder of -023 must be maintained to avoid creating a landlocked parcel. The Project includes a Parcel Merger to combine existing APNs 413-210-022 and -024 and the remainder of -023 into a single parcel, which would allow for access to be taken from Chandler Avenue, and thus, would not be landlocked. The street vacation of Pokey Court would not affect any other properties.

The following is a summary of the Project's consistency with applicable Calimesa policies and regulations for the purpose of demonstrating that there are no land use impacts, or that any potential land use impacts can be avoided, minimized, or mitigated

Air Quality
As discussed in greater detail in Section 3. Air Quality and supported by the Air Quality and Greenhouse Gas Study (Appendix A), short-term regional construction air emissions would not result in significant impacts based on SCAQMD regional or local thresholds of significance. The ongoing operation of the Project would generate air pollutant emissions that are inconsequential on a regional basis and would not result in significant impacts based on SCAQMD thresholds of significance. The long-term local air quality impacts analysis showed that local pollutant concentrations would not exceed air quality standards.

Biological Resources
As discussed in greater detail in Section 4. Biological Resources, and supported by the MSHCP Consistency Analysis, Biological Resource Technical Report, Focused Narrow Endemic Plants and Focused Burrowing Owl Surveys Report (Appendix B), with implementation of applicable measures, the Project would have a less than significant impact on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. The Project would be consistent with the MSHCP, a long-term agreement with CDFW and the USFWS designated to offset any harmful effects that a proposed activity might have on federally listed threatened and endangered species. The removal of eight (8) mature non-oak trees requires a tree removal permit from the Community Development Department. No oak trees of the genus *Quercus* would be impacted by the proposed Project. Because the Project proposes to avoid the two (2) oak trees observed within the Project Area and would not encroach into the tree's individual protected zones; the Project would be in compliance with the City's Municipal Code Chapter 18.80.

Greenhouse Gas Emissions
As discussed in greater detail in Section 8. Greenhouse Gas Emissions and supported by the Air Quality and Greenhouse Gas Study (Appendix A), the Project would only have a nominal contribution to regional and statewide GHG emissions. The Project would comply with applicable Green Building Standards and the City's policies regarding sustainability (as required by the City's General Plan).

Noise
As discussed in greater detail in Section 13. Noise, and supported by the Noise Impact Analysis (Appendix F), the noise levels from construction would be below the City's Municipal Code Section 8.15.080.B. threshold of 75 dBA. The noise levels resulting from operations of the Project would meet the City's residential daytime and evening noise standards.

Vehicle Miles Traveled
As discussed in greater detail in Section 17. Transportation, and supported by the Trip Generation and Vehicle Miles Traveled Analysis Memorandum (Appendix G), projects generating fewer than 110 daily trips are presumed to have a less than significant VMT impact. The Project is anticipated to generate 49 daily trips. Also, the Project is located in a low VMT zone/area, and thus, by meeting this criterion along with not exceeding the maximum number of daily trips, the Project can be screened out from further analysis.

In summary, the Project would not conflict with applicable City policies and regulations. Therefore, the Project would have **a less than significant impact**.

<u>Proposed Soil Export Site</u>

The Residences at Oak Glen Creek SP IS/MND concluded that development of the Project would not conflict with an applicable City of Yucaipa land use plan or policy. Similarly, soils from the Sartin Yard Development Footprint deposited at this site would also have **no impact** relative to conflicts with a land use plan or policy for the purpose of avoiding or mitigating an environmental effect.

MINERAL RESOURCES

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. **MINERAL RESOURCES.** Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the State?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

a-b) The City General Plan indicates the entire City is within an MRZ-3 (Mineral Resource Zone 3) classification, in which the significance of mineral deposits cannot be evaluated. No mining activities currently occur in the area. Due to the size of the Project Area and proximity to residential and other commercial uses, the site is unlikely to be considered a viable site for mineral extraction, and therefore, the Project would have **no impact** related to mineral resources.

NOISE

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. **NOISE.** Would the project result in:				
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?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
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?				X

To support the analysis of the Project, Noise Impact Analysis, dated September 2025, was prepared by Entech Consulting Group (Appendix E).

a) Sartin Yard Project

The City's Municipal Code contains regulations that protect residents from exposure to excessive noise. These regulations restrict the operation of construction equipment between 7 am and 7 pm (with exceptions for holidays) and limit the decibel of construction operation to 75 decibels up to 8 hours a day. However, these levels are lowered near sensitive spaces such as residential zones, as shown in Table 9.

Table 9: Exterior Noise Level Standards for Non-Transportation Noise (dBA Leq, 30 mins)

Land Use Type	Time Period	Maximum Noise Level (dBA)
Single-family homes and Duplexes	10 pm to 7 am	50
	7 am to 10 pm	60
Multi-Family Residential	10 pm to 7 am	55
	7 am to 10 pm	60

Construction

Construction noise is considered a short-term impact and would be considered significant if construction activities occur outside the allowable times as described in the City's Municipal Code or if noise levels exceed the City's threshold of 75 dBA.

Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels would be loudest during the grading phase. A likely worst-case construction noise scenario during grading assumes the use of a grader, a dozer, an excavator, and a tractor operating at 230 feet from center of the Project Development Footprint to the nearest sensitive receptor (residences located to the east). Assuming a usage factor of 40 percent for each piece of equipment, unmitigated noise levels at 230 feet have the potential to reach up to 67 dBA Leq at the nearest sensitive receptors during grading. Noise levels for the other construction phases would be lower and range between 64 to 65 dBA Leq. These noise levels are below the City's Municipal Code Section 8.15.080.B. threshold of 75 dBA. Construction is anticipated to occur during the permissible hours according to the City's Municipal Code. Noise reduction mitigation measures are outlined below that would

reduce construction noise further. Therefore, the Project would not result in a substantial temporary increase in noise in the Project Area that would exceed the City's standards. The impact is **less than significant**.

Operation

The Project proposes to store vehicles and equipment with no anticipated excessive operational noise. Sensitive receptors that may be affected by Project operational noise include existing residences to the north, south, and east (Receptors 1-4). The Project's worst-case scenario stationary noise was modeled to estimate the extent of operational noise effects (Table 10) as provided in the Noise Impact Analysis report (Appendix E). The worst-case scenario assumes the trailer parking and idling of trucks are always operational when the noise would be intermittent and cycle on/off depending on customer usage. The open lot storage facility would operate from 7 am to 7 pm. Therefore, only daytime and evening thresholds apply. As shown on Table 10, the Equivalent Sound Level (Leq) levels resulting from operation of the Project meet the City's residential daytime and evening noise standards, and potential impacts would be **less than significant.**

Table 10: Worst-Case Predicted Operational Noise Levels (dBA, Leq)

Receptor	Project Noise Level, dbA Leq	City of Calimesa Residential Day/Night Noise Limit (dbA)	Exceeds Limit (Day/Night)
1	49	55/50	No/No
2	47		No/No
3	50		No/No
4	41		No/No

The Project has the potential to impact off-site sensitive receptors (residences along Chandler Avenue and Calimesa Boulevard) from project-generated traffic. A worst-case project-generated traffic noise level was modeled utilizing the Federal Highway Administration (FHWA) Prediction Model (FHWA-RD-77-108). The modeling is theoretical and does not take into account any existing barriers, structures, and/or topographical features that may further reduce noise levels. The potential off-site noise impacts caused by an increase of traffic from operation of the Project on nearby roadways were calculated for the following scenarios: existing year traffic noise conditions and existing year plus Project traffic noise conditions. The modeled changes in noise levels due to the Project are 0.1 decibel (dB) Community Noise Equivalent Level (CNEL) along Calimesa Boulevard (where the existing noise level is 68.4 dB CNEL) and 0.4 dB CNEL along Chandler Avenue (where the existing noise level is 51.8 dB CNEL) as shown on Table 11. Because these increases fall well below the applicable Federal Interagency Committee on Noise (FICON) significance thresholds, the Project would not result in significant traffic noise impacts.

Table 11: Change in Existing Noise Levels Along Roadways as a Result of Project

Roadway Segment	CNEL at 50 Feet dBA				
	Existing Without Project	Existing With Project	Change in Noise Level	Allowable Increase	Potential Significant Impact
Calimesa Blvd. south of Sandalwood Dr.	68.4	68.5	0.1	1.5	No
Chandler Ave. east of Calimesa Blvd.	51.8	52.2	0.4	5	No

The potential noise impacts from the Project's construction and operation are **less than significant**, and no mitigation is required.

