

# CITY OF HEMET

## INITIAL STUDY

**Date:** December 9, 2021

**Case Number:** CZ No. 21-004

**Project Title:** State Street Corridor Change of Zone

**Contact:** Community Development Director  
 H.P. Kang (951) 765-2456  
 445 East Florida Avenue  
 Hemet, California 92543

**Project Location:** The Project site is comprised of two (2) blocks located north of W. Oakland Avenue, west of N. State Street, generally east of N. Alessandro Street, and south of Hemet Vistas Apartments in the City of Hemet (“City”), as shown in *Figure 1: Regional Vicinity* and *Figure 2: Aerial Imagery Map*.

**Project Applicant Name and Address:**

City of Hemet  
 445 E. Florida Avenue  
 Hemet, California 92543

**General Plan Designation:** MU – Mixed Use (Intensity range varies)

**Existing Zoning:** O-P – Office Professional north of Menlo Avenue; C-2 – General Commercial from Menlo Avenue to W. Oakland Avenue

**Proposed Zoning:** R-3 – Multiple Family Residential (max. 30 du/ac)

**Surrounding Land Uses and Setting:** The Project site is designated as MU per the City’s General Plan and is zoned as O-P and C-2 per the City’s Zoning Map (see *Figure 3: General Plan Land Use Map* and *Figure 4: Zoning Map*). Immediate surroundings include residential uses zoned R-3 to the north, commercial uses zoned O-P, C-2, and C-1 (Neighborhood Commercial) to the east, residential uses zoned SP 16-001 (Downtown Specific Plan) to the south, and residential uses zoned R-1-7.2 (Single Family Residential) to the west.

	General Plan	Zoning	Land Use
North	HDR – High Density Residential (18.1-30.0 du/ac)	R-3 – Multiple Family Residential	Multi-family residential (apartments)
East	OP – Office Professional MU – Mixed Use	C-1 – Neighborhood Commercial C-2 – General Commercial	Office, Single family residence (abandoned), Commercial buildings (strip mall), Gas station, Industrial warehouse & Vacant land
South	MU – Mixed Use	SP 16-001 – Downtown Specific Plan	Single family residence & Vacant land
West	LDR – Low Density Residential (2.1-5.0 du/ac)	R-1-7.2 Single Family Residential (min. lot 7,200 sq. ft.)	Single family residential & Mobile homes

**Other Public Agencies Whose Approval is Required** (e.g., permits, financing approval, or participation agreement.)

- State Water Resource Control Board (SWRCB)
- South Coast Air Quality Management District (SCAQMD)

**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, has consultation begun is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

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

The City commenced the AB 52 process by transmitting letters of notification to the California Native American tribes, identified by the California NAHC, that are traditionally and culturally affiliated with the Project area on September 29, 2021, and the process concluded on October 29, 2021. Notices were sent to the following Tribes: Agua Caliente, Augustine Tribe, Cabazon Tribe, Cahuilla Tribe, Los Coyotes Tribe, Morongo Tribe, Pala Band, Pechanga Tribe, Quechan Tribe, Ramona Band, Rincon Band, Santa Rosa Tribe, Soboba Tribe, and Torres-Martinez Tribe. The City received one (1) response from the Quechan Tribe deferring to other local Tribes.

**Sources to be Incorporated by Reference**

- 2030 General Plan (January 24, 2012)
- 2030 General Plan Final Environmental Impact Report (FEIR) (January 12, 2012)
- Hemet Municipal Code Chapter 90 (Zoning)

**Persons Who Prepared Initial Study**

Frank Coyle, Director of Planning  
CASC Engineering and Consulting, Inc.  
1470 E. Cooley Dr.  
Colton, CA 92324  
(909) 783-0101

## **PROJECT DESCRIPTION**

The City of Hemet has secured a planning grant under the SB 2 Planning Grant Program. The program consists of five distinct projects. This includes the following:

- Project 1: Preparation of an Objective Design and Development Standards ordinance.
- Project 2: A zone change to create an overlay district over the project areas
- Project 3: Design and development of a housing project at a future TOD center
- Project 4: Creation of an Electronic Plan Review program
- Project 5: A General Plan Amendment to incorporate VMT thresholds and a Housing Element Update

The City has initiated a change of zone, pursuant to Project 2, on two blocks of land located along the west side of N. State Street, between the Hemet Vistas Apartments at the north, and W. Oakland Avenue at the south. The City proposes a change of zone from Office Professional (O-P) to Multiple Family Residential (R-3) for the Northern Block and from General Commercial (C-2) to Multiple Family Residential (R-3) for the Southern Block ("Project").

### **Northern Block**

The Northern Block is located at the intersection of W. Menlo Avenue and N. State Street and is bound by existing single-family residential uses to the west; N. State Street to the east; an apartment complex to the north; and W. Menlo Street to the south. The parcel numbers are: 439-281-035, 439-060-009, -010, -011, -014, -015, and -024. The block is 10.14 acres, owned by the Housing Authority of Riverside County, and consists of the Workforce Development Center and their parking lot, and vacant land owned by Palm Communities. The General Plan and Zoning designations are Mixed Use (MU) and Office Professional (O-P) respectively. The Housing Authority owns and operates the Workforce Development Center and has entered into an agreement with Palm Communities to build 152 units of workforce housing on 7.76 acres within the Northern Block. At the time of the preparation of this IS/ND, an application for the housing project has not been submitted to the City for review and approval because the application relies upon R-3 zoning. Thus, this development is not a part of the proposed Project. Under the provisions of SB 35 and similar legislation, the housing project will be exempt from CEQA. The Workforce Development Center and parking lot will remain in place. The development program proposes 19.6 du/ac, which is consistent with the maximum density of 18-30 du/ac.

