

December 2023 | Draft Supplemental Environmental Impact Report
State Clearinghouse No. 2022070240

WINE COUNTRY SPECIFIC PLAN SUPPLEMENTAL EIR

City of Yucaipa

Prepared for:

City of Yucaipa

Benjamin Matlock, Planning Manager/City Planner
City of Yucaipa Development Services
34272 Yucaipa Boulevard
Yucaipa, California 92399
bmatlock@yucaipa.org

Prepared by:

PlaceWorks

Contact: JoAnn C. Hadfield, Principal
3 MacArthur Place, Suite 1100
Santa Ana, California 92707
714.966.9220
info@placeworks.com
www.placeworks.com

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Abbreviations and Acronyms

ABBREVIATIONS AND ACRONYMS

AAQS	ambient air quality standards
AB	Assembly Bill
ACM	asbestos-containing materials
ADT	average daily traffic
ADU	accessory dwelling unit
af	acre-foot
afy	acre-feet per year
AQMD	air quality management district
AQMP	air quality management plan
AR4	<i>Fourth Assessment Report: Climate Change 2007</i> (by the IPCC)
AVA	American Viticultural Area
BMP	best management practices
BSF	building square foot
CAFE	corporate average fuel economy
CAL FIRE	California Department of Forestry and Fire Protection
CalEPA	California Environmental Protection Agency
Caltrans	California Department of Transportation
CAP	climate action plan
CARB	California Air Resources Board
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CFC	California Fire Code
CFGC	California Fish and Game Code
cfs	cubic feet per second
CH ₄	methane
CHRIS	California Historical Resources Information System
CIP	capital improvements program
CNDDDB	California Natural Diversity Database
CNEL	community noise equivalent level

Abbreviations and Acronyms

CNPS	California Native Plant Society
CO	carbon monoxide
CO _{2e}	carbon dioxide equivalent
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Ranking
CWA	Clean Water Act
dB	decibel
dba	A-weighted decibel
DIF	development impact fee
DOC	Department of Conservation (CA)
DPM	diesel particulate matter
du/ac	dwelling unit per acre
DWR	Department of Water Resources (CA)
EO	Executive Order
EPA	United States Environmental Protection Agency
EV	electric vehicle
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHSZ	fire hazard severity zone
FMMP	Farmland Mapping and Monitoring Program
FMZ	fuel modification zone
FPP	fire protection plan
GHG	greenhouse gases
gpcd	gallons per capita per day
gpd	gallons per day
gpd/du	gallons per day per dwelling unit
GPEIR	General Plan EIR
GSA	groundwater sustainability agency
GSP	groundwater sustainability plan
GWP	global warming potential
HCD	Housing and Community Development Department (CA)
HMP	hazard mitigation plan

Abbreviations and Acronyms

IPCC	Intergovernmental Panel on Climate Change
IRUWMP	Integrated Regional Urban Water Management Plan
L _{dn}	day-night noise level
L _{eq}	equivalent continuous noise level
LCFS	low-carbon fuel standard
LHMP	local hazard mitigation plan
LOS	level of service
LST	localized significance thresholds
LUST	leaking underground storage tank
MATES	Multiple Air Toxics Exposure Study
MBMI	Morongo Band of Mission Indians
MBTA	Migratory Bird Treaty Act
mgd	million gallons per day
MMT	million metric tons
MPD	master plan of drainage
mpg	miles per gallon
MPO	metropolitan planning organization
MT	metric ton
NAHC	Native American Heritage Commission
NFPA	National Fire Protection Association
NHMLA	Natural History Museum of Los Angeles County
NHTSA	National Highway Traffic Safety Administration
NO _x	nitrogen oxides
NPDES	National Pollution Discharge Elimination System
NRHP	National Register of Historic Places
O ₃	ozone
OES	California Office of Emergency Services
OPR	Governor's Office of Planning and Research
PA	planning area
PM	particulate matter
ppm	parts per million
PPV	peak particle velocity
PV	photovoltaic

Abbreviations and Acronyms

RHNA	regional housing needs assessment
RPS	renewable portfolio standard
RTP/SCS	regional transportation plan / sustainable communities strategy
RWFF	regional water filtration facility
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SBCFCD	San Bernardino County Flood Control District
SBTAM	San Bernardino Traffic Analysis Model
SCAG	Southern California Association of Governments
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SCS	sustainable communities strategy
SEIR	supplemental environmental impact report
SGMA	Sustainable Groundwater Management Act
SLF	Sacred Lands File
SMARA	Surface Mining and Reclamation Act
SO ₂	sulfur dioxide
SO _x	sulfur oxides
SoCAB	South Coast Air Basin
SRA	source receptor area (air quality)
SRA	state responsibility area (wildfire)
SWPPP	Storm Water Pollution Prevention Plan
SWQMP	stormwater quality management plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminants
TGD	technical guidance document
USACE	US Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	underground storage tank
VdB	velocity decibels
VMT	vehicle miles traveled
VOC	volatile organic compound

Abbreviations and Acronyms

WCE	Wilson Creek Estates
WCSP	Wine Country Specific Plan
WRF	water recycling facility
YCJUSD	Yucaipa-Calimesa Joint Unified School District
YFD	Yucaipa Fire Department
YVWD	Yucaipa Valley Water District
ZE	zero emissions
ZEV	zero-emissions vehicle
ZNE	zero net energy

1. Executive Summary

1.1 INTRODUCTION

This Draft Supplemental Environmental Impact Report (Draft SEIR) addresses the environmental effects associated with the implementation of the Wine Country Specific Plan (WCSP or proposed project). The California Environmental Quality Act (CEQA) requires that local government agencies, prior to taking action on projects over which they have discretionary approval authority, consider the environmental consequences of such projects. In this case, the City of Yucaipa, as lead agency, determined that a Supplement to the General Plan Draft Environmental Impact Report (DEIR) should be prepared for the proposed project. As described below, this EIR is also a Supplement to the previously certified Wilson Creek Estates EIR. The Wilson Creek Estates property is a subarea within the WCSP.

An EIR is a public document designed to provide the public and local and State governmental agency decision-makers with an analysis of potential environmental consequences to support informed decision-making. This document focuses on proposed modifications to the 2016 General Plan and changes in circumstances since preparation of the 2016 General Plan EIR that could result in new significant impacts or an increase in the severity of significant impacts as disclosed in the 2016 General Plan EIR. Similarly, this Draft Supplemental EIR (SEIR) addresses changes to the approved Wilson Creek Estates project and impacts as disclosed in the March 2016 EIR certified for that project.

This Draft SEIR has been prepared pursuant to the requirements of CEQA and the City of Yucaipa's CEQA procedures. The City of Yucaipa, as the lead agency, has reviewed and revised all submitted drafts, technical studies, and reports as necessary to reflect its own independent judgment, including reliance on City technical personnel from other departments and review of all technical subconsultant reports.

Data for this Draft SEIR derive from on-site field observations, discussions with affected agencies, analysis of adopted plans and policies, review of available studies, reports, data and similar literature, and specialized environmental assessments (air quality, biological resources, cultural resources, hydrology and water quality, noise, transportation and traffic, and utilities and service systems).

1.2 ENVIRONMENTAL PROCEDURES

This Draft SEIR has been prepared pursuant to CEQA to assess the environmental effects associated with implementation of the proposed project as well as anticipated future discretionary actions and approvals. CEQA established six main objectives for an EIR:

1. Disclose to decision makers and the public the significant environmental effects of proposed activities.
2. Identify ways to avoid or reduce environmental damage.

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3. Prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
4. Disclose to the public reasons for agency approval of projects with significant environmental effects.
5. Foster interagency coordination in the review of projects.
6. Enhance public participation in the planning process.

An EIR is the most comprehensive form of environmental documentation in CEQA and the CEQA Guidelines; it is intended to provide an objective, factually supported analysis and full disclosure of the environmental consequences of a proposed project with the potential to result in significant, adverse environmental impacts.

An EIR is one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Before approving a proposed project, the lead agency must consider the information in the EIR; determine whether the EIR was prepared in accordance with CEQA and the CEQA Guidelines; determine that it reflects the independent judgment of the lead agency; adopt findings concerning the project's significant environmental impacts and alternatives; and adopt a statement of overriding considerations if significant impacts cannot be avoided.

1.2.1 Type and Purpose of This Draft SEIR

1.2.1.1 SUPPLEMENTAL EIR

CEQA dictates when a supplemental or subsequent EIR is required for changes to a project that was previously analyzed under CEQA. Once a project has been approved based on a CEQA analysis in an EIR or negative declaration, and the EIR or negative declaration is no longer subject to challenge, CEQA Section 21166 provides that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency" unless one of three circumstances apply: 1) substantial changes to the approved project will require major revisions to the certified EIR, 2) substantial changes with respect to the circumstances under which the approved project is being undertaken will require major revisions to the certified EIR, or 3) new information, that was not known and could not have been known at the time the EIR for the approved project was certified becomes available (CEQA § 21166).

In this case, in-depth review has already occurred and the time for challenging the sufficiency of the 2016 General Plan EIR and 2016 Wilson Creek Estates EIR have long since expired (CEQA § 21167, subd. (c)). Moreover, as discussed below, no circumstances have changed enough to justify repeating a substantial portion of the process. The factors used to evaluate whether a subsequent or a supplemental EIR should be prepared are in CEQA Guidelines Sections 15162 and 15163, and relate to whether "major changes" to the EIR are required. CEQA Guidelines Section 15162 clarifies what constitutes major changes to the EIR. According to that section, major changes to the EIR are those that are required:

- "Due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;" (CEQA Guidelines § 15162, subd. (a)(1), (a)(2); see also, id., subd. (a)(3)(A), (a)(3)(B))

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- Where "[m]itigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or" (id., subd. (a)(3)(C))
- Where "[m]itigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative." (Id., subd. (a)(3)(D))

As disclosed in this Executive Summary, the analysis prepared for this SEIR substantiates that the proposed WCSP could result in one or more new significant environmental effects in comparison to the 2016 General Plan as adopted.