Proposed Soil Export Site

The Residences at Oak Glen Creek SP IS/MND concluded that construction of the Project would not be expected to generate a substantial or temporary noise increase during construction activities, as standard construction activities and equipment would be used. Construction activities shall be restricted to weekdays between 7:00 a.m. and 7:00 p.m. only. Construction equipment shall be muffled in accordance with manufacturer's specifications. These short-term impacts should not exceed noise thresholds established in the City of Yucaipa's General Plan. Similarly, depositing soils from the Sartin Yard Development Footprint at the export site would also use standard construction equipment and be required to comply with the City of Yucaipa's Municipal Code and would have **less than significant** noise impacts.

b) Sartin Yard Project

Vibration impacts from construction would be significant if levels exceed the Caltrans recommended standard of 0.2 inches/second peak particle velocity (PPV) with respect to the prevention of structural damage for normal buildings or if levels exceed the City's vibration threshold of 0.0787 inches/second for residential or passive recreational land use.

Construction

Vibration levels from construction equipment is presented on Table 12 below.

Table 12: Vibration Source Levels for Construction Equipment

Equipment	Peak Particle Velocity (inches/second) at 25 feet
Large Bulldozer	0.089
Loaded Trucks	0.076
Small Bulldozer	0.003

The greatest source of vibration from construction equipment would result from a large bulldozer during grading activities. A static or pneumatic roller would be used during paving operations. At a distance of 40 feet, one (1) large bulldozer would yield a worst-case 0.053 PPV (in/sec), which is below the Calimesa vibration threshold of 0.0787 in/sec. Therefore, the Project would have **less than significant** impacts related to groundborne vibration and noise.

Proposed Soil Export Site

The Residences at Oak Glen Creek SP IS/MND concluded that construction vibratory impacts would be temporary in nature and that noise and vibration would be generated from typical activities associated with new building construction, which includes the use of grading equipment, hammers, nail guns, and other typical construction techniques. No unique construction techniques or pilings would be required that could cause excessive groundborne vibration. The Project would be required to comply with the City's Municipal Code. As the Project would be compliant with the City of Yucaipa's noise standards, impacts related to groundborne vibration and groundborne noise levels would be **less than significant**. Similarly, depositing soils from the Sartin Yard Development Footprint at the export site would also be compliant with the City of Yucaipa's noise standards and potential impacts related to groundborne vibration would also be **less than significant**.

c) Sartin Yard Project

The Project Area is not located within two miles of a public or private airport. The closest airport is the Banning Municipal Airport, which is over 12 miles southwest of the proposed Project Area, and the Project Area is not

within the airport land use plan. Neither construction workers nor employees (not regularly scheduled) working at the Project during operation would be exposed to airport nose, and thus, **no impact** would occur.

Proposed Soil Export Site

The Residences at Oak Glen Creek SP IS/MND concluded that the Project is not within two miles of a public or private airport and there would be **no impact**.

POPULATION AND HOUSING

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. **POPULATION AND HOUSING.** Would the project:				
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)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

a) The Project is a proposed open lot storage facility that would not directly induce population growth as it is not a residential development. Therefore, the Project would not indirectly induce population growth by providing a large employer that could draw new residents to the area. The Project would not develop any additional roadways or increase the infrastructure of Chandler Avenue. The Project would have **no impact** related to unplanned population growth.

b) The Project Area is located within a fallow field that had previously been utilized for agricultural use and would not displace any existing residential units. The Project would not result in the demolition of any residences nor displace any housing that would necessitate the construction of replacement housing elsewhere. There are no current residents or homeless encampments on the site, and there would be **no impact**.

PUBLIC SERVICES

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. **PUBLIC SERVICES**. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X

a) The Project would be served by the City Fire Department. The Project Area is served by the City's fire station at 908 Park Avenue, Calimesa and is accessible from existing improved streets (Calimesa Boulevard and Chandler Avenue). The Project would not directly induce population growth as it is not a residential development and it would not indirectly induce population growth by providing a large employer that could draw new residents to the area. As outlined in the Project description, no buildings are proposed and no regularly scheduled employees would be on-site. As the Project is located in an area with surrounding development that is currently served by the Calimesa Fire Department, the Project would not require unique or altered fire protection services, would not affect fire department service ratios or response times, and would not require the construction of a new fire station. As a standard condition of approval, the Project would be required to pay development impact fees to offset the incremental need for fire protection services. With payment of development impact fee, the Project would have a **less than significant impact** on fire protection services.

b) The Riverside County Sheriff's Department provides all municipal police-related services to the City. The Project Area is served by the Riverside County Sheriff Department's station at 50290 Main Street, Cabazon and accessible from existing improved streets (Calimesa Boulevard and Chandler Avenue). The Project would install security cameras and lights, and a perimeter block wall to secure the storage yard and deter crime (vandalism, theft, etc.). The Project would not directly induce population growth as it is not a residential development and it would not indirectly induce population growth by providing a large employer that could draw new residents to the area. As outlined in the Project description, no buildings are proposed and no regularly scheduled employees would be on-site. As the Project is located in an area with surrounding development that is currently served by the Riverside County Sheriff Department, the Project would not require unique or altered police protection services, would not affect police department service ratios or response times, and would not require the construction of a new police station. As a standard condition of approval, the Project would be required to pay development impact fees to offset the incremental need for police protection services. With payment of the development impact fee, the Project would have a **less than significant impact** on police protection services.

c) As the Project would not directly induce population growth as it is not a residential development and it would not indirectly induce population growth by providing a large employer that could draw new residents to the area, it would not generate new students nor increase demand on schools. The Project would have **no impact** on schools.

d) As the Project would not directly induce population growth as it is not a residential development and it would not indirectly induce population growth by providing a large employer that could draw new residents to the area, it would not increase the demand for parks. The Project would have **no impact** on parks.

e) As the Project would not directly induce population growth as it is not a residential development and it would not indirectly induce population growth by providing a large employer that could draw new residents to the area, it would not increase the demand on other public facilities. The Project would not require new or altered public facilities or services. The Project would have **no impact** related to other public facilities.

RECREATION

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. **RECREATION.**				
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?				X
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?				X

a) As the Project is not a residential project, it would not increase the population in a way that would negatively affect existing neighborhood or regional parks or other facilities. Therefore, the Project would have **no impact** on recreational facilities**.**

b) The Project would not include or require the construction of any recreational facilities nor the expansion of existing recreational facilities. Therefore, the Project would have **no impact** on the environment from construction or expansion of recreational facilities.

TRANSPORTATION/TRAFFIC

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

To support the analysis of the Project, a Trip Generation and Vehicle Miles Traveled Analysis Memorandum was prepared on December 16, 2024, by LSA and is included as Appendix F.

a) The *Final City of Calimesa Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment* dated May 2020 (TIA Guidelines) define a significant impact as a project that conflicts with adopted plans, policies, or programs regarding active transportation or public transit facilities or otherwise decreases the performance or safety of such facilities.

Currently, there are no existing bicycle facilities within the Project vicinity. Based on the City's General Plan Transportation and Mobility Element, one of the City's Goals is to enhance public transit services, trails, paths, and pedestrian amenities that promote the mobility of Calimesa residents and provide a reasonable alternative to the personal automobile. The Project would not conflict with the City's policies related to bike facilities. As such, the Project would not decrease the performance or safety of any existing or proposed bicycle facilities.

The existence of sidewalks provides more transportation choices for non-work trips, which can replace some auto trips, reducing growth in congestion and air pollution. Within the Project vicinity, paved sidewalks are present sporadically along Calimesa Boulevard. However, no paved sidewalk is present along Chandler Avenue. The Project would not affect any existing sidewalks and would add sidewalks along the Project frontage on Chandler Avenue. As such, the project would not conflict with any pedestrian facilities-related goals or decrease the performance or safety of existing pedestrian facilities.

Riverside Transit Agency (RTA) and Omnitrans are the public transit agencies in the area. However, there are no existing transit services in the vicinity of the proposed Project. As such, the Project would not decrease the performance or safety of any existing or proposed public transit facilities.

The Project includes a Street Vacation of Pokey Court. Pokey Court is an unimproved cul-de-sac right-of-way that runs north from Chandler Avenue within the western portion of the Sartin Yard Project Development Footprint. Refer to Figure 5 – Site Plan. Pokey Court currently provides legal access to APN 413-210-022 and -024 from Chandler Avenue. An existing access restriction exists along the Calimesa Boulevard frontage of the Project Area. Legal access to APNs 413-210-022 and -024 and the remainder of -023 must be maintained to avoid creating a landlocked parcel. The Project includes a Parcel Merger to combine existing APNs 413-210-022 and -024 and the remainder of -023 into a single parcel which would allow for access to be taken from Chandler Avenue and thus would not be landlocked. The Street Vacation of Pokey Court would not affect any other properties. Because Pokey Court is an unimproved street right-of-way and the Parcel Merger would combine parcels and maintain access from Chandler Avenue, the Project would not negatively affect vehicle transportation in the Project Area.