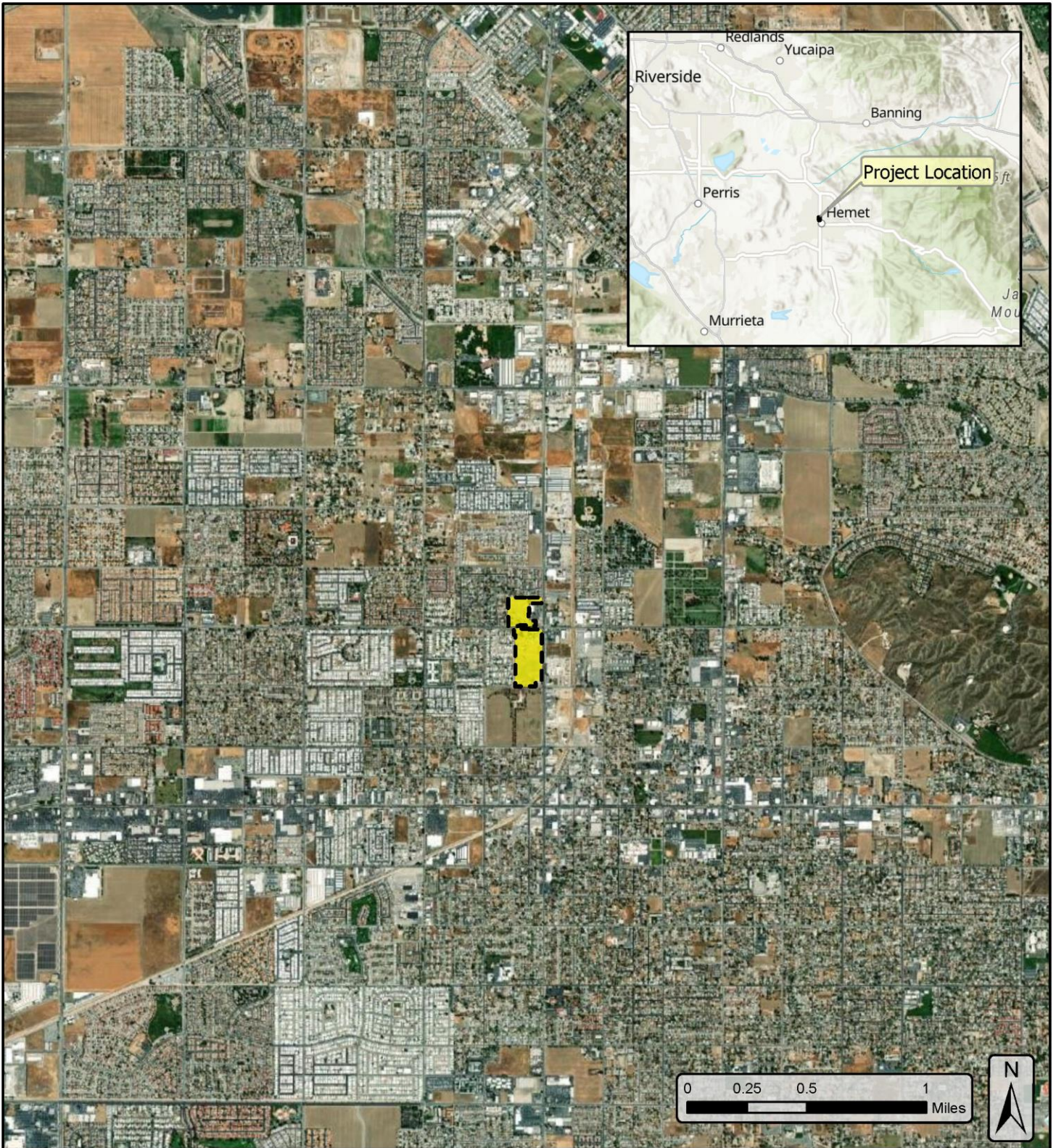
### **Southern Block**

The Southern Block consists of approximately 16.79 acres, owned by the Housing Authority of Riverside County and individual property owners. The area is bound by W. Menlo Avenue to the north; W. Oakland Avenue to the south; N. State Street to the east; and N. Alessandro Street to the west. The parcel numbers are: 443-050-001, -002, -003, -004, -006, -007, -012, -013, -016, -017, -018, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030, -031 -033, -039, -040. The General Plan and Zoning designations are Mixed Use (MU) and General Commercial (C-2) respectively. The Housing Authority owns the majority of the block with vacant land; however, there are several single-owner parcels along the southern and western boundaries and a mobile home park in the northeast corner along W. Menlo Avenue and N. State Street. The SB2 Planning Grant assigns a density of 18-30 du/ac for this block. There are no planned developments proposed at this time.

### **Future Development**

The proposed Project does not include any development. Thus, all future development within the Project site is subject to applicable City review and approval under the provisions of state law.