This Draft SEIR supplements the analyses in the certified 2016 General Plan EIR and 2016 Wilson Creek Estates EIR. Section 15163 of the CEQA Guidelines provides that:

- (a) The lead or responsible agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if:
 - 1) Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and
 - 2) Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.
- (b) The supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.
- (c) A supplement to an EIR shall be given the same kind of notice and public review as is given to a draft EIR under Section 15087.
- (d) A supplement to an EIR may be circulated by itself without recirculating the previous draft or final EIR.
- (e) When the agency decides whether to approve the project, the decision-making body shall consider the previous EIR as revised by the supplemental EIR. A finding under Section 15091 shall be made for each significant effect shown in the previous EIR as revised.

In accordance with Section 15163 of the CEQA Guidelines, this document:

- Incorporates the certified 2016 General Plan EIR and Wilson Creek Estates EIR by reference, as discussed in Section 2.4, *Incorporation by Reference*.
- Contains information necessary to make the 2016 General Plan EIR and Wilson Creek Estates EIR adequate for the proposed project.
- Evaluates the potential environmental impacts of the changes to the adopted 2016 General Plan and Wilson Creek Estates project that are a result of changed circumstances and new information.

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- Evaluates the potential environmental impacts of the proposed changes to the 2016 General Plan and Wilson Creeks Estates, i.e., the proposed land use designation and development capacity changes.
- Updates where necessary the discussion of cumulative impacts, growth-inducing impacts, and other required sections of this Draft SEIR.

The proposed project is summarized in Section 1.4, *Project Summary*, and more fully described in Chapter 3, *Project Description*. The analysis in this SEIR confirms that the certified 2016 General Plan EIR and Wilson Creek Estates EIR are adequate for the proposed WCSP, with the updated information contained herein.

1.2.1.2 APPROACH/DEFINITION OF BASELINE

As described above, a supplement to an EIR need only contain the information necessary to make the previous EIR (2016 General Plan EIR) adequate for the project as revised. The 2016 General Plan EIR therefore, serves as the logical “baseline” to assess potential impacts associated with the WCSP. The environmental impacts associated with the proposed project for this SEIR are defined as the incremental impacts between buildout for the planning area pursuant to the approved General Plan and buildout for the planning area pursuant to the WCSP.

Impacts are assessed for the net land use changes under the proposed amendment, as described in Chapter 3, *Project Description*. The 2016 General Plan designates the plan area as Rural Living (RL) with the Custom Home Overlay, which allows low-density rural residential development that is enhanced by special design standards. Single-family residential is the primary use, coexisting with open space and agriculture/agrarian uses. The maximum development gross density is one unit per acre, which would permit up to 1,091 single-family dwellings on the project site under the existing General Plan. This buildout is the “baseline” used for the SEIR.

1.2.2 EIR Format

Chapter 1. Executive Summary: Summarizes the background and description of the proposed project, the format of this SEIR, project alternatives, any critical issues remaining to be resolved, and the potential environmental impacts and mitigation measures identified for the project.

Chapter 2. Introduction: Describes the purpose of this SEIR, background on the project, the notice of preparation, the use of incorporation by reference, and Final SEIR certification.

Chapter 3. Project Description: A detailed description of the project, including its objectives, its area and location, approvals anticipated to be required as part of the project, necessary environmental clearances, and the intended uses of this SEIR.

Chapter 4. Environmental Setting: A description of the physical environmental conditions in the vicinity of the project as they existed at the time the notice of preparation was published, from local and regional perspectives.

Chapter 5. Environmental Analysis: Each environmental topic is analyzed in a separate section that discusses: the thresholds used to determine if a significant impact would occur; the methodology to identify

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and evaluate the potential impacts of the project; the existing environmental setting; the potential adverse and beneficial effects of the project; the level of impact significance before mitigation; the mitigation measures for the proposed project; the level of significance after mitigation is incorporated; and the potential cumulative impacts of the proposed project and other existing, approved, and proposed development in the area.

Chapter 6. Significant Unavoidable Adverse Impacts: Describes the significant unavoidable adverse impacts of the proposed project.

Chapter 7. Alternatives to the Proposed Project: Describes the alternatives and compares their impacts to the impacts of the proposed project.

Chapter 8. Impacts Found Not to Be Significant: Briefly describes the potential impacts of the project that were determined not to be significant by the Initial Study and were therefore not discussed in detail in this EIR.

Chapter 9. Significant Irreversible Changes Due to the Proposed Project: Describes the significant irreversible environmental changes associated with the project.

Chapter 10. Growth-Inducing Impacts of the Project: Describes the ways in which the proposed project would cause increases in employment or population that could result in new physical or environmental impacts.

Chapter 11. Organizations and Persons Consulted: Lists the people and organizations that were contacted during the preparation of this EIR.

Chapter 12. Qualifications of Persons Preparing EIR: Lists the people who prepared this EIR for the proposed project.

Chapter 13. Bibliography: The technical reports and other sources used to prepare this EIR.

Appendices: The appendices for this document (in PDF format on a CD attached to the front cover) comprise these supporting documents:

- Appendix A: NOP and NOP Responses
- Appendix B: Wine Country Specific Plan
- Appendix C1: Air Quality/GHG/Energy
- Appendix C2: Air Quality Amicus Briefs
- Appendix D: Biological Resources Technical Report: Yucaipa Valley Wine Country Specific Plan
- Appendix E: Aquatic Resources Delineation Report: Yucaipa Valley Wine Country Specific Plan
- Appendix F: Cultural Resources Inventory and Evaluation for the Casa Blanca Specific Plan
- Appendix G: Paleontological Resources for the Yucaipa Valley Wine Country Specific Plan Project
- Appendix H: Infrastructure Report for Hydrology, Sewer, Water, and Water Quality
- Appendix I: Public Service Letters
- Appendix J1: Wine Country Specific Plan VMT Analysis
- Appendix J2: Traffic Impact Analysis
- Appendix K: SB 18 and AB 52 Tribal Correspondence

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- Appendix L: Water Demand and Supply Study
- Appendix M: Fire Protection Plan – Wine Country Specific Plan

1.3 PROJECT LOCATION

The 1,094-acre Wine Country Specific Plan area (plan area) is in the northeastern portion of the City of Yucaipa, specifically the North Bench area of the city, as shown in Figure 3-2 *Local Vicinity*. The plan area is bounded by Martell Avenue and Norton Avenue on the east, Oak Glen Road on the south, and Fremont Street on the west. The San Bernardino mountains and Carter Street form the irregular northern boundary of the plan area (see Figure 3-3, *Site Aerial*). The major north-south thoroughfares include Fremont Street, Jefferson Street, and Martell Avenue; major east-west thoroughfares include Ivy Avenue, Carter Street, and Oak Glen Road.

1.4 PROJECT SUMMARY

Under the proposed WCSP, land uses would be split approximately 50-50 between residential uses (547.4 acres) and nonresidential uses (546.1). In comparison to the existing General Plan designation of Rural Land (RL) with a maximum density of one dwelling unit per acre (du/ac), the Specific Plan would cluster the residential development at an overall density of 0.5 du/ac. The proposed nonresidential land use designations include Agriculture, Riparian Area, and Water District at approximately 465, 73, and 7 acres, respectively. The Water District designation would apply to land owned by the Yucaipa Valley Water District and used for existing infrastructure.

A 12-year development schedule is proposed for the 1,091 homes to proceed in five phases: (1) 313 dwelling units, (2) 37 dwelling units, (3) 316 dwelling units, (4) 197 dwelling units, and (5) 228 dwelling units. The project would strive for a 50-50 split of vineyards and riparian areas (nonresidential) to residential land per phase.

1.4.1 Residential Use

The WCSP would allow a maximum of 1,091 residential units, which is the same total units permitted in the General Plan for the plan area. The Villas would cover 629 lots with a maximum buildout density of 4.3 du/ac where the minimum (net) lot size is 10,000 square feet. The maximum building footprint permitted is 50 percent of the lot area. The Estates would be on 462 half-acre lots with a buildout density of 2 du/ac. The breakdown of the residential units is shown in Table 1-1.

Table 1-1 Residential Units Breakdown

Land Use Designation	Lot Size	Density (du/ac)	Lots	Percentage
Villas	10,000–14,000 SF	Maximum of 4.6	629	57%
Estates	Half Acre	Maximum of 2.0	462	43%
Total			1,091	100%

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1.4.2 Vineyards and Wineries

The approximately 465.5 acres of land designated for Agriculture would be used for vineyards and wineries. It is anticipated that 346 acres would be for vineyards that have no on-site wine production and 120 acres would be for wineries that include ancillary production/commercial uses that support the vineyards. The WCSP anticipates a total of 26 wineries varying in sizes and on-site accessory buildings. Three different categories of wineries are envisioned: 12 micro-wineries, 10 artisan wineries, and 4 boutique wineries.

- Micro-wineries are small wineries, greater than 2.5 acres, that could include tasting rooms, limited food service, and art/merchandise sales in addition to the wine-making facility and vineyards.
- Artisan wineries are 5 acres or greater; in addition to the micro-winery uses, they can also include bed and breakfast inns, picnic and dining areas, commercial kitchens, marketing events, and small event venues that can accommodate up to 75 guests.
- Boutique wineries are greater than 10 acres and includes all the uses associated with micro- and artisan wineries, but can also include distilleries, small bungalow resorts, and special event venues that can accommodate up to 150 guests.