The Project would not conflict with existing or proposed bicycle, pedestrian, and public transit facilities. Therefore, the Project conforms to all adopted policies, plans, or programs concerning these facilities and would have a **less than significant** impact.

b) A significant impact would occur if the implementation of the Project were to conflict or be inconsistent with CEQA Guidelines Section 15064.3. Section 15064.3, subdivision (b) of the CEQA Guidelines, which provides the Criteria for Analyzing Transportation Impacts. A Trip Generation and Vehicle Miles Traveled Analysis Memorandum (Appendix F) was prepared for the Project in accordance with the *Final City of Calimesa Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, dated May 2020 (TIA Guidelines). As described in the Memorandum, the proposed Project is estimated to generate 49 daily trips, less than the City's recommended threshold of 110 trips to require a detailed Level of Service (LOS) analysis.

The City's TIA Guidelines provide multiple screening criteria for land use projects. The criteria for which a project can be screened out from a detailed VMT analysis include Transit Priority Area Screening, Low-VMT Area Screening, and Project Type Screening. Projects that are located in a Transit Priority Area or low-VMT zone/area are presumed to have less than significant impact absent substantial evidence to the contrary. Projects generating fewer than 110 daily trips are presumed to have a less than significant VMT impact. The Project is not located in a Transit Priority Area, so it does not screen out with those criteria. The Project is located in a low VMT zone/area, and thus, it can be screened out from further analysis by meeting this criterion. The Project would also generate fewer than 110 daily trips, so it can be screened out from further analysis by also meeting this criterion. Therefore, the Project's VMT impacts would be **less than significant.**

c) A significant impact would occur if the implementation of the Project were to substantially increase hazards due to a geometric design feature or incompatible uses. The Project would improve the northern half width of Chandler Avenue along the Project's frontage, including new asphalt pavement and new curb and gutter and sidewalks. Two driveways/entrances would be constructed along Chandler Avenue. These improvements would require relocation of one existing power pole and removal of several existing eucalyptus trees. The existing power pole would be relocated from the proposed driveway/path of travel to the landscaped screening area. These improvements do not substantially increase hazards along Chandler Avenue, rather they make travel along Chandler Avenue safer for pedestrians and vehicle travel by widening the street and installing a sidewalk. The Project would not create increased hazards due to geometric design features. The Project would have **no impact** related to road hazards.

d) A significant impact would occur if the implementation of the Project resulted in inadequate emergency access. The proposed Project would not involve any physical changes to the emergency access routes at or near the proposed Project site during either construction or operations. Emergency access to the site would continue to be provided from existing routes along Chandler Avenue and Calimesa Boulevard, and emergency access would be maintained. Therefore, the proposed Project is not expected to affect emergency access or result in inadequate emergency access, and impacts would be **less than significant**.

TRIBAL CULTURAL RESOURCES

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. **TRIBAL CULTURAL RESOURCES.** Would the project:				
a) 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) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X		
(ii) 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

a) i-ii:

California Assembly Bill (AB) 52 of 2014, effective July 1, 2015, expanded the California Environmental Quality Act (CEQA) by defining a new resource category: "tribal cultural resources." AB 52 establishes that "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (Public Resources Code [PRC] Section 21084.2). It further states the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3). PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and that are either:

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)
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 PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

In recognition of California Native American tribal sovereignty and the unique relationship of California local governments and public agencies with California Native American tribal governments, and to respect the interests and roles of project proponents, it is the intent AB 52 to:

1. Recognize that California Native American prehistoric, historic, archaeological, cultural, and sacred places are essential elements in tribal cultural traditions, heritages, and identities.
2. Establish a new category of resources in CEQA called "tribal cultural resources" that considers the tribal cultural values in addition to the scientific and archaeological values when determining impacts and mitigation.
3. Establish examples of mitigation measures for tribal cultural resources that uphold the existing mitigation preference for historical and archaeological resources of preservation in place, if feasible.
4. Recognize that California Native American tribes may have expertise with regard to their tribal history and practices, which concern the tribal cultural resources with which they are traditionally and culturally

affiliated. Because CEQA calls for a sufficient degree of analysis, tribal knowledge about the land and tribal cultural resources at issue should be included in environmental assessments for projects that may have a significant impact on those resources.

5. In recognition of their governmental status, establish a meaningful consultation process between California Native American tribal governments and lead agencies, respecting the interests and roles of all California Native American tribes and project proponents, and the level of required confidentiality concerning tribal cultural resources, at the earliest possible point in CEQA environmental review process, so that tribal cultural resources can be identified, and culturally appropriate mitigation and mitigation monitoring programs can be considered by the decision making body of the lead agency.
6. Recognize the unique history of California Native American tribes and uphold existing rights of all California Native American tribes to participate in, and contribute their knowledge to, the environmental review process pursuant to CEQA.
7. Ensure that local and tribal governments, public agencies, and project proponents have information available, early in CEQA environmental review process, for purposes of identifying and addressing potential adverse impacts to tribal cultural resources and to reduce the potential for delay and conflicts in the environmental review process.
8. Enable California Native American tribes to manage and accept conveyances of, and act as caretakers of, tribal cultural resources.
9. Establish that a substantial adverse change to a tribal cultural resource has a significant effect on the environment.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be adopted or certified. AB 52 requires lead agencies to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project."

Sartin Yard Project

Per the Cultural Resource Technical Report (Appendix C), a records search was conducted by the Eastern Information Center (EIC) at the University of California Riverside (UCR) for an area of one mile surrounding the Project Area to determine the presence of any previously recorded sites. There were thirteen previously conducted studies within one mile of the Project Area. There were not any previously recorded historical or pre-historic sites within the Project Area. There were seven previously recorded sites located within 1 mile of the Project Area; six of which are historical structures and one pre-historic granitic pestle. The pedestrian survey was conducted at 5-meter intervals over 100% of the Project Development Footprint, with no new sites or isolates identified. The land has historically been used for agricultural and residential purposes, and there have been heavy disturbances to the subsurface caused by discing and grading. Thus, there is a low likelihood for tribal cultural resources to be unearthed/encountered during grading and other construction activities. Although there is a low likelihood for tribal cultural resources to be unearthed/encountered during grading and other construction activities, implementation of MM CUL-1 through MM CUL-3 and MM TCL-1 through MM TCL-4 would ensure that potential impacts to tribal cultural resources, if unearthed/encountered during construction activities, would be reduced to a less than significant level. Therefore, the Project would have a **less than significant** impact on tribal cultural resources with implementation of MM CUL-1 through MM CUL-3 and MM TCL-1 through MM TCL-4.

On December 8, 2025, the City sent sixteen letter notifications of the proposed Project to tribes in accordance with AB 52 to the following tribes: Agua Caliente Band of Cahuilla Indians, Morongo Band of Mission Indians, Pechanga Band of Luiseño Indians, Soboba Band of Luiseño Indians, Torres Martinez Desert Cahuilla Indians, and Yuhaaviatam of San Manuel Nation. Tribes who receive a formal notification under AB 52 have 30 days to respond and request consultation. Two of the Tribes requested government-to-government

consultation pursuant to AB 52. The City conducted consultation with Agua Caliente Band of Cahuilla Indians and Yuhaaviatam of San Manuel Nation, during which the following mitigation measures were identified.

The Project would have a **less than significant impact** on tribal cultural resources with implementation of MM CUL-1 through MM CUL-3 and MM TCR-1 through MM TCR-4. MM TCR-1 through MM TCR-4 were identified through the AB 52 consultation with the consulting tribes, as proposed below.

Mitigation Measures

MM TCR-1 Tribal Monitoring (Sartin Yard):
Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the Consulting Tribe(s) who elected for tribal monitor(s). In conjunction with the archaeological monitor(s), the tribal monitor(s) shall attend the pre-grading meeting with the contractors to provide cultural sensitivity training for all construction personnel. Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the Consulting Tribe(s), Tribal monitor(s) authorized to represent the Consulting Tribe(s) shall be present for all ground-disturbing activities that occur within the proposed Project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). At the discretion of the consulting tribes, a sufficient number of Tribal monitors shall be present each work day to ensure that simultaneously occurring ground-disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be prepared by the archaeologist, as detailed within CUL-1, and submitted to the Lead Agency for dissemination to the Consulting Tribe(s). Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to issuance of entitlements for the Project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.
MM TCR-2 Treatment of Cultural Resources During Project Implementation (Sartin Yard):
If a pre-contact cultural resource is discovered during Project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed.

The Project Archaeologist shall develop a research design that includes a plan to evaluate the resource for significance under CEQA criteria. Representatives from Consulting Tribe(s), the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Consulting Tribe(s), unless otherwise decided by Consulting Tribe(s). All plans for analysis shall be reviewed and approved by the applicant and Consulting Tribe(s) prior to implementation, and all removed material shall be temporarily curated on-site.