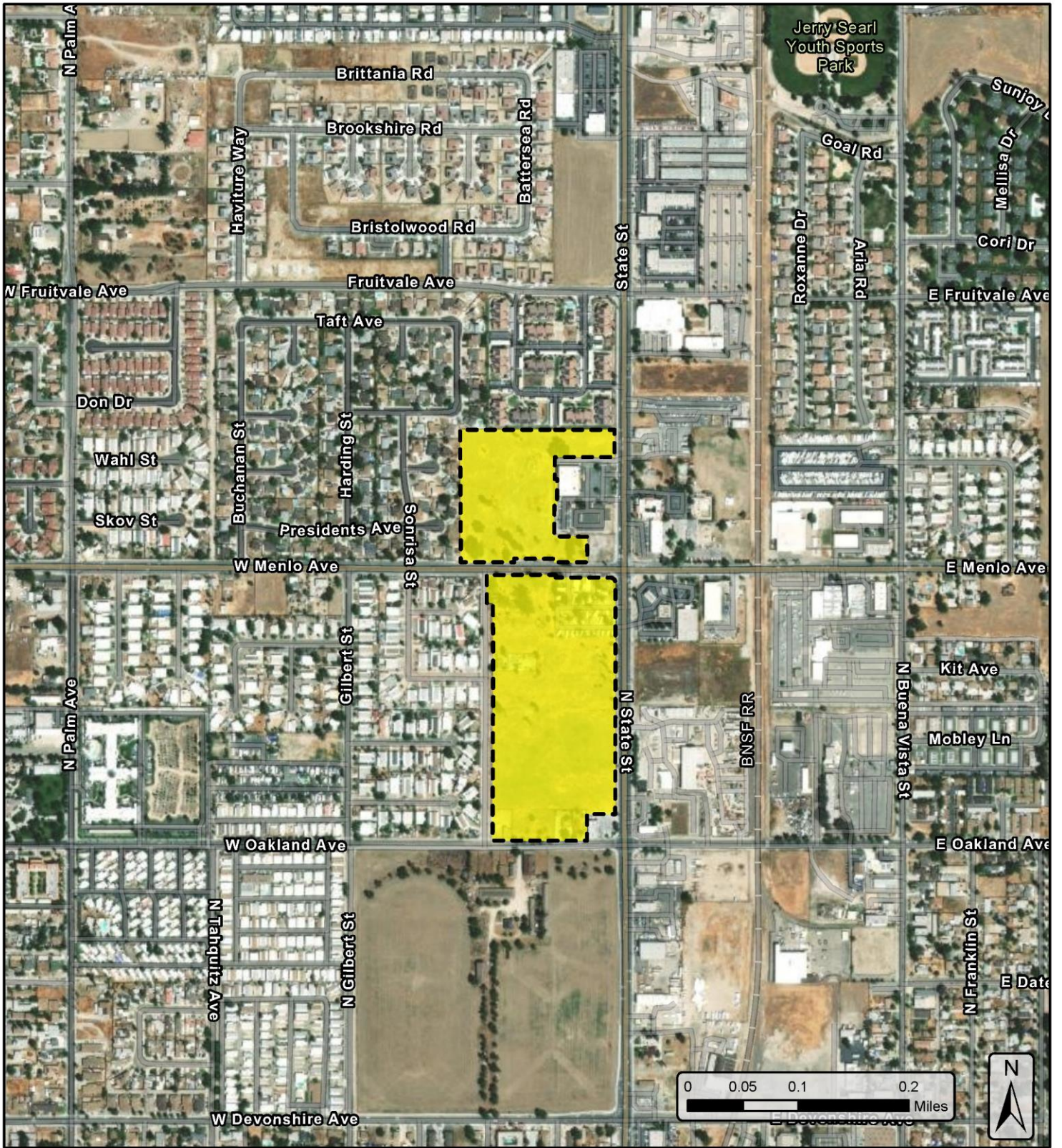




**Figure 1: Regional Vicinity**

State Street Corridor Change of Zone  
City of Hemet





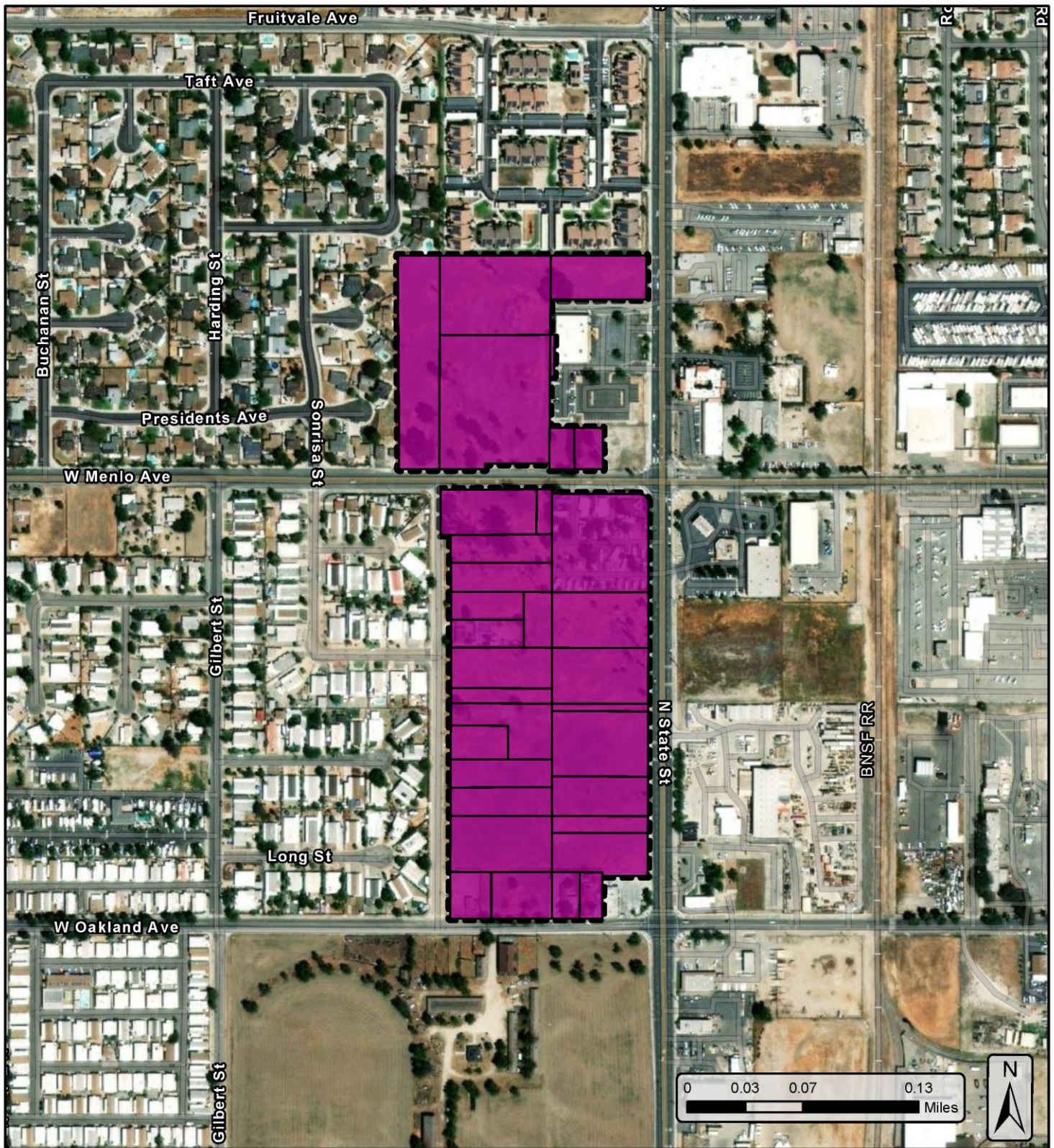
 Project Boundary




## Figure 2: Aerial Imagery Map

State Street Corridor Change of Zone

City of Hemet



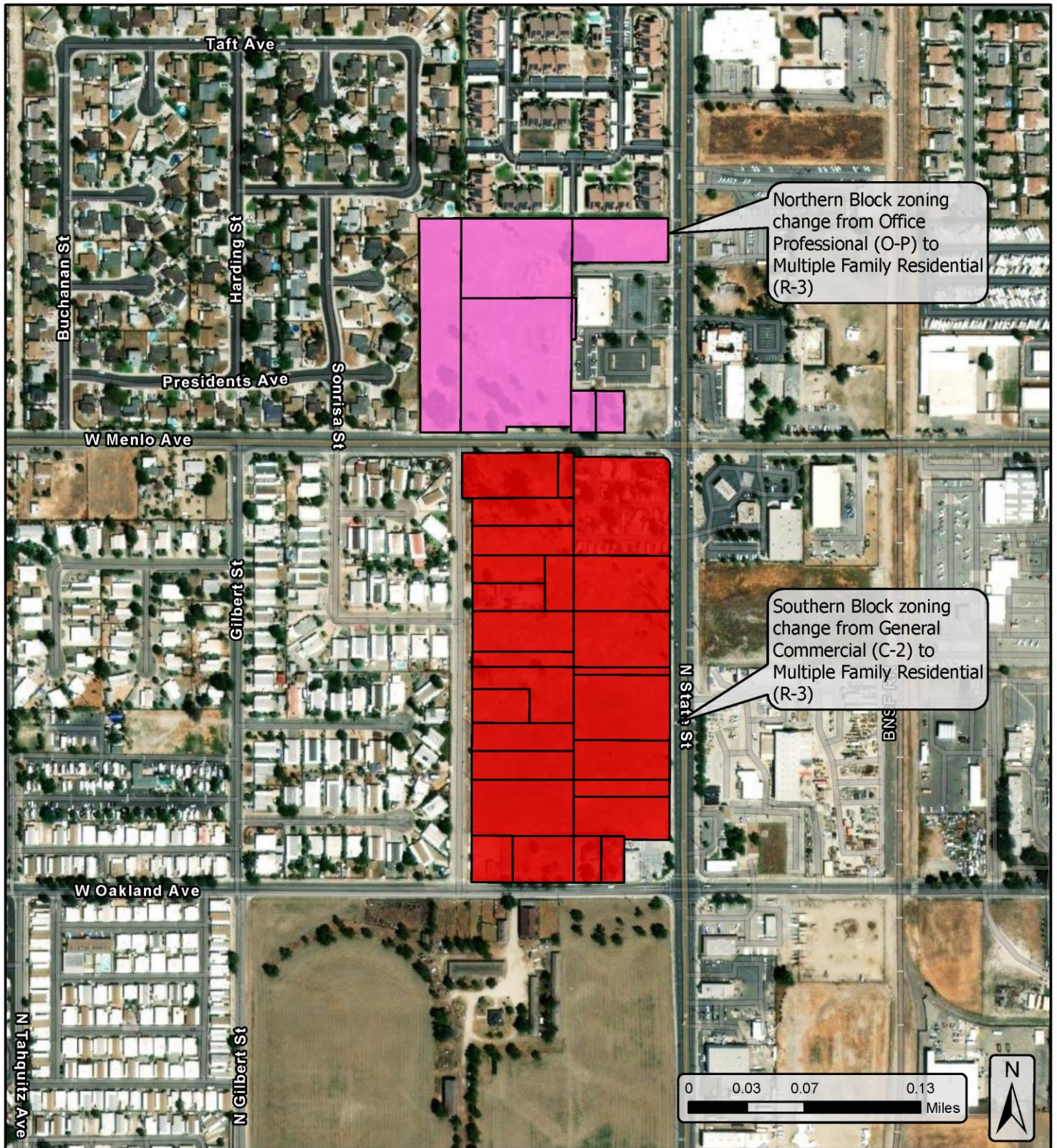


-  Project Boundary
-  General Plan Land Use
-  Mixed Use (MU)

## Figure 3: General Plan Land Use Map

State Street Corridor Change of Zone  
City of Hemet





**ZONING**

- Office Professional (O-P)
- General Comercial (C-2)

## Figure 4: Zoning Map

State Street Corridor Change of Zone  
City of Hemet

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The results of the analysis indicates the environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources        | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology / Soils             | <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards and Hazardous Materials    |
| <input type="checkbox"/> Hydrology / Water Quality   | <input type="checkbox"/> Land Use / Planning                | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                       | <input type="checkbox"/> Population / Housing               | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                  | <input type="checkbox"/> Transportation                     | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire                           | <input type="checkbox"/> Mandatory Findings of Significance |

**Summary of potentially significant impacts that could occur with implementation of this project:** (describe)

None – the Initial Study determined that all potential impacts are less than significant and do not require any mitigation measures as the Project proposes a change of zone and does not include any new development. Future projects will be evaluated at the time they are proposed.



**DETERMINATION:**

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



\_\_\_\_\_  
Signature

Dec. 9, 2021

\_\_\_\_\_  
Date

\_\_\_\_\_  
H.P. Kang, Community Development Director

\_\_\_\_\_  
City of Hemet, California



## ENVIRONMENTAL CHECKLIST QUESTIONS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS</b>				
<b>Except as provided in Public Resources Code Section 21099, would the project:</b>				
a) Have an adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 2 – Land Use
  - b. Chapter 7 – Open Space and Conservation
2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.1 – Aesthetics
3. City of Hemet, Scenic Highway Setback Manual Design Criteria, adopted August 1990
4. California Department of Transportation, List of Eligible and Officially Designated State Scenic Highways, 2019. [California State Scenic Highway System Map \(arcgis.com\)](http://arcgis.com)

Explanation of Checklist Responses

- a) *Have an adverse effect on a scenic vista?*

**No Impact:** The City is characterized by its expanse of open space areas and scenic vistas such as the San Jacinto Mountains, the San Bernardino National Mountains, and the San Gabriel Mountains. The Project site is located within the northern portion of the City, which is an urbanized area filled with residential and commercial development. The nearest major scenic resource is the San Jacinto Mountain range, which is located over four miles northwest of the Project site. The area surrounding the Project provides distant views of the San Bernardino and San Jacinto Mountains. However, due to the intervening development and the distance and orientation in



relation to the Project site, prominent, distinct views of the San Bernadino and San Jacinto Mountains are not available from public viewing areas abutting the Project site, under existing conditions. Within the vicinity of the Project site are residential and public land uses which are built up and developed from one to two story buildings. The Project proposes to change the current zoning designations of O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential). Future development will be required to meet the development standard of Title 19 of the Municipal Code. Therefore, Project implementation would have no impact on scenic vistas.