For each category of winery, the accessory buildings and accessory uses would not occupy more than 25 percent of the gross lot area, with a minimum of 75 percent of the lot used especially for vineyards. Once the grapes have reached maturity for wine production, it is expected that no more than 50 percent of the fruit processed would be imported from outside the Yucaipa Valley American Viticultural Area.

1.5 SUMMARY OF PROJECT ALTERNATIVES

Based on the criteria listed above, the following four alternatives have been determined to represent a reasonable range of alternatives which have the potential to feasibly attain most of the basic objectives of the proposed project but which may avoid or substantially lessen any of the significant effects of the project. These alternatives are analyzed in detail in the following sections.

- No Project/No Development Alternative
- Existing General Plan Alternative
- Increased Residential/No Vineyards or Wineries Alternative
- Reduced Number of Wineries Alternative

The summary of impacts reflects findings for the Wine Country Specific Plan (proposed project).

An EIR must identify an “environmentally superior” alternative and where the No Project Alternative is identified as environmentally superior, the EIR is then required to identify as environmentally superior alternative from among the others evaluated. Each alternative’s environmental impacts are compared to the proposed project and determined to be environmentally superior, neutral, or inferior. Section 7.4 identifies the Environmentally Superior Alternative. The preferred land use alternative (proposed project) is analyzed in detail in Chapter 5 of this DEIR.

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1.6 NO PROJECT/NO DEVELOPMENT ALTERNATIVE

The No Project/No Development Alternative assumes that the project site would remain in its existing condition. As such, the following would occur under the No Project/No Development Alternative as compared to the proposed project:

- No new development would occur.
- The project site is sparsely populated and consists of a mix of residential and commercial agriculture.
- There are 18 homes on the project site, and 3 chicken farms in the western part of the project site.

Impacts of the No Project/No Development Alternative would be similar for mineral resources and recreation. Impacts would be less for air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, public services, tribal cultural resources, and utilities and service systems. Impacts would be greater for aesthetics, agriculture, biological resources, hydrology and water quality, land use planning, population and housing, transportation, and wildfire. In addition, this alternative would reduce both construction and operational air quality impacts from significant and unavoidable to less than significant. Overall, impacts under this alternative would be decreased in comparison to the proposed project. However, pursuant to Senate Bill 330, formally prohibiting residential development would require an upzoning of the residential capacity elsewhere in the City, which may have separate environmental impacts.

The No Project/No Development Alternative would meet none of the project objectives.

1.6.1 Existing General Plan Alternative

The Existing General Plan Alternative assumes that the project site would be developed consistent with the 2016 General Plan designation of Rural Residential and a minimum lot size of one acre (1 du/ac); development would comply with the GPEIR mitigation measures. As such, the following would occur under the Existing General Plan Alternative as compared to the proposed project:

- Developed is consistent with the 2016 General Plan designation of Rural Residential and a minimum lot size of one acre (1 du/ac).
- Development would comply with the GPEIR mitigation measures.
- No wineries or vineyards would be developed.
- Acreage developed for residential units and the number of residential units would be the same as the 2016 General Plan: 1,091 units across 1,093 acres.

Impacts of the Existing General Plan Alternative would be similar for hydrology and water quality, land use and planning, mineral resources, and population and housing. Impacts would be less for air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, public services, tribal cultural resources, and utilities and service systems. Impacts would be greater for aesthetics,

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agriculture, biological resources, recreation, transportation, and wildfire. As with the proposed project, impacts to air quality and greenhouse gas emissions would remain significant and unavoidable. Overall, impacts under this alternative would be decreased in comparison to the proposed project.

The Existing General Plan Alternative would meet one of the project objectives.

1.6.2 Increased Residential/No Vineyards or Wineries Alternative

The Increased Residential/No Vineyards or Wineries Alternative assumes that development would be limited to new residential uses exclusively. As such, the following would occur under the Increased Residential/No Vineyards or Wineries Alternative as compared to the proposed project:

- No wineries or vineyards would be developed.
- An additional 156 single family homes would be developed compared to the proposed project, for a total of 1,247 and a residential density of 1.1 du/ac.

Impacts of the No Project/No Development Alternative would be similar for biological resources, land use planning, mineral resources, public services, and recreation. Impacts would be less for air quality, cultural resources, energy, greenhouse gas emissions, hazards and hazardous materials, noise, tribal cultural resources, and utilities and service systems. Impacts would be greater for aesthetics, agriculture, geology and soils, hydrology and water quality, population and housing, transportation, and wildfire. Impacts to construction and operational air quality and greenhouse gas emission would be reduced from significant and unavoidable to less than significant. Overall, impacts under this alternative would be reduced in comparison to the proposed project.

The Increased Residential/No Vineyards or Wineries Alternative would meet one of the project objectives.

1.6.3 Reduced Number of Wineries Alternative

The Reduced Number of Wineries Alternative assumes that the number of wineries would be reduced to eliminate the significant air quality and GHG impacts of the proposed project with the residential uses and total agricultural acreage not changing. As such, the following would occur under the Reduced Number of Wineries Alternative as compared to the proposed project:

- The number of residential units and residential density would be the same as the proposed project.
- Number of wineries would be reduced from 26 to four.
- The total agriculture acreage for vineyards and wineries would remain the same as the proposed project.

Impacts of the Reduced Number of Wineries Alternative would be similar for agriculture, biological resources, land use planning, mineral resources, recreation, and transportation. Impacts would be less for air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, population and housing, tribal cultural resources, utilities and service

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systems, and wildfire. Impacts would be greater for aesthetics. Impacts to construction and operational air quality and greenhouse gas emission would be reduced from significant and unavoidable to less than significant. Overall, impacts under this alternative would be reduced in comparison to the proposed project.

The Reduced Number of Wineries Alternative would fully meet three of the project objectives and also meet two other project objectives but to a lesser extent.

1.7 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain issues to be resolved, including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the proposed project, the major issues to be resolved include decisions by the lead agency as to:

1. Whether this Draft SEIR adequately describes the environmental impacts of the project.
2. Whether the benefits of the project override the environmental impacts that cannot be feasibly avoided or mitigated to below a level of significance.
3. Whether the proposed land use changes are compatible with the character of the existing area.
4. Whether the identified goals, policies, or mitigation measures should be adopted or modified.
5. Whether there are other mitigation measures that should be applied to the project besides the mitigation measures identified in the Draft SEIR.
6. Whether there are any alternatives to the project that would substantially lessen any of the significant impacts of the proposed project and achieve most of the basic project objectives.

1.8 AREAS OF CONTROVERSY

At the time of preparation of this Draft SEIR, there are no known areas of controversy related to environmental impacts. There were no attendees at the Public Scoping meeting that was noticed and held Wednesday, July 27, 2022, at 5:00 pm at the Yucaipa City Hall. Responses to the Notice of Preparation are summarized in Table 2-2, *NOP Written Comments Summary*. Comments were received from the San Bernardino County Public Works Department, the California Department of Fish and Wildlife, and the Southern California Association of Governments (SCAG). Each of these agencies recommended information and analyses that should be included in the Draft SEIR, but did not express opposition or controversy related to the proposed project. Members of the public have separately expressed general concerns about new residential development as well as the reduction of lot sizes.

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1.9 SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE AFTER MITIGATION

Table 1-2 summarizes the conclusions of the environmental analysis contained in this EIR. Impacts are identified as significant or less than significant, and mitigation measures are identified for all significant impacts. The level of significance after imposition of the mitigation measures is also presented.

1. Executive Summary

Table 1-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.1 AESTHETICS			
Impact 5.1-1: Development pursuant to the WCSP would change, but would not substantially degrade, the visual character of the plan area compared to the land uses approved in the 2016 General Plan. As with the approved project, implementation of the WCSP would not have a substantial adverse effect on a scenic vista and would not conflict with applicable zoning and other regulations governing scenic quality.	Less than significant	No mitigation is required	Less than significant
Impact 5.1-2: As with the 2016 General Plan for the plan area, the WCSP would not alter scenic resources within a state scenic highway.	Less than significant	No mitigation is required	Less than significant
Impact 5.1-3: Implementation of the WCSP would not expose people on- or off-site to substantial light or glare which would adversely affect day or nighttime views in the area.	Less than significant	No mitigation is required	Less than significant
5.2 AGRICULTURE AND FORESTRY RESOURCES			
Impact 5.2-1: As with the 2016 General Plan, the WCSP would not convert Prime Farmland and Unique Farmland to a nonagricultural use.	Less than significant	No mitigation is required	Less than significant
Impact 5.2-2: As with the 2016 General Plan, the WCSP would not conflict with an existing Williamson contract.	No Impact	No mitigation is required	No Impact
Impact 5.2-3: As with the 2016 General Plan, the WCSP would not conflict with existing zoning or rezone forestland and timberland, and would not result in the loss or conversion of forestland to nonforest use.	No Impact	No mitigation is required	No Impact