It is the preference of Consulting Tribe(s) that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during Project implementation not be feasible, then a reburial location for future reburial shall be decided upon by the Consulting Tribe(s), the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the Project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, California Historical Resources Information System (CHRIS), and the Consulting Tribe(s). All reburials are subject to a reburial agreement that shall be developed between the landowner and the Consulting Tribe(s) outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts.

Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with the Consulting Tribe(s) to identify an American Association of Museums-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.

All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and the Consulting Tribe(s) for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and the Consulting Tribe(s).

MM TCR-3 Inadvertent Discoveries of Human Remains (Sartin Yard):
If human remains are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find with physical demarcation/barrier constructed) shall cease and the County Coroner shall be contacted pursuant to State's Health and Safety Code §7050.5 and that code enforced for the duration of the Project. There is to be no entry into the buffer area by any unauthorized person; no photographs are to be taken.

MM TCR-4 Non-Disclosure of Reburial Location (Sartin Yard):
It shall be understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

Proposed Soil Export Site

The Residences at Oak Glen Creek SP IS/MND concluded that although there were 12 cultural resources within a half-mile of the project site (per records search at the South Central Coastal Information Center (SCCIC) at the California State University, Fullerton), none are located within the project site. During the Sacred Lands Files (SLF) Search, the Yuhaaviatam of San Manuel Nation stated that the space is of a sensitive nature for tribal resources. Because of the proximity to documented cultural resources in the vicinity of the project site and the results of the SLF Search, the project site has a heightened sensitivity for cultural resources. Potential impacts would be **less than significant with mitigation implementation,** specifically MM CUL-4.

Mitigation Measures

MM CUL-4 Archaeologist and Native American Monitoring (Proposed Soil Export Site):
The depositing of materials at the proposed soil export site shall avoid grading of the site. If grading of the site cannot be avoided, the applicant shall retain a qualified archaeologist and Native American tribal representative to monitor grading of the site. At the Project pre-grading meeting, the archaeologist, the Native American tribal representative(s), the Applicant, and the excavation and grading contractor shall discuss appropriate grading and ground-disturbing methods within archaeologically and culturally sensitive areas within the Project. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential exists for impacts to archaeological resources, cultural resources, and/or sacred sites, the archaeologist and the Native American tribal representative(s) shall actively monitor Project-related grading

and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources.

UTILITIES AND SERVICE SYSTEMS

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
19. **UTILITIES AND SERVICE SYSTEMS.** Would the project:				
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?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
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				X
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?			X	
e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?			X	

a) The only operational water use of the Project would be for the landscaping around the perimeter of storage yard. A water line connection and meter would be installed to connect the Project to an existing Yucaipa Valley Water District (YVWD) pipeline in Chandler Avenue. YVWD would supply the Project with water. No buildings are proposed as part of the Project, and no employees are proposed to work on the Project. Therefore, the Project does not propose or require wastewater treatment, natural gas, or telecommunications. Security lighting and cameras would have minimal electrical demand. Although the Project would pave the storage yard and therefore increase the amount of impervious surface and amount of runoff, the stormwater runoff from the site would flow to the infiltration basin BMP. The infiltration basin BMP is sized to accommodate the stormwater runoff from the 104,544 square feet of asphalt, per the WQMP Section D.5 LID BMP Sizing, Table D.3 (page 17). There is no existing stormwater drainage infrastructure in the Project Area, and the Project would not connect or discharge to any off-site storm drain lines. Because the stormwater runoff from the paved storage yard would infiltrate back into the ground on-site, it would not create or contribute runoff water that would exceed the capacity of drainage systems. The proposed Project would not require the relocation or construction of new or expanded utilities, and thus, would have a **less than significant** impact.

b) The Project construction duration is only expected to take two months, and therefore, the amount of water required for the construction phase, such as watering for dust control, would be minimal. The only operational water use of the Project would be for the landscaping around the perimeter of storage yard, and the amount of water used for landscaping would be minimal. The Project would have **a less than significant impact** on water supply.

c) The Project would not have buildings and employees and would therefore not generate wastewater. The proposed Project does not require service by a wastewater provider. Therefore, the Project would have **no impact.**

d) The Project construction duration is only expected to take approximately two months, and no demolition of existing structures is needed. Therefore, the amount of trash generated during the construction phase would be minimal. Because no buildings are proposed nor employees proposed to work at the site, Project

operations would not include activities that may produce excess solid waste. The waste removal would comply with all existing regulations. Therefore, the Project would have a **less than significant** impact.

e) Per Article II Section 8.30.430 of the City's Municipal Code, all properties within the City are required to subscribe to refuse collection and handling services. The program is designed to collect trash, recyclables, green waste, and organic waste and to assist the City in meeting mandated AB 939 diversion goals established by the State of California. The Project would be served by the City-approved waste disposal service, which is currently served by a contract through CR&R Waste Management, Inc. for waste collection. With the Project's adherence to these guidelines, Project impacts regarding compliance with federal, State, and local management regulations would be **less than significant.**

WILDFIRE

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
20: **Wildfire:** Would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
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?			X	
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?			X	
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?			X	

a) Per the Calimesa General Plan, Chapter 8: Safety, Figure SAF-7: Evacuation Routes Interstate 10 is identified as the main north-south evacuation route for the City and augmented by Calimesa Boulevard; the Project is not located on but adjacent to these evacuation routes. Additionally, unlike residential development, the Project would not add a significant population that may need to be evacuated using these routes. Therefore, the Project would have **no impact**.

b) The Project Development Footprint is set in a graded and relatively flat agricultural field and, therefore, would have no slope factors. The risk of brushfire exists with vehicle storage over dead grasses and fuels. However, the storage area of the Project Development Footprint would be on a paved surface and, therefore, would mitigate that risk. Grading and paving over the existing Project Development Footprint would remove existing vegetation fuels for wildfires. The Project would have a **less than significant impact**.

c) There are existing power poles and power line on the north side of Chandler Avenue. Therefore, there is already a power line and existing public roadway that provides access in the Project area. The Project does not require any utility connections, with the exception of a water line connection to an existing Yucaipa Valley Water District pipeline in Chandler Avenue. Therefore, the Project does not require installation or maintenance of new utilities that could exacerbate fire risk or result in impacts to the environment. Therefore, the Project would have a **less than significant impact.**

d) The Project Development Footprint is in a relatively flat graded area with no slope instability risk. No buildings are proposed as part of the Project and no regularly scheduled employees are proposed to work at the site. Although the Project would pave the storage yard and therefore increase the amount of impervious surface and amount of runoff, the stormwater runoff from the site would flow to the infiltration basin BMP. The infiltration basin BMP is sized to accommodate the stormwater runoff from the 104,544 square feet of asphalt, per the WQMP Section D.5 LID BMP Sizing, Table D.3 (page 17). Because the stormwater runoff from the paved storage yard would infiltrate back into the ground on-site, the Project would not result in runoff that would cause downstream flooding or post-fire slope instability or landslides. The Project would have a **less than significant impact**.

MANDATORY FINDINGS OF SIGNIFICANCE

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
19. **MANDATORY FINDINGS OF SIGNIFICANCE.**				
a) 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 animal or eliminate important examples of the major periods of California history or prehistory?		X		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)?		X		
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

a) The proposed Project would not result in a significant impact with the potential to degrade the environment as discussed in the preceding analysis.

Biological Resources

Per the Multiple Species Habitat Conservation Plan Consistency Analysis, Biological Resource Technical Report, Focused Narrow Endemic Plants and Focused Burrowing Owl Surveys Report ("Biological Report") prepared by RVA in October 2025 and revised April 2026 (Appendix B), the Sartin Yard Project Area supports disturbed non-native vegetation/habitat and does not support any known rare or endangered animal or plant species.

Special-Status Plants

The desktop review did not identify any documented MSHCP covered or special-status plant species in the Sartin Yard Project Area. The Project Area lacks native habitat types and is dominated by disturbance and non-native vegetation, thus reducing the potential for special-status plants to occur. Furthermore, no MSHCP covered species or other special-status plant species were identified during the focused narrow endemic plant species surveys. Therefore, special-status plants are not expected to occur, and the Project would not result in direct or indirect impacts on these species or their habitats. Refer to Section 6.2 Special-Status Plants of the Biological Report. Due to these considerations, no special-status plant species are expected to occur and the proposed Project would not have direct or indirect impacts to special-status plant species or their habitat.

Special Status Wildlife

Potentially occurring special-status wildlife species were researched during the initial literature review of the Project Area. Refer to Table 6: Listed and Special-Status Species Potential to Occur. No special-status wildlife species were observed during the field surveys of the Project Area. Refer to Section 6.3 Special-Status Wildlife of the Biological Report.