- b) *Damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?*

**No Impact:** The Project site is not located within or adjacent to a scenic highway corridor and does not contain scenic resources, such as trees of scenic value, rock outcroppings, or identified historic buildings. The majority of the property is vacant and has been disturbed (i.e., disced and building foundations). The Project site contains scattered trees throughout the Northern and Southern Blocks; however, the trees remain from past development and do not appear to be of scenic value. The developed portions of the property contain residential uses, commercial uses, a mobile home park, and the Workforce Development Center.

There are no State-designated or eligible scenic highways adjacent to the Project site. The nearest State-eligible scenic highway is a segment of Highway 74 located approximately 0.5 miles south of the Project site (CalTrans, 2019; Google Earth Pro, 2020). According to the City's Scenic Highway Setback Manual Design Criteria, the Project site is not located within a Scenic Highway Setback Overlay Zone. Additionally, the Project site is not located within a state scenic highway corridor and implementation of the proposed Project would not have a substantial effect on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway corridor. Therefore, the proposed Project would not result in adverse impacts to scenic resources adjacent to or near a State Scenic Highway. No impact would occur.

- c) *In non-urbanized areas, substantially degrade the existing visual character or quality of public views 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?*

**No Impact:** The Project site is located within an urbanized area and the proposed Project consists of a change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential). The Project does not consist of any new development; therefore, Project implementation would not have a substantial effect on the scenic quality within the urbanized area surrounding the Project site. The surrounding area consists of an apartment complex; a mobile home park; single-family residential uses; and commercial uses, such as, strip malls, a gas station, and an industrial supply business. The proposed change of zone would be consistent with the existing zoning adjacent to the Project site, along the northern boundary. Additionally, any new development would be evaluated for compliance with the City Municipal Code and state law at the time of submittal. Therefore, the proposed Project would not conflict with regulations governing scenic quality and no impact would occur.

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

**No Impact:** The Project site is located within an urbanized area that contains commercial uses zoned C-1 (Neighborhood Commercial) and C-2 (General Commercial), and residential uses zoned R-3 (Multiple Family Residential) and R-1-7.2 (Single Family Residential). As discussed in Section



I (c), the Project proposes a change of zone from O-P (Office Professional) and C-2 to R-3. Therefore, light and glare associated with development under R-3 zoning already exists within the Project vicinity. Additionally, the Project does not propose new development and future development will be evaluated at the time of submittal. Thus, the proposed Project would not create a new source of light or glare and no impact would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>II. AGRICULTURE RESOURCES</b>				
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 7 – Open Space and Conservation
2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.8 Agricultural Resources
    - i. Exhibit 4.2-1 Farmland
3. California Department of Conservation (CDC), California Important Farmland Finder (CIFF), 2016, accessed November 3, 2021. [DLRP Important Farmland Finder \(ca.gov\)](#)

Explanation of Checklist Responses

- 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?*

**No Impact:** The California Department of Conservation’s (CDC) Farmland Mapping and Monitoring Program (FMMP) identifies and maps significant farmland. Farmland is classified using a system of five categories including Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance or Potential, and Grazing Land. The classification of farmland is determined by a soil survey conducted by the Natural Resources Conservation Service (NRCS), which analyses the suitability of soils for agricultural production. Based on the Important Farmland Finder, an interactive GIS application, the Project site is classified as “Urban and Built-Up Land”

(CDC, 2018; County of Riverside, 2018). There are no agricultural resources located within or adjacent to the Project area. Therefore, the proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use and no impact would occur.

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

**No Impact:** According the General Plan EIR, the City’s planning area contains 2,189 acres of land that is under Williamson Act contracts. However, the Project site is not located in an area under a Williamson Act contract. Furthermore, the Project site is currently zoned O-P (Office Professional) and C-2 (General Commercial), with a land use designation of MU (Mixed Use). Thus, Project implementation would not conflict with existing zoning for agricultural use. No impact would occur.

**c) Involve other changes in the existing environment that, because of their location or nature, could result in conversion of Farmland to non-agricultural use?**

**No Impact:** The Project site is located within an urbanized area that does not contain any Farmland. Furthermore, the Project proposes a change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential). The proposed Project does not include any new development; therefore, the Project would not involve any changes that could result in conversion of Farmland to non-agricultural use. No impact would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY</b>				
Where available, the significance criteria established by the applicable air quality management district 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 air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to increased pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 7 – Open Space and Conservation



2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.3 – Air Quality
3. South Coast Air Quality Management District (SCAQMD)
  - a. Air Quality Management Plan (AQMP), 2016

Explanation of Checklist Responses

**a) Conflict with or obstruct implementation of the air quality plan?**

**No Impact:** The Project site is located within the South Coast Air Basin (SCAB) under the jurisdiction of South Coast Air Quality Management District (SCAQMD). The SCAQMD was created by the 1977 Lewis-Presley Air Quality Management Act, which merged four county air pollution control bodies into one regional district. Under the Act, the SCAQMD is responsible for bringing air quality in areas under its jurisdiction into conformity with federal and state air quality standards. The Project site is located within the SCAB, a 6,745-square mile subregion of the SCAQMD, which includes portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare.

The determination of whether a region’s air quality is healthful or unhealthful is determined by comparing contaminant levels in ambient air samples to the state and federal standards. The U.S. EPA has set National Air Quality Standards (NAAQS) and monitoring requirements for six principal pollutants, which are called "criteria pollutants," including Ozone (O3), Particulate Matter (PM) (including both PM10 and PM2.5), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), and lead (Pb). The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause regional and/or localized exceedances of the federal and/or state ambient air quality standards, such as the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). The federal Clean Air Act (CAA) requires areas that are not attaining the national ambient air quality standards (NAAQS) to develop and implement an emission reduction strategy that will bring the area into attainment in a timely manner. The SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. The most recent AQMP for the SCAB was published in 2016. The SCAQMD has developed regional and localized significance thresholds (LST) for criteria pollutants, which indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered having an individually and cumulatively significant air quality impact. Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the AQMP is affirmed when a Project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.

The Project proposes a change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential). No new development is proposed by the Project; therefore, no construction or operational emissions will occur. Future development must conform with the Air Quality Maintenance Plan (AQMP) and other regulations under the SCAQMD. Therefore, the proposed Project would not obstruct implementation of any air quality plan and no impact would occur.

**b) Result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard?**

**No Impact:** The SCAB is currently in nonattainment for Ozone (O3) and PM2.5 under state and federal air quality standards, and PM10 under state air quality standards. The AQMP states that individual projects that do not generate operational or construction emissions that exceed the SCAQMD’s recommended daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment, and therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable.

The Project proposes a change of zone and does not include any new development. Therefore, the Project does not include any construction or operational activities that release criteria pollutants into the air. As discussed in Section III (a), future developments must conform with SCAQMD regional and local thresholds of significance. Thus, the proposed Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under applicable federal or state ambient air quality standard. No impact would occur.

**c) Expose sensitive receptors to increased pollutant concentrations?**

**No Impact:** The Project proposes a change of zone and does not include any new development that requires earth moving or construction activities; therefore, the proposed Project would not expose sensitive receptors to increased pollutant concentrations. Thus, no impact would occur.