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Table 1-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.3 AIR QUALITY			
<p>Impact 5.3-1: Construction activities associated with the proposed project would generate short-term emissions in exceedance of South Coast AQMD's threshold criteria.</p>	<p>Potentially significant.</p>	<p>AQ-1</p> <p>If, during subsequent project-level environmental review, construction-related criteria air pollutants are determined to have the potential to exceed the South Coast Air Quality Management District (SCAQMD) adopted thresholds of significance, the <u>The</u> City of Yucaipa shall require that applicants for new viticultural development projects incorporate the following mitigation measures as identified in the CEQA document prepared for the project to reduce air pollutant emissions during construction activities to achieve the SCAQMD performance standards. Mitigation measures that may be identified during the environmental review include but are not limited to:</p> <ul style="list-style-type: none"> • Using<u>Use</u> construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) Final or stricter emission limits, applicable for engines between 50 and 750 horsepower. If Tier 4 Final equipment is not available, the applicant shall provide documentation or demonstrate its unavailability to the City of Yucaipa Building & Safety Division prior to the issuance of any construction permits. • <u>During construction, the construction contractor shall maintain a list of all operating equipment in use on the construction site for verification by the City of Yucaipa. The construction equipment list shall state the makes, models, Equipment Identification Numbers, Engine Family Numbers, and number of construction equipment on-site.</u> • Ensuring<u>Ensure</u> construction equipment is properly serviced and maintained to the manufacturer's standards. • Limiting nonessential idling of construction equipment to no more than five consecutive minutes. • Water all active construction areas at least three times daily, or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency 	<p>Significant and unavoidable</p>

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.</p> <ul style="list-style-type: none"> • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). • Pave, apply water three times daily or as often as necessary to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. • Sweep daily (with water sweepers using reclaimed water if possible) or as often as needed, all paved access roads, parking areas, and staging areas at the construction site to control dust. • Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the project site, or as often as needed, to keep streets free of visible soil material. • Hydroseed or apply non-toxic soil stabilizers to inactive construction areas. • Enclose, cover, water three times daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). <p><u>These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Division.</u></p>	
<p>Impact 5.3-2: In comparison to development of land uses pursuant to the 2016 General Plan for the WCSP project area, implementation of the WCSP would generate additional long-term emissions in exceedance of the South Coast AQMD's threshold criteria.</p>	<p>Potentially significant</p>	<p>AQ-2 The City of Yucaipa Planning Division shall require that applicants for new viticultural development projects incorporate the following measures to reduce air pollutant emissions during operational activities:</p> <ul style="list-style-type: none"> • For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions. 	<p>Significant and unavoidable</p>

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		<ul style="list-style-type: none"> • Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 sec. 2485). • Use off-road equipment (e.g., tractor and loader) that meet the United States EPA United States Environmental Protection Agency Tier 4 Final (model year 2008 or newer) or stricter emission limits for engines between 50 and 750 horsepower. • Use electric-powered or zero-emission only forklifts. • Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per Section A5.106.5.2 of the California Green Building Standards Code (CALGreen) (Nonresidential Voluntary Measures). • Provide facilities to support electric charging stations per Section A5.106.5.3.2 of CALGreen (Nonresidential Voluntary Measures). • Applicant-provided appliances (e.g., dishwashers, stoves, ovens, refrigerators, clothes washers, and dryers) and plumbing fixtures (e.g., water heater) shall be electric powered and be Energy Star–certified or of equivalent energy efficiency. Installation of Energy Star–certified or equivalent appliances and plumbing fixtures shall be verified by the City during plan check. • Use exterior and interior paints that meet the South Coast Air Quality Management District super-compliant volatile organic compound standard of less than 10 grams per liter. • No wood-burning or gas-powered fireplaces shall be installed. <p>AQ-3 The Project <u>proposed project</u> shall comply with the requirements of <u>South Coast AQMD Rule 445</u> with regard to the installation of permanent indoor wood-burning devices (such as fireplaces and stoves). The exemption for residential properties above 3,000 feet msl or more shall not apply to the Project <u>proposed project</u>.</p>	

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact 5.3-3: The WCSP could expose sensitive receptors to substantial pollutant concentrations of criteria air pollutants from construction activities.</p>	Potentially significant	Apply Mitigation Measure AQ-1.	Significant and unavoidable
<p>Impact 5.3-4: The WCSP could expose sensitive receptors to substantial pollutant concentrations of toxic air contaminants from construction activities.</p>	Potentially significant	Apply Mitigation Measure AQ-1.	Significant and unavoidable
<p>Impact 5.3-5: Operation of land uses accommodated under the WCSP could expose sensitive receptors to substantial pollutant concentrations of toxic air contaminants and criteria air pollutants.</p>	Potentially significant	<p>AQ-4 New industrial or warehousing <u>viticultural</u> land uses that: 1) have the potential to generate 40 or more <u>40</u> diesel trucks with diesel transport refrigeration units per day, and/or more than 100 <u>per day,</u> and 2) are located within 1,000 feet of a sensitive land use (e.g. residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the City of Yucaipa prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the applicable air quality management district. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the cumulative risk threshold, in the event such threshold is adopted by the South Coast Air Quality Management District, particulate matter concentrations would exceed 2.5 µg/m³, or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that best available control technologies for toxics (T-BACTs) are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, restricting idling onsite or electrifying truck docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles, or requiring use of electric-powered and/or zero-emission off-road equipment. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document, and/or incorporated into the site development plan as a component of the project, and/or incorporated as a standard condition of <u>approval.</u></p>	Significant and unavoidable

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.3-6: The WCSP would not be consistent with the applicable air quality management plan.	Potentially significant	Apply Mitigation Measures AQ-2 and AQ-3	Significant and unavoidable
Impact 5.3-7: The WCSP would result in other operation-related emissions such as odors that would adversely affect a substantial number of people	Less than significant	No mitigation is required	Less than significant
5.4 BIOLOGICAL RESOURCES			
Impact 5.4-1: As with the 2016 General Plan, development pursuant to the WCSP could impact sensitive species.	Potentially significant	<p>BIO-1: Focused Special-Status Plant Survey and Avoidance. Within Phases 4 and 5, a focused special-status plant survey shall be conducted prior to ground-disturbing activities. The survey shall be conducted for Yucaipa onion, Jaeger's milk-vetch, Parry's spineflower, white-bracted spineflower, California satintail, Hall's monardella, salt spring checkerbloom, southern jewelflower, and San Bernardino aster, or as otherwise required by an updated habitat assessment conducted by a qualified biologist. Surveys shall occur at the appropriate time of year to capture the characteristics necessary to identify the taxon. Surveys shall be conducted consistent with California Native Plant Society protocols and by a qualified botanist knowledgeable of the local flora. The results of the survey shall be summarized in a report and would be valid for a maximum of 2 years. If no special-status plants are found during the survey, no further mitigation would be required.</p> <p>If special-status plants are observed, the full extent of the occurrence of a special-status plant species within the survey area shall be recorded using GPS. The location of each special-status plant occurrence shall be mapped and number of individuals for each occurrence documented. The outer extent of each occurrence shall be flagged for avoidance (to the extent feasible).</p> <p>For direct impacts to special-status plant species, one or a combination of the following strategies shall be implemented:</p> <ul style="list-style-type: none"> • Avoidance and Minimization. Impacts to special-status plant populations shall be avoided to the greatest extent possible and minimized where avoidance is not feasible. Where project impacts to 	Less than significant

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>special-status plant species cannot be avoided, mitigation is required and is discussed further below.</p> <ul style="list-style-type: none"> • Salvage. If impacts to special-status plants cannot be avoided and it is feasible to effectively salvage the plants, a qualified ecologist shall develop a restoration and mitigation plan based on the life history of the species impacted, as necessary, to mitigate project impacts. The plan shall include, at minimum, (a) collection/salvage measures for plants and/or seed banks to retain intact soil conditions and maximize success likelihood; (b) details regarding storage of plants and/or seed banks; (c) location of the proposed recipient site and detailed site preparation and plant introduction techniques details for top soil storage, as applicable; (d) time of year that the salvage and replanting or seeding shall occur and the methodology of the replanting; (e) a description of the irrigation, if used; (f) success criteria; and (g) a detailed monitoring program, commensurate with the plan’s goals. <p>BIO-2: Construction-Related Indirect Impacts to Special-Status Plants, Wildlife, and Aquatic Resources. Prior to issuance of a construction permit within 500 feet of proposed open space or suitable habitat for special-status species (i.e., all undeveloped land within the project site) with potential to occur in the project site, construction plans and conditions of approval shall include the following to address indirect impacts to special-status species:</p> <ul style="list-style-type: none"> • Biological Monitoring. A qualified project biologist approved by the City of Yucaipa shall monitor ground-disturbing and vegetation clearing activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat, species of concern, and other sensitive biological resources outside the project footprint. Once ground-disturbing and vegetation clearing activities are complete, the project biologist shall conduct weekly checks in order to inspect construction fencing and ensure that all applicable requirements from the mitigation measures are being upheld. • Worker Environmental Awareness Training. Prior to grading, a preconstruction meeting shall be required that includes a training session for project personnel by a qualified biologist. The training shall include (1) a description of the species of concern and its habitats; (2) the general 	

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		<p>provisions of the applicable regulations pertaining to biological resources, including the Endangered Species Act and the Clean Water Act; (3) the need to adhere to the provisions of the Endangered Species Act, the Clean Water Act, and other applicable regulations; (4) the penalties associated with violating the provisions of the Endangered Species Act, Clean Water Act, and other applicable regulations; (5) the general measures that are being implemented to conserve the species of concern as they relate to the project; and (6) the access routes to and project site boundaries within which the project activities must be accomplished. Additionally, the training shall include the measures and mitigation requirements for the applicable resources. Copies of the mitigation measures and any required permits from the resource agencies will be made available to construction personnel.</p> <ul style="list-style-type: none"> • Delineation of Property Boundaries. Before beginning activities that would cause impacts, the contractor shall, in consultation with the biological monitor, clearly delineate the boundaries with fencing, stakes, or flags, consistent with the grading plan, within which the impacts will take place. All impacts outside the fenced, staked, or flagged areas shall be avoided, and all fencing, stakes, and flags shall be maintained until the completion of impacts in that area. In addition, any avoided environmental resources will be clearly delineated. Prior to implementing construction activities, the biological monitor shall verify that the flagging clearly delineates the construction limits and any sensitive environmental resources to be avoided. • Standard Dust Control Measures. Standard dust control measures as per the South Coast Air Quality Management District shall be implemented to reduce impacts on nearby plants and wildlife. Measures include controlling speed to 15 mph or less on unpaved roads, replacing ground cover in disturbed areas as quickly as possible, frequently watering active work sites, installation of shaker plates, and suspending excavation and grading operations during periods of high winds. • Stormwater Pollution Prevention Plan. Prior to issuance of a grading permit for construction, the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) to the City of Yucaipa that specifies best 	