Avian Species
One species, rufous-crowned sparrow (*Aimophila ruficeps canescens*), has a high potential to occur in the Sartin Yard Project Area. This species would have a high likelihood of occurring in the Project Area due to the

availability of both suitable nesting and foraging habitat. One species, Cooper's hawk (*Accipiter cooperii*), has a moderate potential to occur in the Project Area. This species would have a moderate likelihood of occurring in the Project Area due to the availability of suitable foraging habitat. Two species, golden eagle (*Aquila chrysaetos*) and burrowing owl (*Athene cunicularia*), also have potential to occur in the Project Area, but it's low due to the availability of only low-quality foraging habitat. The loss of 2.4 acres of low-quality foraging habitat, from development of the Sartin Yard Project, would not have a significant indirect impact on these species. Implementation of measures, specifically pre-construction nesting bird surveys, is required to reduce potential direct impacts if these sensitive species occur in the Sartin Yard Project Area at the time of construction start. Implementation of MM BIO-1 and MM BIO-2 (full text found in Section 4. Biological Resources above) would ensure that the Project's potential impacts to special-status avian species would be reduced to less than significant levels. Refer to Section 6.3 Special-Status Wildlife of the Biological Report.

The Proposed Soil Export Site also has the potential for rufus-crowned sparrow and burrowing owl to be present. To ensure that these sensitive avian species would not be impacted directly or indirectly from depositing material at the proposed soil export, implementation of MM BIO-5 and MM BIO-6 (full text found in Section 4. Biological Resources above) are required to reduce impacts to less than significant.

Mammals

Four species of special status (all designated as species of special concern) have the potential to occur within the vicinity of the Sartin Yard Project Area and include: western yellow bat (*Lasiurus xanthinus*), western mastiff bat (*Eumops perotis californicus*), pocketed free-tailed bat (*Nyctinomops femorosaccus*), and big free-tailed bat (*Nyctinomops macrotis*). The Project Area supports low quality habitat in the form of solitary trees to support the foraging and roosting needs of the these bat species. The Project Area lacks abandoned structures, rock crevices, cliffs, developed tree canopy, and bridges commonly associated with maternity colonies of these four species. The context of evaluating significant impacts to these bat species under CEQA is based on presence of maternity roosting. Given the Sartin Yard Project Area lacks suitable habitat for maternity roosting, potential impacts to these species would be less than significant. Refer to Section 6.4 Special-Status Bat Species of the Biological Report.

Special status northwestern San Diego pocket mouse and San Diego desert woodrat have the potential to occur at the Proposed Soil Export Site. To ensure that these sensitive mammal species would not be impacted directly or indirectly from depositing of the proposed soil export, implementation of MM BIO-5 and MM BIO-6 (full text found in Section 4. Biological Resources above) are required to reduce impacts to less than significant.

Invertebrates

Crotch's bumble bee (*Bombus crotchii*) is a candidate for listing as an endangered species under the California Endangered Species Act (CESA) which affords it the sameprotection as if it is already threatened or endangered while CDFW considers it for full listing. Crotch's bumble bees were not incidentally observed during the various biological surveys conducted within the Sartin Yard Project Area, and the site offers low quality habitat for the species. The low-quality foraging habitat consists of the non-native plant species that dominate the Project Area, such as short pod mustard and black mustard, as well as the sparse native plant species such as fiddleneck. Crotch's bumble bee has low potential to occur in the Sartin Yard Project Area and the Proposed Soil Export Site. However, due to the seasonal movements of the species, and to ensure that the Crotch's bumble bee is not impacted directly or indirectly by the Project, focused presence/absence surveys shall be conducted as proposed in MM BIO-3. Refer to Section 4. Biological Resources above for additional actions depending on whether this species is present or absent. With implementation of this measure, the Project's potential impacts to Crotch's bumble bee would be reduced to a less than significant level. Refer to Section 6.5 Crotch's Bumble Bee of the Biological Report.

Reptiles
The Sartin Yard Project Area was surveyed a total of five times consisting of one general habitat and site assessment and four burrowing owl surveys. During any and all fieldwork, attention also focused on the presence of sensitive reptile species. The Project Area does not contain suitable habitat to support sensitive reptile species due to the density of the non-native vegetation cover. Only two reptile species, western fence lizard and side-blotched lizard were observed to occur within the Project Area. These species were observed around the fringes of the Project Area where there was more open space including developed areas and barren soils. Due to the disturbance patterns of the Project Area, such as mowing and disking, the condition of the habitat is low suitability to support sensitive reptile species and they are not expected to occur. However, because the potential for them to occur cannot be completely ruled out, to ensure that any sensitive reptile species are not impacted directly or indirectly by the development of the Project, a pre-construction sensitive reptile presence/absence survey shall be conducted as proposed in MM BIO-4 (full text found in Section 4. Biological Resources above). Refer to Section 6.6 Sensitive Reptile Species of the Biological Report. No sensitive reptile species were determined to have the potential to occur at the Proposed Soil Export Site. However, implementation of MM BIO-5 (full text found in Section 4. Biological Resources above) which includes the requirement for all wildlife to be allowed to safely leave the site and/or any non-CESA listed species or non-fully protected species to be relocated by the qualified biologist in the event they are observed during the pre-construction survey. With implementation of MM BIO-4 and MM BIO-5 potential impacts to sensitive reptile species would be reduced to a less than significant level.

Cultural and Tribal Resources

Per the Cultural Resource Technical Report (Appendix C), the proposed Project Area has no known historical or pre-historic resources recorded within it. Although there is a low likelihood for unknown historical or pre-historic resources to be unearthed/encountered during grading and other construction activities, implementation of MM CUL-1 through MM CUL-4 and MM TCR-1 through MM TCR-4 would ensure that potential impacts to pre-historic or historical resources that could be important examples of the major periods of California history or pre-history, if unearthed/encountered during construction activities, would be reduced to a less than significant level. Although there is a low likelihood for tribal cultural resources to be unearthed/encountered during grading and other construction activities, implementation of MM CUL-1 through MM CUL-4 and MM TCR-1 through MM TCR-4 (full text found in Section 5. Cultural Resources and Section 18. Tribal Cultural Resources above) would ensure that potential impacts to tribal cultural resources would be reduced to a less than significant level. Therefore, impact on tribal cultural resources that could be important examples of the major periods of California history or pre-history would be **less than significant impact with implementation of mitigation**.

b) Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several Projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. The CEQA Guidelines, Section 15130 (a) and (b), states:

1. Cumulative impacts shall be discussed when the Project's incremental effect is cumulatively considerable.
2. The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the Project. The discussion should be guided by the standards of practicality and reasonableness.

<u>Aesthetics</u>

As discussed in Section 1. Aesthetics discussion, the Project would not have a substantial adverse effect on a scenic vista in the Project vicinity. There are no scenic highways in the City, and the Project would not

impact scenic resources. Operational security lighting would consist of two 23-foot poles, located generally in the center of the Development Footprint, with two LED lights on each pole that would be shielded downwards and angled away from adjacent properties. As such, the impacts of light and glare from the proposed Project are **less than significant** without mitigation**.**

The Project would not cumulatively contribute to an adverse effect on a scenic vista. Cumulative projects would change the existing visual character of the area in which they are located. Each project would go through a design review by City. Design review is anticipated to ensure projects meet the City's standards (per General Plan or Specific Plan) and would have design elements that are aesthetically coherent, compatible, and complimentary with the existing surrounding built environment in terms of colors, materials, and landscaping, and thus, would not result in adverse aesthetic impacts to the visual character in the City. Furthermore, the lighting features for other projects would also be designed in accordance with City's Municipal Code requirements and would have directional shielding and energy-efficient LED fixtures to minimize light spill and glare. Thus, the Project would not cumulatively contribute to substantially degrading the existing visual character or quality of public views or create a new source of substantial light or glare. Potential cumulative aesthetics impacts would be **less than significant**.

Agricultural Resources

As there are **no impacts** to Farmland, Agriculture, Forest Land or Timberland Resources from the proposed Project, therefore, there are also **no cumulative environmental impacts** from Project implementation to Farmland, Agriculture or Timberland Resources.

Air Quality

The SCAQMD recommends that project-specific air quality impacts be used to determine whether a project's emissions are cumulatively considerable. As discussed in Section 3 above, the Project-specific evaluation of emissions (Air Quality and Greenhouse Gas Study, Appendix A) demonstrates that Project construction-source air pollutant emissions and Project operational-source emissions would not result in exceedances of criteria pollutant regional thresholds established by SCAQMD for any criteria pollutant. Accordingly, the Project would also not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is nonattainment, and impacts would be **less than significant**. No mitigation is required. Thus, cumulative impacts would be **less than significant**.