**d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?**

**No Impact:** Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term healthcare facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities. The CARB has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over sixty-five (65), children under fourteen (14), athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

The nearest sensitive receptors to the Project site include the existing single-family residential uses and multi-family residential uses adjacent to the site. The proposed Project does not include the construction of any new development. The Project consists of a change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential). Therefore, the Project would provide a change of zone that is consistent with surrounding zoning and land uses. Future development will be evaluated to adhere to SCAQMD regulations. Therefore, the proposed Project would not release any emissions or odors into the air that would affect a substantial number of people. No impact would occur.

Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**IV. BIOLOGICAL RESOURCES**

Would the project:



	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have an adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have an adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have an adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Sources**

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 7 – Open Space and Conservation
2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.4 – Biological Resources
    - i. Exhibit 4.4-1 Vegetation Communities
    - ii. Exhibit 4.4-2 Special Status Species
  - b. Section 4.9 Hydrology and Water Quality
    - i. Exhibit 4.9-1 Stormwater Drainage and Groundwater
3. County of Riverside, Environmental Programs, Transportation & Land Management Agency, accessed November 22, 2021. [WR-MSHCP \(rctlma.org\)](http://rctlma.org)
4. Riverside Conservation Authority, MSHCP Information Map, accessed November 3, 2021. [RCA MSHCP Information Map \(arcgis.com\)](http://arcgis.com)

5. California Department of Fish and Wildlife, BIOS Habitat Connectivity Viewer, accessed November 3, 2021. [BIOS viewer 5.96.99 \(ca.gov\)](#)

#### Explanation of Checklist Responses

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

**No Impact:** The proposed Project consists of a change of zone and does not involve any new development. The environmental impacts of any future development will be evaluated under the Hemet Municipal Code and state law. Additionally, the Project area is urbanized and is not identified within a vegetation community, nor is the Project site located where special status plant or wildlife resources have been identified. The proposed Project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WR-MSHCP) planning area, which outlines policies for conservation of habitats and natural communities. However, the site is not located within a MSHCP Criteria Cell, and there are no known significant biological resources on the site. Therefore, the Project would not have a substantial adverse impact on candidate, sensitive, or special status species. Thus, no impact would occur.

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

**No Impact:** As stated above in Section IV (a), the Project consists of a change of zone and does not propose any new development. Future development would be evaluated under the Hemet Municipal Code and state law. The Project site does not contain, nor is it adjacent to, any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Therefore, no impact would occur.

- c) *Have an adverse effect on State or federally protected wetlands through direct removal, filling, hydrological interruption, or other means?*

**No Impact:** The City contains water bodies and wetlands including the San Jacinto River, Diamond Valley Lake, San Diego Aqueduct, Hemet Channel, Lake Hemet Main Canal, Salt Creek Flood Control Canal, Bautista Wash, and the Casa Loma Canal Aqueduct. However, no wetlands exist at or near the Project site and the proposed Project does not consist of new development. Therefore, no impact would occur.

- d) *Interfere 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?*

**No Impact:** The Project site is located within a Limited Connectivity Opportunity Zone. No migratory wildlife corridors or native wildlife nursery sites are found within the Project site or the surrounding area. Therefore, the proposed Project would not interfere with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors; nor would the Project impede the use of native wildlife nursery sites. Furthermore, the Project does not consist of any new development and future development would be evaluated under the Hemet Municipal Code and state law. Thus, no impact would occur.

- e) *Conflict with any local policies or ordinances protecting biological resources?*



**No Impact:** The proposed Project does not include new development and therefore, would not conflict with any local policies or ordinances protecting biological resources. Future development would be evaluated under the Hemet Municipal Code and state law. Thus, no impact would occur.

- f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

**No Impact:** Although the proposed Project is within the Western Riverside County MSHCP, the Project site is not located within a Criteria Cell. Additionally, the Project does not propose any grading or construction of new buildings and/or facilities. Therefore, the proposed Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. Thus, no impact would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES</b>				
Would the project:				
a) Cause an adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause an adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 9 – Historic Resources
    - i. Figure 9.3 Notable Local Historic Sites
2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.5 – Cultural Resources
    - i. Exhibit 4.5-1 Cultural Resource Sensitivity
3. National Parks Service, National Register Database and Research GIS App, accessed November 3, 2021. [National Register of Historic Places \(nps.gov\)](https://www.nps.gov/)

Explanation of Checklist Responses

- a-c) No Impact:** The proposed change of zone does not involve any new development. Additionally, the City completed the AB 52 process by notifying the California Native American tribes that are identified by the California NAHC to be traditionally and culturally affiliated with the Project area. The City received one (1) response from the Quechan Tribe deferring to other local Tribes.

The Hemet Stock Farm is identified as a Notable Local Historic Site and is located directly south of the Project site. Although the Hemet Stock Farm is designated as a local historic site, the Farm is not located within the Downtown Historic Core, which identifies if an area is subject to demolition review. The Project site does not contain any local, state, or national historic resources and is located within an area of Low-Medium Cultural Resource Sensitivity. The proposed Project would not cause an adverse change in the significance of a historical or archaeological resource pursuant to §15064.5.

Since no development is proposed as part of the change of zone, the potential for encountering human remains during grading, excavation, or construction activities is non-existent. Future development will be exempt from CEQA pursuant SB 35. However, any future proposed developments will be subject to plan review in which the City may apply conditions of approval to address monitoring during earth moving activities and the disposition of any discovered human remains. Thus, no impact would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. ENERGY</b>				
<b>Would the project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 5 – Community Services and Infrastructure
2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.14 – Public Utilities and Energy Efficiency

Explanation of Checklist Responses

- a) *Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

**No Impact:** As the City and the surrounding region continues to grow and develop, the demand for energy consumption increases. State, county, and City building codes determine energy efficiency requirements for building construction. Changes to building codes over the years have resulted in substantial improvements in energy efficiency. This has translated into less energy required to light, cool, and heat buildings. In addition, green building techniques, such as the use of passive solar orientation, recycled building materials, improved insulation, energy star appliances, and onsite small-scale renewable energy generation have contributed to energy conservation.



The proposed change of zone would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation because no new development is being proposed. While the use and/or construction of Multiple Family Residential uses could potentially have significant energy demands, any future development would be subject to compliance with energy standards in place at the time of construction. As such, no impacts would occur relative to the change of zone.

**b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

**No Impact:** The proposed change of zone would not conflict with or obstruct a State or Local plan for renewable energy or energy efficiency. Any future project constructing or operating a Multiple Family Residential use would be subject to conform with State and Local regulations regarding renewable energy and energy efficiency. These regulations include encouraging the production and use of renewable energy resources, the effective management of energy resources, and the use of existing infrastructure to reduce environmental impacts. The proposed Project only involves a change of zone and does not authorize any new development, as such, no impacts would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VII. GEOLOGY AND SOILS</b>				
Would the project:				
a) Directly or indirectly cause potential adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 6 – Public Safety
2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.6 – Geology, Soils, Mineral and Paleontological Resources

Explanation of Checklist Responses

**a-f) No Impact:** The Alquist-Priolo Earthquake Fault Zoning Act (Act) was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act requires the State Geologist to establish regulatory zones, known as "Alquist-Priolo (AP) Earthquake Fault Zones," around the surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet).

The City contains several areas designated as Alquist-Priolo Earthquake Fault Zones due to the San Jacinto Fault that runs through the northeast portion of the City. The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and does not contain a San Jacinto Fault line. However, the Project site is situated in a seismically active region. As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project site. Other geologic hazards include earthquake liquefaction and landslides. Liquefaction is a process in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking and behave as fluid. The Project site is located within an area with moderate liquefaction susceptibility. Landslides may result from heavy rain, erosion, removal of vegetation, seismic activity, or combinations of these and other factors. The Project site is relatively flat, contains no hillside or steep slopes on or in the vicinity, and is located within an urbanized area (Google Earth Pro, 2020). Additionally, future development must connect to a municipal waterway system; therefore, septic tanks and alternative waste water disposal systems will not be utilized.