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		<p>management practices to prevent all construction pollutants from contacting stormwater, with the intent of keeping sedimentation or any other pollutants from moving off site and into receiving waters. The requirements of the SWPPP shall be incorporated into design specifications and construction contracts. Best management practices categories employed on site would include erosion control, sediment control, and non-stormwater (good housekeeping). Best management practices recommended for the construction phase shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> - Limiting grading to the minimum area necessary for construction, operation, and decommissioning of the project. - Limiting vegetation disturbance/removal to the maximum extent practicable. - Implementing fiber rolls and sandbags around drainage areas and the site perimeter. - Stockpiling and disposing of demolition debris, concrete, and soil properly. - Installation of a stabilized construction entrance/exit and stabilization of disturbed areas. - Proper protections for fueling and maintenance of equipment and vehicles. - Managing waste, aggressively controlling litter, and implementing sediment controls. - Soil stabilization in disturbed areas by revegetation. <ul style="list-style-type: none"> • The following water quality measures will be included in the SWPPP: <ul style="list-style-type: none"> - Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks. - Projects shall be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, 	

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		<p>banks, and adjacent upland habitats used by target species of concern, as feasible. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats shall be timed to avoid the breeding season of riparian species.</p> <ul style="list-style-type: none"> – When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing or other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments off site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream. – Water pollution and erosion control plans shall be developed and implemented in accordance with the Regional Water Quality Control Board. • Minimize Spills of Hazardous Materials. All vehicles and equipment shall be maintained in proper condition to minimize the potential for fugitive emissions of motor oil, antifreeze, hydraulic fluid, grease, or other hazardous materials. Hazardous spills shall be immediately cleaned up and the contaminated soil shall be immediately cleaned up and the contaminated soil shall be properly handled or disposed of at a licensed facility. Servicing of construction equipment shall take place only at a designated staging area. • Wildlife Hazards. The following measures will be implemented to ensure that wildlife do not become trapped, entangled, injured, or poisoned by construction activities: <ul style="list-style-type: none"> – Structures in which wildlife may become trapped (e.g., open pipes, pits, trenches, etc.) shall be tightly covered at the end of each work day. If covering the structure is not possible, an escape ramp shall be provided to allow any wildlife that falls in to safely escape. – Debris piles, construction materials, equipment, and other items that may be used as wildlife refuge shall be inspected for wildlife at the 	

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		<p>start of each work day and prior to disturbance. If wildlife is discovered, it shall either be moved out of harm's way by a qualified biologist, or allowed to move off of the project site on its own.</p> <ul style="list-style-type: none"> - Nets and mesh shall be made of loose weave material that is not fused at the intersections of the weave, as nets with welded weaves present an entanglement risk. - Toxic materials and garbage shall be removed from the work site and safely stored or disposed of at the end of each work day. <ul style="list-style-type: none"> • Invasive Weeds. In order to reduce the spread of invasive plant species, landscape plants shall not be on the most recent version of the Cal-IPC California Invasive Plant Inventory (http://www.cal-ipc.org/ip/inventory/index.php). • Night Work. All construction activities will be conducted during the daytime and lights will not be kept on overnight in the construction area, as practicable. If night-lighting is required during construction activities, all exterior lighting along undeveloped land shall be fully shielded and directed downward in a manner that will prevent light spillage or glare into the adjacent open space. <p>BIO-3: Long-Term Indirect Impacts to Special-Status Plants, Wildlife, and Aquatic Resources. Prior to issuance of a construction permit within 500 feet of suitable habitat for special-status species with potential to occur in the project site, construction plans and conditions of approval shall include the following to address indirect impacts to special-status species:</p> <ul style="list-style-type: none"> • Runoff. Future development within 500 feet of suitable habitat for special-status species shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System requirements, to ensure that the quantity and quality of runoff discharged is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into proposed open space or suitable habitat for special-status species. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might 	

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		<p>degrade or harm biological resources or ecosystem processes. This can be accomplished using a variety of methods including natural detention basins, grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.</p> <ul style="list-style-type: none"> • Toxicants. Land uses that use chemicals or generate bioproducts such as manure, fertilizer, or vineyard waste that are potentially toxic or may adversely affect plant species, wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharges. Measures such as those employed to address drainage issues shall be implemented. • Lighting. Night lighting shall be directed away from proposed open space and/or suitable habitat for special-status species to protect species from direct night lighting. Shielding shall be incorporated in Project designs to ensure ambient lighting is not increased. Any trails that intersect proposed open space will not include night lighting. • Noise. Proposed noise-generating land uses affecting suitable habitat for special-status species shall incorporate setbacks, berms, or walls to minimize the effects of noise on resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards. For planning purposes, wildlife should not be subject to noise that would exceed residential noise standards. • Invasive Species. When approving landscape plans for future development, emphasis will be placed on using native species that occur in the region. Invasive, nonnative plant species listed on the most recent California Invasive Plant Council inventory (https://www.cal-ipc.org/plants/inventory/) with a rating of moderate or high shall not be included in landscaping. • Barriers. Future development shall incorporate barriers, where appropriate in individual project designs, to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in proposed open space and/or suitable habitat for special-status wildlife. Such barriers may include native landscaping, rocks/boulders, fencing, 	

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		<p>walls, signage, and/or other appropriate mechanisms. Any proposed trails through open space will have gates that close at nighttime, as well as signage and appropriate barriers to keep people and domestic animals on the trail.</p> <ul style="list-style-type: none"> Restoration of Temporary Impacts. Prior to issuance of a grading or construction permit within the Project, grading and construction plans shall include the following note regarding any temporary impacts to uplands: Site construction areas subjected to temporary ground disturbance in undeveloped areas shall be subjected to revegetation with an application of a native seed mix, if necessary, prior to or during seasonal rains to promote passive restoration of the area to pre-Project conditions (except that no invasive plant species will be restored). An area subjected to "temporary" disturbance means any area that is disturbed but will not be subjected to further disturbance as part of the project. If any grading occurred in areas intended to remain undeveloped, the site will be recontoured to natural grade. This measure does not apply to situations in urban/developed areas that are temporarily impacted and will be returned to an urban/developed land use. Prior to seeding temporary ground disturbance areas, the project biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur. <p>BIO-4: Pre-construction Pond Check. A pre-construction pond check shall occur within the construction area prior to the rainy season before start of construction activities. If no potential habitat for western spadefoot is found during the survey, no further mitigation would be required.</p> <p>If potential habitat for western spadefoot is identified, construction fencing appropriate for amphibian exclusion will be installed around the construction area. A pre-construction pond check and focused survey for western spadefoot will be conducted the winter prior to grading activities within the construction area. The pond check will occur within 24 hours of the winter season's first three rain events and prioritize ponded features that hold water for 45 days or greater.</p>	

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		<p>Ideally, these rain events would produce a minimum of 0.2 inches during a 24-hour period.</p> <p>If western spadefoot are detected during surveys within the fenced construction footprint, then biologists shall collect western spadefoot adults from areas within 300 feet of known occupied pools. Adults shall be relocated outside of the construction footprint to portions of Wilson Creek (see MM BIO-5) that have suitable breeding habitat and few or no western spadefoot individuals. Relocation of western spadefoot will follow the latest amphibian handling guidelines provided by the U.S. Geological Survey.</p> <p>BIO-5: Open Space Conservation. Future development of the project outside of Wilson Creek Estates will prioritize the configuration of open space such that a minimum 1,000-foot corridor is created along Wilson Creek where feasible with the limits of the project boundary. In areas where creating a minimum 1,000 foot corridor is not feasible, the constricted part of the corridor will occupy a length no longer than 500 feet. Throughout the open space, the following measures will be implemented:</p> <ul style="list-style-type: none"> • Lighting will be directed toward development and shielded away from the open space. • Trails will not be in use from dusk to dawn, pets must be on leashes, and the trails will only be used for hiking and biking. • Trails may be temporarily closed to control unauthorized access. • When feasible, the open space corridor will be buffered by vineyards, parks, or naturally landscaped berms to reduce light and noise affects within the corridor. <p>BIO-6: Pre-construction Nesting Bird Survey. Construction activities shall avoid the migratory bird nesting season (typically January 1 through September 30) to reduce any potential significant impact to birds that may be nesting within the construction area. If construction activities must occur during the migratory bird nesting season, an avian nesting survey of the Project site and within 500 feet of all impact areas must be conducted to determine the presence/absence of fully protected species (including white-tailed kite), protected migratory birds, and active nests. The avian nesting survey shall be performed by a qualified wildlife biologist within 72 hours prior to the start of construction in accordance</p>	

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		<p>with the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513. If an active bird nest is found, the nest shall be flagged and mapped on the construction plans along with an appropriate buffer established around the nest, which will be determined by the biologist based on the species' sensitivity to disturbance (typically 300 feet for passerines and 500 feet for raptors and special-status species). The nest area shall be avoided until the nest is vacated and the juveniles have fledged. The nest area shall be demarcated in the field with flagging and stakes or construction fencing. On-site construction monitoring shall also be conducted when an active nest buffer is in place. No project activities may encroach into established buffers without the consent of a monitoring biologist. The buffer shall remain in place until it is determined the nestlings have fledged and the nest is no longer considered active.</p> <p>BIO-7: Pre-construction Burrowing Owl Surveys and Avoidance. One pre-construction burrowing owl survey shall be completed no more than 14 days before initiation of site preparation or grading activities and a second survey shall be completed within 24 hours of the start of site preparation or grading activities. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction surveys, the project site shall be resurveyed. Surveys for burrowing owl shall be conducted in accordance with protocols established in the Staff Report on Burrowing Owl Mitigation (prepared by the California Department of Fish and Game [now California Department of Fish and Wildlife; CDFW]) in 2012 or current version.</p> <ul style="list-style-type: none"> If burrowing owls are detected, a burrowing owl relocation plan shall be prepared and implemented in consultation with the City of Yucaipa. The relocation plan shall discuss the avoidance of disturbance to burrows during the nesting season for burrowing owls (February 1 through August 31), as well as appropriate buffers to be established around occupied burrows as determined by a qualified biologist. No project activities shall be allowed to encroach into established buffers without the consent of a monitoring biologist. The buffer shall remain in place until it is determined that occupied burrows have been vacated or the nesting season has completed. 	