Biological Resources

Potential impacts to biological resources are Project site-specific and would be reduced to a **less-than-significant** level from the proposed Project **with implementation of MM BIO-1 through MM BIO-7** that would avoid impacts, reduce impacts, and mitigate unavoidable temporary and permanent impacts to biological resources (Biological Report, Appendix B). Each individual project within the City would be required to comply with the applicable regulatory requirements and the consultation requirements for impacts to sensitive species and habitats, streambeds, wetlands, and waters of the U.S. to mitigate any potential impacts to biological resources. Per MSHCP (Volume 1, Section 6, page 6-3) payment of the mitigation fee and compliance with the requirements of Section 6.0 are intended to provide full mitigation under the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), federal Endangered Species Act, and California Endangered Species Act for impacts to the species and habitats covered by the MSHCP pursuant to agreements with the USFWS, CDFW, and/or any other appropriate participating regulatory agencies and as set forth in the Implementing Agreement for the MSHCP. Therefore, cumulative impacts to biological resources would be **less than significant with compliance with the MSHCP and mitigation implementation.**

Cultural Resources

Per the Cultural Resources Technical Report (Appendix C) there were no previously recorded historical or pre-historic sites within the Project Development Footprint, and due to the historical use of the Project Area, there is a low likelihood for unknown historical resources to be unearthed/encountered during grading and other construction activities. Although there is a low likelihood for unknown historical or pre-historic resources to be unearthed/encountered during grading and other construction activities, **implementation of** MM CUL-1 through MM CUL-4 and MM TCR-1 through MM TCR-4 would ensure that potential impacts to these resources, if unearthed/encountered during construction activities of the proposed Project, would be reduced to a **less than significant level.**

In the event that historical or pre-historic resources are discovered during construction of other projects in the City, each individual project would be required to comply with the applicable regulatory requirements and avoid, minimize, and/or mitigate any potential impacts to resources on the individual project sites. Potential cumulative impacts of projects throughout the City would be reduced to a **less than significant level with implementation of mitigation measures** identified in project specific cultural resources reports that would protect historical and pre-historic resources and State law and California Health and Safety Code Section 7050.5(b), that would protect human remains.

Energy

As discussed in Section 6 above, trip generation and VMT generated by the Project is consistent with other similar industrial uses of similar scale and configuration as reflected in the CalEEMod output (CEQA Energy Review, Appendix D). As such, the Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and vehicle miles traveled (VMT), nor associated excess and wasteful energy consumption from vehicles, nor conflict with or obstruct a State or local plan for renewable energy or energy efficiency and therefore impacts would be **less than significant**, without mitigation.

Energy consumed by cumulative projects in the City would be comparable to energy consumed by other construction projects of similar scale and intensity. Due to the temporary nature of construction and the financial incentives for contractors to use energy-consuming resources in an efficient manner, cumulative projects would also not result in wasteful, inefficient, and unnecessary consumption of energy. Cumulative projects would consume a fraction of the fuel supply available in the region and have an insignificant demand for the State's overall energy supply. The proposed Project and cumulative projects would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CalGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, use LED lighting, and install low pollutant-emitting finish materials. Therefore, cumulative projects would not conflict with or obstruct applicable State or local plans for renewable energy or energy efficiency. Potential cumulative energy impacts **would be less than significant**.

Geology/Soils

As discussed in Section 7 above, the Project does not include the construction of any habitable structures (housing) or buildings for employees. Thus, the Project would not likely result in loss, injury, or death from rupture of an earthquake fault or strong seismic ground shaking or seismic-related ground failure, including liquefaction, and impacts would be less than significant. The Project Area is located on and surrounded by relatively flat land and is therefore not susceptible to seismically induced landslides. Therefore, the Project would have no impact related to loss, injury, or death from landslides. Compliance with the provisions of the Project's SWPPP and WQMP would ensure that the Project would not cause substantial soil erosion or the loss of topsoil during construction activities or long-term operations. The Project would have less than significant impacts related to expansive soils as the Project Area does not have mapped clay soil with expansion potential and the Project would be required to comply with the City's grading and building codes.

The proposed Project would not utilize any septic tanks, and there would be no impacts related to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems. The Project Development Footprint is underlain by Holocene associated deposits where grading would occur, and it is unlikely that there would be paleontological resources within this Holocene-associated soil because of the historical agricultural use of the land. The limited depth of grading also reduces the potential to unearth paleontological resources. The Project would have a **less than significant impact** on paleontological resources.

Similar to the Project, cumulative projects in the City would be subject to current seismic and erosion control standards. New developments would be exposed to existing geologic and seismic hazards but would not increase the potential for such hazards to occur. Geologic hazards are site-specific, and individual projects would not create additive impacts that would affect geologic conditions on other sites. Therefore, individual projects would not exacerbate existing geologic conditions, and cumulative impacts would be less than significant. No paleontological resources (fossils) have been identified within the Project Area. Potential impacts to paleontological resources are site-specific and would be reduced to a less-than-significant level with implementation of mitigation measure(s) on other project sites as applicable, that would protect paleontological resources. In the event that paleontological resources are discovered, each individual project would be required to comply with the applicable regulatory requirements and mitigate any potential impacts to paleontological resources. Therefore, cumulative impacts to paleontological resources would be **less than significant** and would not be cumulatively considerable.

Greenhouse Gases

As discussed in Section 8 above and the Air Quality and Greenhouse Gas Study (Appendix A), the proposed Project would not generate GHG emissions, either directly or indirectly, that may significantly impact the environment. The Project would create 115.7 MTCO2e per year which is a nominal contribution to regional and statewide GHG emissions. Given that the Project is a storage yard with no full-time employees, its emissions are de minimis and do not conflict with California's established GHG reduction strategies. The Project aligns with the WRCOG Subregional CAP through its minimal emissions profile and compliance with applicable local reduction measures. The Project would comply with applicable Green Building Standards and the City's policies regarding sustainability (as dictated by the City's General Plan). The proposed Project's impacts related to GHG would be **less than significant**, without mitigation.

Cumulative projects in the City would generate GHG emissions from vehicle trips, electrical and water use, and other sources. The analysis of GHG emissions is cumulative in nature, as emissions affect the accumulation of GHGs in the earth's atmosphere. Projects that fall below provided thresholds are considered to have a less than significant impact, both individually and cumulatively. The Project would not exceed the SCAQMD threshold of 3,000 MTCO2e per year, nor would the Project conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions. Furthermore, the Project will not conflict with any of the provisions of the 2022 Scoping Plan or the WRCOG Subregional CAP. Thus, the Project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions and potential impacts would be **less than significant**.

Hazards & Hazardous Materials

Development of the Project would utilize standard grading and construction equipment. Construction of the proposed Project has the potential to create a hazard to the public or environment through the transportation, use, and disposal of construction-related hazardous materials such as fuels, oils, solvents, asphalt, and other materials. Operations of the Project include storage of light construction equipment and materials, recreational vehicles and boats, and trucks and trailers at the site. The only hazardous materials used during operations would be the fuel used for and contained within the construction equipment, recreational vehicles, boats, trucks and trailers stored at the site. It is not anticipated that the Project would require the use of any hazardous

materials for construction or operations beyond those typically used. Through compliance with existing federal, State, and local regulations and requirements related to the transport, use, and disposal of hazardous materials, the Project would not be expected to create a significant hazard to the public or the environment and impacts would be **less than significant**.

The proposed Project Area is not located in or near a hazardous waste site and would have **no impact** related to release of hazardous waste from a hazardous waste site. The proposed Project Area is not located with an airport land use plan or within 2 miles of an airport and the proposed Project would have **no impact** related to safety hazards or exposure to excessive noise from an airport.

Construction activities for other projects in the City, consistent with the Project, would involve the temporary use, storage, and transport of hazardous materials, including fuels, lubricants, hydraulic fluids, concrete additives, curing compounds, solvents, and paints. These materials could pose a risk to the public and the environment if inadvertently released due to equipment failure, traffic accidents, or improper handling. Construction for all projects would be required to comply with all applicable federal, State, and local hazardous materials handling regulations. Construction contractors would be required to prepare and implement Spill Prevention and Response Plans, maintain spill containment kits on-site, and provide worker training for hazardous materials handling and emergency response procedures for all projects. With implementation of required regulatory compliance measures and spill prevention controls, the potential for accidental hazardous material releases from each project would be minimized, and cumulative impacts related to hazardous materials would be **less than significant** and not cumulatively considerable.

Per review of DTSC's EnviroStor website there are no hazardous waste sites within the City. Therefore, cumulative impacts regarding the Project's location on a hazardous waste site are less than significant and would not be cumulatively considerable. No portion of the City is located within an airport land use plan and thus other projects in the city would not conflict with an airport land use plan either. Therefore, cumulative projects would not conflict with an airport safety zone. Therefore, cumulative impacts regarding consistency with airport land use plans are **less than significant** and would not be cumulatively considerable.