The Project site is located within an area identified to have high Paleontological Sensitivity. The

area is classified as High B, which indicates that fossils are likely to be encountered at or below four feet of depth and may be impacted during excavation. However, the Project proposes a change of zone and does not involve earth moving and/or construction of new development. Future development must comply with federal and state requirements such as the California Seismic Hazards Mapping Act to assess the geological hazards of a project site (i.e., seismic ground shaking, liquefaction, landslides) and soil stability. Furthermore, future development will need to assess the potential to directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature. The City's Municipal Code has many existing regulations that mitigate potential safety concerns related to new construction. The City of Hemet's Building Regulations are included in the City's Municipal Code as Chapter 14 (Buildings and Building Regulations). The City has adopted by reference the most recent version of the California Building Standards Code (CBC). The CBC is the building code for California, and Title 24 of the California Code of Regulations. As such, no impacts would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. GREENHOUSE GAS EMISSIONS</b>				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 7 – Open Space and Conservation
2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.3 – Air Quality
3. South Coast Air Quality Management District (SCAQMD)
  - a. Air Quality Management Plan (AQMP), 2016
4. California Air Resources Board (CARB) Scoping Plan, 2017

Explanation of Checklist Responses

**a-b) No Impact:** Global climate change has been of concern due to the rise of rapid industrialization. Greenhouse gases (GHGs), primarily carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous (N<sub>2</sub>O) oxide, collectively reported as CO<sub>2</sub>e, are directly emitted from stationary source combustion of natural gas in equipment such as water heaters, boilers, process heaters, and furnaces. GHGs are also emitted from mobile sources such as on-road vehicles and off-road construction equipment burning fuels, such as gasoline, diesel, biodiesel, propane, or natural gas (compressed or liquefied). Indirect GHG emissions result from electric power generated elsewhere (i.e., power plants) used to operate process equipment, lighting, and utilities at a facility. Also, included in GHG



quantification is electric power used to pump the water supply (e.g., aqueducts, wells, pipelines) and the disposal and decomposition of municipal waste in landfills.

The Project proposes a change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential). The proposed Project does not consist of any new development. Therefore, the Project will not directly generate greenhouse gas emissions that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gas. Furthermore, future proposed development must comply with SCAQMD requirements, state, and federal regulations such as AB 32, and the City of Hemet General Plan in order to have a less than significant impact on greenhouse gas emissions. Many of the GHG reduction measures outlined in AB 32 have been adopted and implementation activities are ongoing. AB 32 requires the State to reduce statewide greenhouse gas emissions to 40% below 1990 levels by 2030. Future development would be exempt from CEQA pursuant to SB 35 and similar legislation. Additionally, future development would not be required to conduct a traffic analysis based on VMT, unless required by the City to establish conditions of approval. As such, no impacts would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IX. HAZARDS AND HAZARDOUS MATERIALS</b>				

Would the project:

a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 6 – Public Safety
2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.8 – Hazards and Hazardous Materials
3. California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (CORTESE) EnviroStor Database, accessed November 19, 2021. [EnviroStor \(ca.gov\)](http://envirostor.ca.gov)

Explanation of Checklist Responses

**a-g) No Impact:** The Project proposes a change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential) and does not consist of any new development. The environmental impacts of future development will be analyzed under the Hemet Municipal Code and state law. Given the proposed zoning of R-3, there would not be a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, as hazardous materials are not permitted under R-3 zoning. The change of zone would not induce 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.

The proposed R-3 zoning is not expected to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Future development will be limited to residential uses with low potential to emit or transport hazardous substances. Currently, the Project site is approximately 0.48 miles northwest of the nearest school, Alessandro High School and 0.52 miles northwest of Jacob Wiens Elementary School and Union High School. According to the Cortese List, the Project site is not included on a list of hazardous materials sites.

The Project site is located approximately 2.07 miles northeast of the Hemet-Ryan Airport. There are no other public or private airports within the City. One (1) parcel on the southwest corner of the Project site, totaling 0.39 acres, is located within Hemet-Ryan Airport Compatibility Zone E. Therefore, the change of zone to R-3 would not result in a safety hazard or excessive noise for people residing or working in the project area.

The proposed change of zone is not expected to impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan identified in the City General Plan. Additionally, the proposed change of zone would not disproportionately expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires in comparison to existing residential land uses in the City. As such, no impacts would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X. HYDROLOGY AND WATER QUALITY</b>				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Decrease groundwater supplies or interfere with groundwater management of the basin that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) result in substantial erosion or silt in a manner which would result in erosion, siltation, or flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable ground water management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 5 – Community Services and Infrastructure
2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.9 – Hydrology and Water Quality
3. California Water Boards, Santa Ana – R8, accessed November 19, 2021. [Regional Boundaries Map | Santa Ana Regional Water Quality Control Board \(ca.gov\)](#)
4. Department of Homeland Security, FEMA Flood Map Service Center, accessed November 22, 2021. [FEMA Flood Map Service Center | Search By Address](#)

Explanation of Checklist Responses

- a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

**No Impact:** The Project site lies within the San Jacinto River Watershed, which drains to the Santa Ana River through Lake Elsinore and Temescal Wash, and eventually drains to the Pacific Ocean in Orange County. The watershed is under the authority of the Santa Ana Regional Water Quality Control Board (RWQCB). The proposed change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential) will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. The proposed Project does not consist of any new development and therefore will not require earth moving, construction, or operational activities. All new development projects equal to one acre or more are subject to National Pollutant Discharge Elimination System (NPDES). Under the NPDES, new development in the City must comply with Waste Discharge Requirements (WDR) and the City’s Municipal Storm Sewer System Permit (MS4). Therefore, no impact would occur.

- b) *Decrease groundwater supplies or interfere with groundwater management of the basin that the project may impede sustainable groundwater management of the basin?*

**No Impact:** The change of zone does not include new development, and thus, will not have a direct impact on substantially decreasing groundwater supplies or interfere substantially with groundwater recharge. Future grading and/or new construction must undergo the appropriate development review to determine any project impacts that may impede sustainable groundwater management of the Hemet South Basin. This includes preparation of project-specific hydrology studies and implementation of BMPs to minimize runoff and provide for infiltration of stormwater into the soil onsite. As such, no impacts would occur as a result of the proposed change of zone.

- c) *Substantially alter the 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:*

- (i) Result in substantial erosion or silt in a manner which would result in erosion, siltation, or flooding on- or off-site?
- (ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;
- (iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
- (iv) Impede or redirect flood flows?

**No Impact:** The change of zone would not substantially alter the existing drainage pattern of a site or area because the proposed Project does not include new development. Future development will be subject to plan review to ensure that the existing drainage pattern of an area or site does not alter the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite, or 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. No impacts would occur.

- d) *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

**No Impact:** The proposed change of zone has no risk of inundation as the Project does not include new development. There is no levee located within the vicinity of the Project site. According to applicable FEMA FIRM No. 06065C1488H, the Project site is located within Zone A, which is an area subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies (FEMA 2020). The Project site is located over forty-four (44) miles northeast of the Pacific Ocean and is not within a dam inundation zone. Additionally, no steep hillsides subject to mudflow are located on or near the Project site. No impacts would occur.

- e) *Conflict with or obstruct implementation of a water quality control plan or sustainable ground water management plan?*

**No Impact:** The proposed change of zone would not conflict with or obstruct implementation of a water quality control plan or sustainable ground water management plan. Future development would be required to conform with the City of Hemet General Plan and Municipal Code to mitigate impacts to water quality control plans or sustainable groundwater management plans. No impacts would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XI. LAND USE AND PLANNING**

Would the project:

- a) Physically divide an established community?