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		<ul style="list-style-type: none"> • Outside of the nesting season, passive owl relocation techniques approved by CDFW shall be implemented. Owls shall be excluded from burrows in the immediate Project area and within a buffer zone if there is a threat to the surface or subterranean burrow structure by installing one-way doors in burrow entrances. These doors will be placed at least 48 hours prior to ground-disturbing activities. The project area shall be monitored daily for 1 week to confirm owl departure from burrows prior to any ground-disturbing activities. Compensatory mitigation for permanent loss of owl habitat will be provided following the guidance in the CDFW 2012 Staff Report on Burrowing Owl Mitigation or current version. • Where possible, burrows will be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe shall be inserted into the tunnels during excavation to maintain an escape route for any wildlife inside the burrow. <p>BIO-8: Pre-construction Clearance Surveys. Pre-construction clearance surveys for special-status wildlife shall be conducted by a qualified Project biologist within 14 days of the initiation of ground disturbance or vegetation clearing within and adjacent to construction areas. Surveys shall be appropriate for detecting potentially occurring species, such as Dulzura pocket mouse, northwestern San Diego pocket mouse, San Diego desert woodrat, southern grasshopper mouse, Los Angeles pocket mouse, Southern California legless lizard, California glossy snake, coastal whiptail, red diamondback rattlesnake, Blainville's horned lizard, and coast patch-nosed snake. Surveys need not be conducted in all areas simultaneously, as long as they are conducted within 14 days of the initiation of ground disturbance or vegetation clearing in each area individually. If special-status species are detected, appropriate buffers shall be established, as necessary and as appropriate for the species, unless it is not feasible to avoid the species. If possible, nonlisted special-status wildlife species may be captured and relocated to suitable habitat nearby where they are safe from construction activities. Surveys and relocation of these species may only be conducted by the qualified project biologist.</p> <ul style="list-style-type: none"> • If nonlisted special-status reptiles or small mammals are detected, they will be moved out of harm's way. 	

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		<ul style="list-style-type: none"> • The project biologist shall remain available at all times after initiation of ground disturbance or vegetation clearing, in case special-status wildlife species enter the construction area. If non-listed special-status species are detected in the construction area after initiation of ground disturbance or vegetation clearing, the qualified project biologist shall take measures to move the species, or encourage it to move, to a safe place away from construction activities. <p>BIO-9: Pre-construction American Badger Surveys and Avoidance. Impacts to American badger individuals and wintering and natal dens shall be avoided and minimized during construction activities through the following measures.</p> <ul style="list-style-type: none"> • Pre-construction Surveys (Wintering). During the colder months (generally between November 1 and February 15, when daily temperatures do not exceed 45°F), pre-construction surveys shall be conducted by the project biologist in suitable habitat no earlier than 14 days prior to construction activities to determine whether American badger winter dens are present within the construction zone or within 100 feet of the construction zone boundary. • Avoidance Measures (Wintering). If an American badger winter den is occupied within the construction zone or within 100 feet of the construction zone, then the den location shall be clearly marked with fencing or flagging in a manner that does not isolate the badger from intact adjacent habitat or prevent the badger from accessing the den, to avoid inadvertent impacts on the den. If it is not practicable to avoid the wintering den during construction activities, an attempt will be made to trap or flush the individual and relocate it to suitable open space habitat. Additionally, badgers can be relocated by slowly excavating the burrow, either by hand or mechanized equipment under the direct supervision of the project biologist, removing no more than 4 inches at a time. After necessary trapping, flushing, or burrow excavation is completed, construction may proceed and the vacated winter den may be collapsed. If trapping is required, trapping will be limited to November 16 through the last day of February in accordance with Section 461, Title 14 of the California Code of Regulations (14 CCR 461). A written report documenting the badger 	

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>removal shall be provided to the California Department of Fish and Wildlife within 30 days of relocation.</p> <ul style="list-style-type: none"> • Pre-construction Surveys (Natal Dens). During the late winter and summer (generally from March 15 through July 31), when American badgers may use natal dens for birthing and pup rearing, pre-construction surveys shall be conducted by the project biologist no earlier than 14 days prior to ground-disturbing construction activities to determine whether American badger natal dens are present within the project construction zone or within 200 feet of the construction zone. • Avoidance Measures (Natal Dens). If natal dens are detected during construction, construction activities shall be halted within 200 feet of the natal den. This buffer may be reduced based on the location of the den or type of construction activity, based on the direction of the project biologist. Construction activities shall not preclude the ability of the documented badgers to disperse to on-site open space or off-site habitat when the natal den is vacated (i.e., habitat suitable for dispersal must be maintained until dispersal occurs). Construction will be postponed or halted in these areas until it is determined by the project biologist that the young are no longer dependent on the natal den. To avoid inadvertent impacts during construction and to ensure that construction activities are at least 200 feet from active natal dens, any active natal dens within the survey area shall be clearly marked with fencing or flagging in a manner that will not inhibit normal behavioral activities (e.g., foraging and dispersing from the site) by the mother and pups. <p>BIO-10: Pre-construction Survey for Crotch Bumble Bee. A pre-construction survey for Crotch bumble bee shall occur within the construction area during the primary flight period for workers and males (March 1 through June 30) prior to the start of construction activities. The survey shall ensure that no nests for Crotch bumble bee are located within the construction area. Crotch bumble bee is a habitat generalist, ground-nesting bee. For the purposes of this mitigation measure, nest resources are defined as small mammal burrows, bunch grasses with a duff layer, thatch, hollow trees, rock walls, and brush piles. While no standardized survey methodology is currently available from the California Department of Fish and Wildlife (CDFW) for Crotch bumble bee, the following</p>	

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>survey methods were reviewed to develop one: (1) U.S. National Protocol Framework for the Inventory Monitoring of Bees (2017) for North American bumble bees, prepared by S. Droege, J.D. Engler, E. Sellers and L.E. O'Brien; and (2) Survey Protocols for the Rusty Patched Bumble Bee (<i>Bombus affinis</i>), a federally listed bumble bee located in the Midwestern United States, prepared by the U.S. Fish and Wildlife Service in 2019. This protocol generally follows previous CDFW-approved methods developed to accomplish similar surveys related to 1600 Streambed Alteration Agreement conditions and Incidental Take Permit conditions. Any official protocol released by CDFW will supersede the protocol outlined in this mitigation measure.</p> <p>The pre-construction survey will be performed by a biologist with expertise in surveying for bumble bees and include four survey passes that are disturbed throughout the survey period. The timing of these surveys shall coincide with the flight period for workers and males (March 1 through June 30), which avoids the peak flight times for mature and new queen bees. Surveys shall occur between 0800 and 1600 hours, or when there are sunny to partly sunny skies that are greater than 65° Fahrenheit. Surveys may be conducted earlier if other bees or butterflies are flying. Surveys shall not be conducted when it is windy (i.e., sustained winds greater than 8 mph). Within non-developed habitats, the biologist shall look for nest resources suitable for bumble bee use. Ensuring that all nest resources receive 100% visual coverage, the biologist shall watch the nest resources for up to 5 minutes, looking for exiting or entering worker bumble bees. Worker bees should arrive and exit an active nest site with frequency, such that their presence would be apparent after 5 minutes of observation. If a bumble bee worker is detected, then a representative shall be identified to species. Biologists should be able view several burrows at one time to sufficiently determine if bees are entering/exiting them depending on their proximity to one another. It is up to the discretion of the biologist regarding the actual survey viewshed limits from the chosen vantage point which would provide 100 percent visual coverage; this could include a 30- to 50-foot-wide area.</p> <p>Identification will include trained biologists netting/capturing the representative bumble bee in appropriate insect nets, per the protocol in U.S. National Protocol Framework for the Inventory and Monitoring of Bees. The bee shall be placed in a clear container for observation and photographic documentation if able.</p>	