During construction of all projects in the City, if any detours of public streets are needed, then temporary traffic control measures and detours would be implemented in coordination with the City and emergency service providers to ensure that emergency access is maintained at all times. Therefore, cumulative projects would not impair implementation of, nor physically interfere with, an adopted emergency response or emergency evacuation plan. Therefore, cumulative impacts regarding emergency response are **less than significant.**.

Construction activities for all projects within the City would involve the temporary use of fuel-powered equipment and vehicles that could pose a limited ignition of fire risk. Construction of each project would be required to comply with all applicable fire safety regulations and standard fire prevention practices, including maintaining fire extinguishers on-site, implementing spark arrestors, controlling vegetation, and restricting hot work activities during high fire weather conditions. With implementation of required fire prevention measures, the cumulative projects would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, cumulative impacts related to wildfire would be **less than significant.**

Hydrology/Water Quality

As the Project would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) for construction and a Water Quality Management Plan (WQMP) for operations it would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; potential impacts would be **less than significant**. The other cumulative projects in the city would also be required to prepare and implement project-specific SWPPPs and WQMPs. With implementation of SWPPPs and WQMPs for all cumulative projects, potential impacts to water quality or water quality standards would be **less than significant.**

The proposed Project Area is not located within a drainage course or designated floodway or floodplain; therefore, the Project's contribution to cumulative flood or dam inundation hazards is not cumulatively considerable. With implementation of the SWPPP, the Project would not result in substantial soil erosion or siltation or an increased rate or amount of surface runoff that would result in flooding on or off-site during construction activities. The infiltration basin BMP is sized to accommodate the stormwater runoff from the storage yard, per the WQMP. There is no existing stormwater drainage infrastructure in the Project Area, and the Project would not connect or discharge to any off-site storm drain lines. Because the stormwater runoff from the paved storage yard would infiltrate back into the ground on the site, the Project would not create or contribute runoff water which would exceed the capacity of drainage systems or provide additional sources of polluted runoff and would not contribute to a significant cumulative polluted runoff impact.

Cumulative impacts to water quality could be significant with the addition of substantial increases in development and temporary construction activities in the Santa Ana River watershed which could increase the amount of flow, sedimentation, and urban pollutants that are transmitted via storm flows to the Santa Ana River and its tributaries. The proposed Project, along with other cumulative projects within the City, would be required to comply with current stormwater requirements for construction-related activities as well as operations. Erosion and sediment control BMPs would be implemented during construction of the cumulative projects in compliance with the NPDES General Permit for Construction Activities. After construction, the cumulative projects would be required to implement the permanent treatment systems identified in their respective WQMPs. Because the proposed Project would implement the BMPs in its SWPPP and WQMP, it would not contribute to a significant cumulative water quality impact.

The only operational water use of the Project would be for the landscaping around the perimeter of storage yard. The amount of water used would be minimal and would not substantially decrease groundwater supplies. Because the stormwater runoff from the proposed Project would drain to its infiltration basin BMP, sized to accommodate the amount of paved surface of the storage yard, and would infiltrate back into the ground, the Project would not interfere with groundwater recharge. As such, there would be **no cumulative impacts** related to groundwater recharge. The Project is not located within a flood hazard area or dam inundation zone; and the Project's contribution to cumulative flood or dam inundation hazards is not cumulatively considerable. Therefore, cumulative impacts regarding flood or dam inundation hazards are **less than significant**.

Land Use/Planning

The Project does not consist of any components that would divide a community. As the Project would have no impact related to dividing a community, it would not contribute to a cumulative considerable impact. The proposed Project includes a GPA from OP to LI and a ZC to allow for the development of the storage facility. The proposed Project would comply with the City's Industrial Development Standards in the CMC, Chapter 18.3 Industrial Zone Districts. Upon approval of the Project, including the proposed GPA and ZC, the proposed development would comply with the new applicable land use designation and zoning code, including the development standards for LI. Therefore, implementation of the Project would not result in conflict with land use plans and policies, and **no cumulative environmental impact** related to conflict with plans, policies, and regulations would occur.

Mineral Resources

The City's General Plan indicates the entire City is within an MRZ-3 classification, in which the significance of mineral deposits cannot be evaluated. No mining activities currently occur in the Project Area. Due to the size of the Project Area and proximity to residential and other commercial uses, the site is unlikely to be considered a viable site for mineral extraction, and therefore, the Project would have **no impact** related to mineral resources. Therefore, the Project's contribution to mineral resources impact is **not cumulatively considerable**.

Noise

All proposed projects within the City would generate temporary noise during construction. Construction activities at each project site would generate similar noise levels as the proposed Project. Construction noise and vibration are localized and rapidly attenuate with distance from the source. It is anticipated that other projects in the City are located far enough away that construction noise and vibration from the Project site would be attenuated with the distance between them, such that the proposed Project would not result in a cumulative effect. Therefore, the Project would **not contribute considerably to temporary cumulative construction noise and vibration impacts**.

The Project has the potential to impact off-site sensitive receptors (residences along Chandler Avenue and Calimesa Boulevard) from Project-generated traffic. The potential off-site noise impacts caused by an increase of traffic from operation on nearby roadways were calculated for the following scenarios: existing year traffic noise conditions and existing year plus Project traffic noise conditions. The modeled changes in noise levels due to the Project are 0.1 decibel (dB) Community Noise Equivalent Level (CNEL) along Calimesa Boulevard (where the existing noise level is 68.4 dB CNEL) and 0.4 dB CNEL along Chandler Avenue (where the existing noise level is 51.8 dB CNEL). Because these increases fall well below the applicable Federal Interagency Committee on Noise (FICON) significance thresholds, the Project is not expected to result in significant traffic noise impacts. Therefore, the Project's contribution to **cumulative long-term noise impact is not cumulatively considerable**.

Population/Housing

The Project does not include housing and would have **no impacts** related to unplanned population growth displacing existing housing and people. As such, the Project would not contribute towards a cumulative impact related to unplanned population growth or displacement of people or housing. Therefore, the Project's contribution to cumulative population/housing impact is **not cumulatively considerable**.

Public Services

The Project would not directly induce population growth as it is not a residential development, and it would not indirectly induce population growth by providing a large employer that could draw new residents to the area. As outlined in the Project description, no buildings are proposed and no regularly scheduled employees would be on-site. With payment of development impact fees, the Project would have a **less than significant impact** on fire and police protection services. As the proposed Project would not directly or indirectly induce population growth, it would not generate new students and demand on schools, and would not generate new residents that would increase demand on parks and other public facilities. Thus, the Project would not contribute to a cumulative impact related to demand on schools, parks, or other public facilities. And as the proposed Project along with other projects in the City, the Project would have **less than significant cumulative impacts** on police and fire protection services.

Recreation

As the Project is not a residential project, it would not increase the population in a way that would deleteriously affect existing neighborhood or regional parks or other facilities. As the Project would have **no impacts** related to recreation, it would not contribute toward a cumulative impact on recreation. Therefore, the Project would result in **no cumulative impacts** related to recreation.

Transportation

The Project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, rather, it helps implement GP planned bicycle facility and infrastructure objectives. Therefore, the Project would not cumulatively contribute to an adverse effect related to conflict with a program, plan, ordinance, or policy. None of the cumulative projects would be expected to increase hazards due to a geometric design feature or incompatible uses due to compliance with

City standards and therefore would not have a cumulative impact. The Project would not result in significant impacts to emergency access limitations because the Chandler Avenue roadway improvements would further improve reliability of access to the area by widening the roadway and installing a sidewalk compared to existing conditions. For these reasons, cumulatively considerable impacts related to the circulation system would be **less than significant**.

Regarding VMT, CEQA Guidelines Section 15064.3 requires consideration of whether a project would cause a substantial increase in vehicle travel. As discussed in the Trip Generation and Vehicle Miles Traveled Analysis Memorandum (Appendix F) prepared for the proposed Project, it would generate an estimated 49 daily trips. Projects generating fewer than 110 daily trips are presumed to have a less than significant VMT impact. As such, the proposed Project would not lead to a substantial or measurable increase in vehicle travel and thus would not make a cumulatively considerable contribution to VMT impacts. Cumulative VMT impacts would be **less than significant**.