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 2 – Land Use
2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.10 – Land Use, Population, and Housing

Explanation of Checklist Responses

a) *Physically divide an established community?*

**No Impact:** The Project proposes a change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential). According to the City’s General Plan, the Project site is designated as Mixed Use (MU), which allows R-3 development. The Project site is comprised of a majority of vacant land, as well as, the Workforce Development Center, a mobile home park, commercial uses, and a few single-family residences. Under the proposed Project, the Workforce Development Center will remain in place. Although several residential and commercial uses exist within the Project site, the Project does not propose any development. Furthermore, the proposed change of zone will simply allow for Multiple Family Residential uses to be built on the Project site rather than Commercial and Office uses. Therefore, no impact would occur.

b) *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

**No Impact:** As stated above in Section XI (a), the Project proposes a change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential). According to the City’s General Plan, the Project site is designated as Mixed Use (MU), which allows R-3 development. Future development will be subject to City review and approval. Therefore, future development will conform with the City’s General Plan and any policies or regulations that the City has adopted for the purpose of avoiding or mitigating an environmental effect. Thus, no impact would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XII. MINERAL RESOURCES**

Would the project:



	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on the general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 7 – Open Space and Conservation
2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.6 – Geology, Soils, Mineral and Paleontological Resources

Explanation of Checklist Responses

**a-b) No Impact:** The Project site is located within an area classified as an MRZ-3 (Mineral Resource Zone 3). MRZ-3 areas contain sedimentary deposits that have the potential to supply sand and gravel for concrete and crushed stone for aggregate; however, these mineral deposits are not of statewide or regional significance. Some mineral resources found in the area, such as limestone, serpentine, sand, and gravel may have potential for local significance. However, the proposed Project does not include any new development. The Project consists of a change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential). Therefore, the proposed Project would not result in the loss of availability of know mineral resources that would be of value to the region, the state, or the local community. Thus, no impact would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XIII. NOISE**

Would the project:

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 general plan or noise ordinance, or other applicable standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 6 – Public Safety
2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.11 – Noise

Explanation of Checklist Responses

**a-b)** *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 general plan or noise ordinance, or other applicable standards? Generation of excessive ground-borne vibration?*

**a-b) No Impact:** The Project proposes a change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential). The Project does not include any new development, and therefore, does not involve any grading or construction of new buildings and/or facilities. The proposed Project will not generate a temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the general plan or noise ordinance, or applicable standards of other agencies, or produce excessive ground borne noise levels. Future construction of Multiple Family Residential uses is subject to City review and approval and must comply with the City’s Noise Standards for residential properties. As such, no impacts would occur.

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

**No Impact:** As previously discussed in Section IX, the Project site is located approximately 2.07 miles northeast of the Hemet-Ryan Airport. There are no other public or private airports within the City. One (1) parcel on the southwest corner of the Project site, totaling 0.39 acres, is located within Hemet-Ryan Airport Compatibility Zone E. Therefore, the change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential) would not result in a safety hazard or excessive noise for people residing or working in the project area. Thus, no impact would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. POPULATION AND HOUSING</b>				
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 2 – Land Use
  - b. Chapter 11 - Housing
2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.10 – Land Use, Population, and Housing

Explanation of Checklist Responses

- a) *Induce substantial unplanned population growth in an area, either directly or indirectly?*

**Less than Significant Impact:** The Project site is located in the City's General Plan Mixed Use (MU) land use designation. Per the Hemet General Plan, Mixed Use (MU) designations are intended to create high-intensity environments for people to live, work, and shop within a compact area. Permitted land uses within Mixed Use (MU) designations include Single-Family Residential; Low Density, Multiple Family, and High Density Residential; Planned Community Development; and Commercial and Office uses. The proposed Project consists of a change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential). Although the change of zone may induce population growth by permitting Multiple Family Residential development rather than Commercial and Office development, the R-3 zoning complies with the General Plan land use designation, which is consistent with the General Plan EIR. The Project does not propose any development at this time. Therefore, Project impacts would be less than significant.

- b) *Displace existing people or housing, necessitating the construction of replacement housing elsewhere?*

**No Impact:** As discussed in Section XI (a), the Project site is comprised of a majority of vacant land, as well as, the Workforce Development Center, a mobile home park, commercial uses, and a few single-family residences. Under the proposed Project, the Workforce Development Center will remain in place. Although several single-family residences exist within the Project site, the Project does not propose any development. Potential impacts to an established community will be analyzed when future development is proposed. Furthermore, the proposed Project will provide a zoning designation that permits the construction of more housing rather than Commercial and Office uses. Therefore, no impact would occur.



	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XV. PUBLIC SERVICES</b>				
a) Would the project 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 following?				
(i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(v) Other public services/facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 5 – Community Services and Infrastructure
2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.12 – Public Services and Facilities

Explanation of Checklist Responses

- a) *Would the project 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 following?*

**Less than Significant Impact:** The change of zone may contribute to an increase in Multiple Family Residential land uses, which would cause an increase in the number of residents in the Hemet Fire Department and Hemet Police Department service areas. As a result, additional fire and police equipment, facilities, and personnel may be required to provide adequate response times, acceptable public service ratios, and other performance objectives for law enforcement services. Currently, no development is proposed as part of the change of zone. Furthermore, residential land uses may generate additional need for schools, parks, and other public services/facilities. Thus, future development will undergo City review and approval in order to ensure adequate fire and police services are provided, as well as public facilities such as schools and parks. Thus, the proposed Project would have a less than significant impact

on government facilities.

(i) Fire protection?

**Less than Significant Impact:** The City is served by the Hemet Fire Department, which provides fire protection services and maintains a comprehensive inspection program that reduces the potential for accidents. Four (4) fire stations are located within the City: Fire Station No. 1 on Juanita Street, Fire Station No. 2 on Stetson Avenue, Fire Station No. 3 on Devonshire Avenue, and Fire Station No. 4 on Cawston Avenue. The Hemet Fire Department will continue to provide fire protection and emergency medical services to approved residential uses as well as the surrounding community. Thus, the proposed Project would have a less than significant impact on fire protection services.

(ii) Police protection?

**Less than Significant Impact:** The City is served by the Hemet Police Department, which is located at 450 E. Latham Street. The Hemet Police Department will continue to provide police protection services to approved residential uses and the surrounding community. The proposed change of zone may have the potential to generate additional need for law enforcement protection and emergency medical services. Thus, future development is subject to City review and approval in order to ensure adequate services are provided. Thus, the proposed Project would have a less than significant impact on police protection services.

(iii) Schools?

**Less than Significant Impact:** The proposed Project consists of a change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential). Future development that is consistent with the proposed zoning of R-3 may generate students and increase demand on local schools. However, future development will be analyzed to evaluate potential impacts to schools and educational facilities. As such, less than significant impacts are anticipated relative to the change of zone.

(iv)-(v) Parks and Other public facilities?

**Less than Significant Impact:** The requested change of zone is not expected to directly impact parks or other public facilities. However future development under the proposed R-3 zoning will provide private recreational facilities but may cause potential impacts to public parks and other public facilities. Therefore, future development will be evaluated at the time of submittal. As such, a less than significant impact would occur.

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Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVI. RECREATION**

Would the project:

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 8 – Recreation and Trails
2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.12 – Public Services and Facilities

Explanation of Checklist Responses

**a-b) No Impact:** The proposed Project consists of a change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential). The Project does not propose any new development; therefore, Project implementation would not increase the use of existing neighborhood and regional parks or other recreational facilities. Future development of Multiple Family Residential uses would provide private recreational facilities but may increase the use of existing neighborhood and regional parks. However, all future development will be analyzed under plan review. The Project does not propose any recreational facilities and does not require the construction or expansion of recreational facilities. As such, no impacts would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVII. TRANSPORTATION**

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with an applicable program plan, ordinance or addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a geometric design feature or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 4 – Circulation
2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.13 – Traffic and Transportation

Explanation of Checklist Responses

- a) *Conflict with an applicable program plan, ordinance or addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

**No Impact:** The Southern California Association of Governments (SCAG) 2008 Regional Transportation Plan (RTP) provides the Southern California region with goals and measures to sustainably integrate land use and transportation. The RTP sets broad goals for the region and provides strategies to reduce issues related to congestion and mobility. The proposed change of zone aligns with the General Plan Land Use and Circulation Elements, which is consistent with the goals and strategies set forth in the 2008 RTP. Furthermore, it is important to note that the Project does not involve any new development and will not have an impact with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Future development must undergo a separate development review in order to address traffic impacts. Thus, no impacts would occur.