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>The bee will be photographed using a macro lens from various angles to ensure recordation of key identifying characteristics. If bumble bee identifying characteristics cannot be adequately captured in the container due to movement, the container will be placed in a cooler with ice until the bumble bee becomes inactive (generally within 15 minutes). Once inert, the bumble bee shall be removed from the container and placed on a white sheet of paper or card for examination and photographic documentation. The bumble bee shall be released into the same area from which it was captured upon completion of identification. Based on implementation of this method on a variety of other bumble bee species, they become active shortly after removal from the cold environment, so photography must be performed quickly. If Crotch bumble bee nests are not detected, no further mitigation would be required. The mere presence of foraging Crotch bumble bees would not require implementation of additional minimization measures because they can forage up to 10 kilometers from their nests.</p> <p>If nest resources occupied by Crotch bumble bee are detected within the construction area, no construction activities shall occur within 100 feet of the construction zone, or as determined by a qualified biologist through evaluation of topographic features or distribution of floral resources. The nest resources will be avoided for the duration of the Crotch bumble bee nesting period (February 1 through October 31). Outside of the nesting season, it is assumed that no live individuals would be present within the nest as the daughter queens (gyne) usually leave by September, and all other individuals (original queen, workers, males) die. The gyne is highly mobile and can independently disperse to outside of the construction footprint to proposed open space (see MM BIO-5) or other suitable areas beyond that have suitable hibernacula resources. Because construction will have occurred in the area outside of the occupied nesting resources, no suitable habitat will be present in the impact area, and it is assumed that new queens will disperse to habitat outside of the construction area.</p> <p>A written survey report will be submitted to the City and CDFW within 30 days of the pre-construction survey. The report will include survey methods, weather conditions, and survey results, including a list of insect species observed and a figure showing the locations of any Crotch bumble bee nest sites or individuals observed. If Crotch bumble bee nests are observed, the survey report will also</p>	

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		<p>include recommendations for avoidance, and the location information will be submitted to the California Natural Diversity Database (CNDDDB) at the time of, or prior to, submittal of the survey report.</p> <p>If the above measures are followed, it is assumed that the project shall not need to obtain authorization from CDFW through the California Endangered Species Act Incidental Take Permit process.</p> <p>If the nest resources cannot be avoided, as outlined in this measure, the project applicant will consult with CDFW regarding the need to obtain an Incidental Take Permit.</p> <p>Any measures determined to be necessary through the Incidental Take Permit process to offset impacts to Crotch bumble bee may supersede measures provided in this CEQA document and shall be incorporated into the habitat mitigation and monitoring plan.</p> <p>In the event an Incidental Take Permit is needed, mitigation for direct impacts to Crotch bumble bee will be fulfilled through compensatory mitigation at a minimum 1:1 nesting habitat replacement of equal or better functions and values to those impacted by the Project, or as otherwise determined through the Incidental Take Permit process. Mitigation will be accomplished either through off-site conservation or through a CDFW-approved mitigation bank. If mitigation is not purchased through a mitigation bank, and lands are conserved separately, a cost estimate will be prepared to estimate the initial start-up costs and ongoing annual costs of management activities for the management of the conservation easement area(s) in perpetuity. The funding source will be in the form of an endowment to help the qualified natural lands management entity that is ultimately selected to hold the conservation easement(s). The endowment amount will be established following the completion of a project-specific Property Analysis Record to calculate the costs of in-perpetuity land management. The Property Analysis Record will take into account all management activities required in the Incidental Take Permit to fulfill the requirements of the conservation easement(s), which are currently in review and development.</p> <p>BIO-11: Coastal California Gnatcatcher Protocol Survey. A protocol coastal California gnatcatcher shall be conducted by a qualified biologist in Phases 4</p>	

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Table 1-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>and 5 prior to ground-disturbing activities. Surveys shall be conducted in accordance with the U.S. Fish and Wildlife (USFWS) 2019 Coastal California Gnatcatcher Presence/Absence Survey Protocol, or current version. The results of the survey shall be summarized in a report and would be valid for a maximum of 2 years. If no coastal California gnatcatcher are found during the survey, no further mitigation would be required.</p> <p>If coastal California gnatcatcher are detected, the Project shall receive authorization from the USFWS through the federal Endangered Species Act Incidental Take Permit process, including the preparation of a Biological Assessment, for take of coastal California gnatcatcher. Any measures determined to be necessary through the Incidental Take Permit process to offset impacts to coastal California gnatcatcher may supersede measures provided in this CEQA document and shall be incorporated into the habitat mitigation and monitoring plan.</p> <p>Mitigation for direct impacts to coastal California gnatcatcher will be fulfilled through compensatory mitigation at a 2:1 habitat replacement of equal or better functions and values to those impacted by the Project, or as otherwise determined through the Incidental Take Permit process. Mitigation will be accomplished either through off-site conservation or through a USFWS-approved mitigation bank. If mitigation is not purchased through a mitigation bank and lands are conserved separately, a cost estimate will be prepared to estimate the initial start-up costs and ongoing annual costs of management activities for the management of the conservation easement area(s) in perpetuity. The funding source will be in the form of an endowment to help the qualified natural lands management entity that is ultimately selected to hold the conservation easement(s). The endowment amount will be established following the completion of a Project-specific Property Analysis Record to calculate the costs of in-perpetuity land management. The Property Analysis Record will take into account all management activities required in the Incidental Take Permit to fulfill the requirements of the conservation easement(s), which are currently in review and development.</p> <p>BIO-12: Burrowing Owl Protocol Survey. A protocol burrowing owl survey shall be conducted by a qualified biologist in Phases 4 and 5 prior to ground-disturbing activities. Surveys shall be conducted in accordance with the California</p>	

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>Department of Fish and Wildlife 2012 Staff Report on Burrowing Owl Mitigation or current version. The results of the survey shall be summarized in a report and would be valid for a maximum of 2 years. If no burrowing owl are found during the survey, no further mitigation would be required; however, the project must comply with MM BIO-7.</p> <p>If burrowing owl are detected, the full extent of the occurrence of occupied burrowing owl habitat within the survey area shall be recorded using GPS. The outer extent of each occurrence shall be flagged for avoidance (to the extent feasible).</p> <p>For direct impacts to burrowing owl, impacts to burrowing owl shall be avoided to the greatest extent possible and minimized where avoidance is not feasible. Where project impacts to burrowing owl cannot be avoided, a burrowing owl protection plan will be prepared and implemented, as summarized in MM BIO-7.</p>	
<p>Impact 5.4-2: As with the 2016 General Plan, development pursuant to the WCSP could result in the loss of sensitive vegetation communities.</p>	<p>Potentially significant</p>	<p>Apply Mitigation Measures BIO-2 and BIO-3</p> <p>BIO-13: Aquatic Resource Avoidance, Permitting, and Protection. The project site supports aquatic resources that are considered jurisdictional under the U.S. Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB), and the California Department of Fish and Wildlife (CDFW). Future development will fully avoid aquatic resources. If aquatic resources are fully avoided, no further mitigation would be required; however, the project must comply with MM BIO-2 and MM BIO-3.</p> <p>If full avoidance is not possible, prior to construction activity, the applicant shall coordinate with USACE and the Santa Ana RWQCB (Region 8) to assure conformance with the requirements of Section 401 of the Clean Water Act and the Porter–Cologne Water Quality Control Act. Prior to activity within CDFW-jurisdictional streambed or associated riparian habitat, the applicant shall coordinate with CDFW (Inland Deserts Region 6) relative to conformance to the Lake and Streambed Alteration permit requirements.</p> <p>Future development shall mitigate to ensure no-net-loss of waters at a minimum of 1:1 with establishment or re-establishment credits for impacts on aquatic resources as a part of an overall strategy to ensure no net loss, or at a higher</p>	<p>Less than significant</p>

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>ratio if establishment or re-establishment credits are not available. Mitigation shall be completed through use of a mitigation bank or other applicant-sponsored mitigation. Final mitigation ratios and credits shall be determined in consultation with USACE, RWQCB and/or CDFW based on agency evaluation of current resource functions and values and through each agency's respective permitting process.</p> <p>Should applicant-sponsored mitigation be implemented, a habitat mitigation and monitoring plan shall be prepared in accordance with resource agency guidelines and approved by the agencies in accordance with the proposed program permits. The habitat mitigation and monitoring plan will include but is not limited to a conceptual planting plan including planting zones, grading, and irrigation, as applicable; a conceptual planting plant palette; a long-term maintenance and monitoring plan; annual reporting requirements; and proposed success criteria. Any off-site applicant-sponsored mitigation shall be conserved and managed in perpetuity.</p>	
<p>Impact 5.4-3: As with the 2016 General Plan, development pursuant to the WCSP could impact state- or federally protected wetlands.</p>	<p>Potentially significant</p>	<p>Apply Mitigation Measures BIO-2, BIO-3, and BIO-3</p>	<p>Less than significant</p>
<p>Impact 5.4-4: As with the 2016 General Plan, development pursuant to the WCSP could affect wildlife corridors and linkages.</p>	<p>Potentially significant</p>	<p>Apply Mitigation Measures BIO-1, BIO-2, and BIO-5</p> <p>BIO-14: Culvert Undercrossing. A wildlife undercrossing shall be constructed where proposed improvements to Jefferson Street cross over Wilson Creek. The undercrossing will adequately convey coyotes, mule deer, and smaller-sized wildlife. The wildlife undercrossing shall utilize existing or manufactured topography. The crossing shall be designed to provide a greater or equal to 0.6 openness ratio (calculated as width times height divided by length in meters). Crossing shall have a raised floor and/or side platform to allow dry passage for wildlife when water is flowing. The design should consider the use of berms to protect the undercrossing from light and noise.</p> <p>BIO-15: Wildlife Movement. In accordance with the recommendations of General Plan Mitigation Measure 4-6, the future development will implement the following design standards to facilitate wildlife movement through the project site:</p>	<p>Less than significant</p>