Tribal Cultural Resources

No tribal cultural resources were identified within the Project Development Footprint. Potential impacts to tribal cultural resources are site-specific and would be reduced to a less-than-significant level due to implementation of MM CUL-1 through MM CUL-4 and MM TCR-1 through MM TCR-4 that would protect tribal cultural resources. In the event that tribal cultural resources are discovered, each individual project would be required to comply with the applicable regulatory requirements and the consultation requirements of AB 52 to determine and avoid, minimize, and/or mitigate any potential impacts to tribal cultural resources. Therefore, cumulative impacts to tribal cultural resources would be **less than significant with mitigation.**

Utilities/Service Systems

The only operational water use of the Project would be for the landscaping around the perimeter of storage yard. The amount of water used by the proposed Project would be minimal and would not require or result in the construction of new or expanded water facilities. Although the Project would pave the storage yard and therefore increase the amount of impervious surface and amount of runoff, the stormwater runoff from the site would flow to the infiltration basin BMP. The infiltration basin BMP is sized to accommodate the stormwater runoff from the 104,544 square feet of asphalt, per the WQMP Section D.5 LID BMP Sizing, Table D.3 (page 17). There is no existing stormwater drainage infrastructure in the Project Area, and the Project would not connect or discharge to any off-site storm drain lines. Because the stormwater runoff from the paved storage yard would infiltrate back into the ground on-site, the Project would not create or contribute runoff water that would exceed the capacity of drainage systems. For these reasons, cumulatively considerable impacts related to water supply and storm water drainage would be **less than significant**.

No buildings are proposed as part of the Project and no full-time employees are proposed to work on the Project site. Therefore, the Project does not propose or require wastewater treatment, natural gas, or telecommunications. Security lighting and cameras would have minimal electrical demand. For these reasons, cumulatively considerable impacts related to wastewater generation and treatment, natural gas, telecommunications, and electric power would be **less than significant**.

The Project construction duration is only expected to take approximately two months and no demolition of existing structures is needed. Therefore, the amount of trash generated during the construction phase would be minimal. As no buildings are proposed or full-time employees proposed to work at the site, Project operations would not include activities that may produce excess solid waste. Per Article II Section 8.30.430 of the City's Municipal Code, all properties within the City are required to subscribe to refuse collection and handling services. The program is designed to collect trash, recyclables, green waste, and organic waste and

to assist the City in meeting mandated AB 939 diversion goals established by the State of California. The Project and the other cumulative projects would be served by the City-approved waste disposal service, which is currently served by a contract through CR&R Waste Management, Inc. With the proposed Project and cumulative project's adherence to these guidelines, cumulatively considerable impacts related to compliance with federal, State, and local management regulations related to solid waste would be reduced to **less than significant.**

Wildfire

The Project would have no impact directly or indirectly on an emergency response or evacuation plan as the proposed Project would not affect Interstate 10 or Calimesa Boulevard, designated evacuation routes in the City. Because the Project Area is located in a relatively flat area and it would be a paved surface, the Project's potential to exacerbate wildfire risk is less than significant. There are existing power poles and power line on the north side of Chandler Avenue. Therefore, there is already a power line and existing public roadway that provides access in the Project Area. The Project does not require any utility connections, with the exception of a water line connection to an existing YVWD pipeline in Chandler Avenue. Therefore, the Project does not require installation or maintenance of new utilities that could exacerbate fire risk or result in impacts to the environment. The Project Area has no slope instability risk and the infiltration basin is sized to accommodate all of the stormwater runoff from the paved storage yard. Therefore, the Project would not cause downstream flooding or post-fire slope instability or landslides.

The other cumulative projects in the City would also be required to comply with applicable codes, laws and standards and implement any Project specific measures as appropriate, identified through the CEQA review process for those project's site-specific conditions and design. All cumulative projects are required to be constructed in compliance with the California Fire Code that ensure appropriate measures, including fire prevention and fuel modification features, are implemented so that Project/other projects do not expose City residents or visitors to the City to increased and uncontrolled fire hazards. Therefore, the proposed Project would not contribute incrementally, along with other projects in the City or surrounding area, to create an environment that would exacerbate wildfire risks. Cumulative wildfire hazard impacts would be **less than significant.**

Summary

As discussed in more detail throughout this Initial Study (Sections 1 through 20), potential Project impacts associated with aesthetics, agricultural/forest, air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, utilities and service systems, and wildfire would be less than significant without mitigation. Potential impacts associated with cultural resources and tribal cultural resources would be mitigated to a less-than-significant level with the implementation of the MM CUL-1 through MM CUL-4 and MM TCR-1 through MM TCR-4 identified with the consulting tribes during the AB 52 process, with the full text of the CUL MMs presented in Section 5 Cultural Resources and Section 18. Tribal Cultural Resources above. Biological resources would be mitigated to a less than significant level with the implementation of MM BIO-1 through MM BIO-7. Refer to Section 4. Biological Resources for the full text of these BIO MMs. Additionally, compliance with the MSHCP and the payment of the MSHCP mitigation fee mitigates the Project's potential cumulative impact on sensitive species and habitats.

The Project does not include any buildings or full-time employees that would work at the Project site. The Project is anticipated to generate 49 daily trips. The Project would not have significant VMT as it is located in a low-VMT zone/area, and because it is in a low-VMT zone it would not contribute to a cumulatively considerable VMT impact**.** The greenhouse gas emissions analysis is a cumulative analysis as it looks at the Project's contribution on a large, global scale. As shown on Table 7, the Project would create 115.7 MTCO2e

per year which is a nominal contribution to regional and statewide GHG emissions, and therefore would not contribute to a cumulatively considerable GHG impact. As shown on Table 3, the Project's development would result in less than significant regional emissions, including that of ROG and NO_x (ozone precursors), PM_{10}, and $PM_{2.5}$. Therefore, a **less than significant** cumulative impact would occur from the Project.

The greatest cumulative operational impact on the air quality to the SCAB would be the incremental addition of pollutants mainly from increased traffic from the development. In accordance with SCAQMD methodology, Projects that do not exceed SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. The regional ozone, PM_{10}, and $PM_{2.5}$ emissions created from the Project's ongoing operations have been calculated. The analysis found that the Project's development would result in less than significant regional emissions of ROG and NOx (ozone precursors), PM_{10}, and $PM_{2.5}$ during the Project's operation. Therefore, a less than significant cumulative impact would occur from the Project's operations. The air quality standards for ROG and NO_x (ozone precursors), PM_{10}, and $PM_{2.5}$ were set to protect public health, including the health of sensitive individuals (elderly, children, and the sick). The regional analysis found that the project would not exceed the SCAQMD regional significance thresholds for ROG and NO_x (ozone precursors), PM_{10}, and $PM_{2.5}$. As such, the Project would result in a **less than significant** cumulative health impact.

Based on the analyses above, cumulative impacts would be **less than significant with mitigation incorporated**.

c) Environmental Effects Which Could Cause Substantial Indirect Adverse Effects on Humans

Environmental effects which could cause substantial indirect adverse effects on humans include those that could cause indirect physical harm to humans such as poor air quality and exposure to emissions which could result in adverse health effects, global climate change which increases frequency and severity of natural disasters, including flooding and wildfires, exposure to hazardous materials/substances, exposure to excessive noise or groundborne vibration levels, cause inadequate emergency access, exposure to hazards due to dangerous roadway conditions, or cause reduced fire and police protection services.

As discussed in the preceding analysis, the Project would not result in any environmental effects that would cause a substantial indirect adverse effect on humans. The greatest cumulative operational impact on the air quality to the SCAB would be the incremental addition of pollutants from increased development. In accordance with SCAQMD methodology, Projects that do not exceed SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. The regional analysis found that the proposed Project would not exceed the SCAQMD regional significance thresholds for ROG and NO_x (ozone precursors), PM_{10}, and $PM_{2.5}$. As such, the Project would result in a less than significant cumulative health impact. The Project would create 115.7 MTCO2e per year which is a nominal contribution to regional and statewide GHG emissions. The proposed Project’s impacts related to GHG would be less than significant.

It is not anticipated that the Project would require the use of any hazardous materials for construction or operations beyond those typically used. With compliance with existing federal, State, and local regulations and requirements related to the transport, use, and disposal of hazardous materials, the Project would not be expected to create a significant hazard to the public or the environment and impacts would be less than significant. The proposed Project Area is not located in or near a hazardous waste site and would have no impact related to release of hazardous waste from a hazardous waste site. The proposed Project Area is not located with an airport land use plan or within 2 miles of an airport and the proposed Project would have no impact related to safety hazards or exposure to excessive noise from an airport. The proposed Project would not result in substantial noise or vibrations from construction or operations.

Interstate 10 is identified as the main north-south evacuation route for the City and augmented by Calimesa Boulevard. The Project would not impact emergency access as it would not affect either of these evacuation

routes. The Project only includes pavement and sidewalk improvements to Chandler Avenue and would not result in dangerous roadway conditions. With payment of development impact fees, the Project would have a less than significant impact on fire and police protection services. Thus, the Project, with implementation of standard conditions of approval and regulatory compliance, would not result in environmental effects which could cause indirect adverse effects on humans, and potential impacts are **less than significant.**

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