- b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)*

**No Impact:** The proposed Project consists of a change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential). Future development is exempt from Vehicle Miles Traveled (VMT) analysis as the new development would meet the exemption criteria of VMT screening. New development under the R-3 zoning would construct affordable housing and urban infill. Additionally, future development will be exempt from CEQA pursuant SB 35. As such, no impacts would occur.

- c) *Substantially increase hazards due to a geometric design feature or incompatible uses?*

**No Impact:** The proposed change of zone does not include any new development and will not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Future development and/or construction must undergo development review and comply with local, state, federal, and regional standards. As such, no impacts would occur.

- d) *Result in inadequate emergency access?*



**No Impact:** The proposed change of zone does not include any construction of new facilities and will not result in inadequate emergency access. Future development must comply with the design guidelines in the City’s Municipal Code in order to ensure that adequate emergency access is provided on site. As such, no impacts would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVIII. TRIBAL CULTURAL RESOURCES**

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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 Section 5024.1. In applying the criteria set forth in subdivision(c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 9 – Historic Resources
    - i. Figure 9.3 Notable Local Historic Sites
2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.5 – Cultural Resources
    - i. Exhibit 4.5-1 Cultural Resource Sensitivity

Explanation of Checklist Responses

**No Impact:** The proposed Project consists of a change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential). However, the Project does not

propose any new development. The Project site is located in an area of Low-Medium Cultural Sensitivity and High Paleontological Sensitivity.

The City will apply conditions of approval to address monitoring during any earth moving activities and disposition of resources and/or human remains. Furthermore, the proposed change of zone is not expected to have significant impacts to tribal cultural resources. The City provided a letter notification of the proposed change of zone to Agua Caliente, Augustine Tribe, Cabazon Tribe, Cahuilla Tribe, Los Coyotes Tribe, Morongo Tribe, Pala Band, Pechanga Tribe, Quechan Tribe, Ramona Band, Rincon Band, Santa Rosa Tribe, Soboba Tribe, and Torres-Martinez Tribe. The City received one (1) response from the Quechan Tribe deferring to other local Tribes. The proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource. No impact would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIX. UTILITIES AND SERVICE SYSTEMS</b>				
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water, drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause adverse environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 5 – Community Services and Infrastructure

2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.14 – Public Utilities and Energy Efficiency

Explanation of Checklist Responses

- a) *Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water, drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause adverse environmental effects?*

**No Impact:** The proposed Project consists of a change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential). Future development will be required to comply with all applicable water, stormwater, and wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board (Region #8) and the City of Hemet Municipal Code. The proposed Project does not include any new development; thus, the Project will not utilize any utilities. Therefore, the Project will not result in the relocation or construction of new or expanded water, wastewater treatment, or storm water, drainage, electric power, natural gas, or telecommunications facilities. No impact would occur.

- b) *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

**No Impact:** The proposed change of zone does not include any new development at this time. The Eastern Municipal Water District currently serves the parcels located within the Northern Block of the Project site (north of W. Menlo Avenue), and the Lake Hemet Municipal Water District serves the parcels located within the Southern Block of the Project site (south of W. Menlo Avenue). Due to the lack of development proposed by the Project, no water supplies are needed to support the Project. A Water Supply Service Assessment (WSA) has been prepared by EMWD for the Northern Block to confirm available water supply. A water supply analysis will be required for the Southern Block once a future development plan is submitted. Thus, no impact would occur.

- 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?*

**No Impact:** The Project proposes a change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential). Future development will be responsible for all necessary and appropriate drainage improvements, as reviewed and approved by the City. The change of zone is not expected to result in activity which will demand wastewater treatment services that exceed the adequate capacity of providers. Thus, no impacts would occur.

- 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?*

**No Impact:** The change of zone is not expected to result in a substantial increase in solid waste generation. Any proposed development will be subject to comply with State or local standards, to meet solid waste reduction goals and avoid generating solid waste in excess of or in excess of the capacity of local infrastructure. As such, no impacts would occur.

- e) *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

**No Impact** The proposed change of zone will allow for Multiple Family Residential uses to be built on the Project site rather than Commercial and Office uses. This proposed use will be required to

comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Future development will be required to comply with applicable federal, state and local regulations related to solid waste. As such, no impacts would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XX. WILDFIRE</b>				
<b>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</b>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources

1. City of Hemet General Plan, adopted January 24, 2012
  - a. Chapter 6 – Public Safety
2. Final Environmental Impact Report City of Hemet General Plan, certified January 12, 2012
  - a. Section 4.8 – Hazards and Hazardous Materials
3. California Department of Forestry and Fire Protection, Fire Hazard Severity Zones Map, accessed November 22, 2021. [FHSZ Viewer \(ca.gov\)](#)

Explanation of Checklist Responses

- a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

**No Impact:** The Project site is not located within a fire hazard zone; the site is identified within a Local Responsibility Area (LRA) on the latest Fire Hazard Severity Zone (FHSZ) maps prepared by the California Department of Forestry and Fire Protection (CAL FIRE). The nearest Very High



Fire Hazard Zone (VHFHSZ) to the Project site is located approximately one (1) mile east in the Park Hill area. There are no wildland conditions in the urbanized area where the Project site is located. Additionally, the proposed Project is simply a change of zone and does not include any new development. Therefore, the Project would not impair an adopted emergency response plan or emergency evacuation plan and no impact would occur.

- 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?*

**No Impact:** As discussed above in Section XX (a), the Project site is not located within a fire hazard zone. Additionally, the Project site is relatively flat and surrounded by residential and commercial uses. The proposed change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential) does not include any new development. Therefore, the Project will not exacerbate wildfire risks, thereby exposing project occupants or visitors to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Thus, no impact would occur.

- 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?*

**No Impact:** The proposed change of zone does not 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. As such, there would be no impacts.

- 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?*

**No Impact:** The Project site is not located within or near a State Responsibility Area or Very High Fire Hazard Zone (VHFHSZ) that would expose people or development to significant risks from post-fire instability or drainage changes. The topography of the Project site and surrounding area is relatively flat, and the surrounding area contains urbanized development. The proposed change of zone does not include grading and/or construction of new structures, and thus, would not 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. No impacts would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</b>				

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Responses

- 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?*

**No Impact:** As previously discussed, the proposed Project consists of a change of zone from O-P (Office Professional) and C-2 (General Commercial) to R-3 (Multiple Family Residential). The proposed Project does not include any new development. Therefore, the Project does not 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. Any future development plans will be evaluated at the time of submittal. As such, there are no impacts associated with Project implementation.

- 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)?*

**No Impact:** The proposed change of zone does not include any new development at this time. Therefore, the proposed Project would not have impacts that are cumulatively considerable meaning that there are no incremental effects when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future project. As such, no impacts would occur.

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

**No Impact:** The proposed change of zone will allow for Multiple Family Residential uses to be built on the Project site rather than Commercial and Office uses. However, the proposed Project does not include any new development. Therefore, the Project does not pose an environmental effect which will cause substantial adverse effects on human beings, either directly or indirectly. As such, there are no impacts.

## REFERENCES

- California Air Resources Board (CARB). CARB Scoping Plan. 2017. [California's 2017 Climate Change Scoping Plan](#)
- California Department of Conservation (CDC). California Important Farmland Finder (CIFF). 2016. Accessed November 3, 2021. [DLRP Important Farmland Finder \(ca.gov\)](#)
- California Department of Fish and Wildlife. BIOS Habitat Connectivity Viewer. Accessed November 3, 2021. [BIOS viewer 5.96.99 \(ca.gov\)](#)
- California Department of Forestry and Fire Protection. Fire Hazard Severity Zones Map. Accessed November 22, 2021. [FHSZ Viewer \(ca.gov\)](#)
- California Department of Toxic Substances Control. Hazardous Waste and Substances Site List (CORTESE) EnviroStor Database. Accessed November 19, 2021. [EnviroStor \(ca.gov\)](#)
- California Department of Transportation. List of Eligible and Officially Designated State Scenic Highways. 2019. [California State Scenic Highway System Map \(arcgis.com\)](#)
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