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> • Adhere to low density zoning standards. • Adhere to clustering of development. • Provide shielded lighting adjacent to sensitive habitat areas. • Encourage wildlife-passable fence designs (e.g., 3-strand barbless wire fence) on property boundaries. • Encourage preservation of native habitat on the undeveloped remainder of developed parcels. • Minimize road/driveway development to help prevent loss of habitat due to roadkill and habitat loss. • Use native, drought-resistant plant species in landscape design. • Participate in local/regional recreational trail design effort. 	
<p>Impact 5.4-5: As with the 2016 General Plan, development pursuant to the WCSP would be required to comply with local biological resources policies and ordinances, and would not impact a habitat conservation plan.</p>	Potentially significant	<p>BIO-16: Tree Removal Permit. Prior to the issuance of grading permits it will be the responsibility of the Project proponent to obtain the necessary permits for removal of trees, including oak trees, as well as the removal of plants within 200 feet of a streambank. The project proponent will provide the appropriate plot plan or other documentation required by the City of Yucaipa.</p>	Less than significant
<p>5.5 CULTURAL RESOURCES</p>			
<p>Impact 5.5-1: Development of the project could impact an identified historic resource.</p>	Potentially significant	<p>CUL-1 Prior to the issuance of grading permits, and prior to the removal of the chicken farms and Cherrycroft Ranch features, a historic resources technical study shall be prepared by a qualified architectural historian meeting Secretary of the Interior Standards. The study shall evaluate the significance and data potential of the resources in accordance with these standards. Resources present on the proposed project site shall be evaluated for eligibility for the California Register of Historical Resources (CRHR); including buildings and structures. If the resource meets the criteria for listing on the CRHR (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4852), a program detailing how such long-term avoidance or preservation is assured shall be developed and approved prior to conditional approval.</p> <p>CUL-2 Prior to recordation of the final map for Wilson Creek Estates, Wine Country Subdivision (TTM 20567), the following security measures shall be</p>	Less than significant

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		<p>implemented by the project proponent to the existing Casa Blanca residence to prevent arson and further vandalism:</p> <ul style="list-style-type: none"> • Installation of an alarm system to the main residence. • Installation of a locked gate at the lower end of the driveway by Oak Glen Road. <p>CUL-3 Prior to the issuance of building permits to restore the Casa Blanca residence, a landscaping plan shall be submitted to the City's Planning Department for review and approval. The landscaping plan shall show how the landscaping and plantings in the area immediately surrounding the house shall be preserved for the Casa Blanca residence's integrity of setting. Keeping the olive trees on the hill slope would have the added effect of maintaining the historical visual barrier between Oak Glen Road and the house. Retaining the Casa Blanca house and its immediate surroundings would provide an aesthetic focal point for any new residential development, as well as an important link to the history of the region and its pioneers. Additionally, any restoration shall be done in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.</p>	
<p>Impact 5.5-2: Development of the project could impact archaeological resources.</p>	<p>Potentially significant</p>	<p>CUL-4 Prior to the issuance of any permits allowing ground-disturbing activities, the project proponent/operator shall retain a Qualified Archaeologist, defined as an archaeologist meeting the Secretary of the Interior's Standards for professional archaeology (U.S. Department of the Interior, 2011), to carry out all mitigation measures related to archaeological and historical resources. The contact information for this Qualified Archaeologist shall be provided to the City of Yucaipa's Planning Department prior to the commencement of any construction activities on-site. Further, the Qualified Archaeologist shall be responsible for ensuring employee training provisions are implemented during implementation of the Project:</p> <ul style="list-style-type: none"> • Prior to any ground disturbance, the Qualified Archaeologist, or their qualified designee, shall provide worker environmental awareness protection training to construction personnel for the protection of cultural (prehistoric and historic) resources. As part of this training, construction 	<p>Less than significant</p>

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>personnel shall be briefed on proper procedures to follow should unanticipated cultural resources be made during construction. New construction personnel shall also receive the worker environmental awareness protection training.</p> <ul style="list-style-type: none"> • In the event that unanticipated cultural resources are encountered during any phase of project construction, all construction work within 50 feet of the find shall cease and the Qualified Archaeologist, in coordination with the City's Planning Department, shall assess the find for importance. Construction activities may continue in other areas. If the discovery is determined to not be significant by the Qualified Archaeologist, work will be permitted to continue in the area. • If a find is determined to be important by the Qualified Archaeologist, they shall immediately notify the City's Planning Department. The City's Planning Department shall determine whether the resource is eligible for inclusion in the California Register of Historical Resources (CRHR). If the City determines the resources is eligible for inclusion on the CRHR, project redesign and preservation in place shall be the preferred means to avoid impacts to significant historical resources. • Consistent with CEQA Guidelines Section 15126.4(b)(3)(C), if it is demonstrated that resources cannot be avoided, the Lead Archaeologist, shall develop additional treatment measures in consultation with the City, which may include data recovery or other appropriate measures. The City shall consult with appropriate Native American representatives in determining appropriate treatment for unearthened cultural resources if the resources are prehistoric or Native American in nature. Diagnostic archaeological materials with research potential recovered during any investigation shall be curated at an accredited curation facility. The Lead Archaeologist shall prepare a report documenting evaluation and/or additional treatment of the resource. A copy of the report shall be provided to the City and to the South Central Coastal Information Center at California State University, Fullerton. 	
Impact 5.5-3: Grading activities could potentially disturb human remains.	Less than significant	No mitigation is required	Less than significant

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact 5.5-4: Development of the project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p>Potentially significant</p>	<p>CUL-5 The project proponent shall retain a qualified paleontologist, defined as a paleontologist meeting the Society for Vertebrate Paleontology's Professional Standards (SVP, 2010), to carry out all mitigation measures related to paleontological resources.</p> <ul style="list-style-type: none"> • Prior to the start of any ground disturbing activities, the qualified paleontologist shall conduct a Paleontological Resources Awareness Training program for all construction personnel working on the project. A Paleontological Resources Awareness Training Guide approved by the qualified paleontologist shall be provided to all personnel. A copy of the Paleontological Resources Awareness Training Guide shall be submitted to the City's Planning Department. The training guide may be presented in video form. • Paleontological Resources Awareness Training may be conducted in conjunction with other awareness training requirements. • The training shall include an overview of potential paleontological resources that could be encountered during ground disturbing activities to facilitate worker recognition, avoidance, and subsequent immediate notification to the qualified paleontologist for further evaluation and action, as appropriate; and penalties for unauthorized artifact collecting or intentional disturbance of paleontological resources. • The Paleontological Resources Awareness Training Guides shall be kept available for all personnel to review and be familiar with as necessary. <p>CUL-6 A qualified paleontologist or designated monitor shall spot check ground disturbing activities when excavations are expected to exceed a depth of 5 feet in areas mapped as having moderate sensitivity for paleontological resources and mapped as older alluvial-fan deposits to inspect for the presence of older paleontologically sensitive geologic units at depth. If it is determined that Holocene- to Pleistocene-age older alluvium is present at depth, full-time monitoring shall be implemented in those areas during excavation. A qualified paleontologist or designated monitor shall monitor all ground-disturbing activity (with the exception of vibratory or hydraulic installation of tracking or mounting structures and foundations or supports) in areas mapped as Pleistocene-age older alluvium.</p>	<p>Less than significant</p>

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		<p>The duration and timing of monitoring shall be determined by the qualified paleontologist in consultation with the City's Planning Department and shall be based on a review of geologic maps, project-specific geotechnical reports, and grading plans.</p> <p>During the course of monitoring, if the paleontologist can demonstrate based on observations of subsurface conditions that the level of monitoring should be reduced, the paleontologist, in consultation with the City's Planning Department, may adjust the level of monitoring to circumstances, as warranted.</p> <p>Paleontological monitoring shall include inspection of exposed rock units during active excavations within sensitive geologic sediments. The qualified paleontologist shall have authority to temporarily divert excavation operations away from exposed fossils to collect associated data and recover the fossil specimens if deemed necessary.</p> <p>Following the completion of construction, the paleontologist shall prepare a report documenting the absence or discovery of fossil resources onsite. If fossils are found, the report shall summarize the results of the inspection program, identify those fossils encountered, recovery and curation efforts, and the methods used in these efforts, as well as describe the fossils collected and their significance. A copy of the report shall be provided to the City's Planning Department and to an appropriate repository such as the San Bernardino County Museum.</p> <p>CUL-7 If a paleontological resource is found, the project contractor shall cease ground-disturbing activities within 50 feet of the find. The qualified paleontologist shall evaluate the significance of the resources and recommend appropriate treatment measures. At each fossil locality, field data forms shall be used to record pertinent geologic data, stratigraphic sections shall be measured, and appropriate sediment samples shall be collected and submitted for analysis. Any fossils encountered and recovered shall be catalogued and donated to a public, non-profit institution with a research interest in the materials, such as the San Bernardino County Museum. Accompanying notes, maps, and photographs shall also be filed at the repository.</p>	

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5.6 ENERGY			
Impact 5.6-1: Implementation of the WCSP would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.	Less than significant	No mitigation measures are required	Less than significant
Impact 5.6-2: The WCSP would not conflict with or obstruct implementation the renewable energy or energy efficiency measures of the City of Yucaipa CAP.	Potentially significant	Apply Mitigation Measure GHG-2.	Less than significant
5.7 GEOLOGY AND SOILS			
Impact 5.7-1: As with development pursuant to the 2016 General Plan, residents (or occupants, visitors, etc.) of the WCSP would be subject to potential seismic-related hazards.	Less than significant	No mitigation measures are required	Less than significant
Impact 5.7-2: As with development pursuant to the 2016 General Plan, unstable geologic unit or soils conditions, including soil erosion, could result from the WCSP.	Less than significant	No mitigation measures are required	Less than significant
Impact 5.7-3: As with development pursuant to the 2016 General Plan, expansive soil conditions would not result in risks to life or property.	Less than significant	No mitigation measures are required	Less than significant
Impact 5.7-4: The WCSP would not include the use of septic tanks.	Less than significant	No mitigation measures are required	Less than significant

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5.8 GREENHOUSE GAS EMISSIONS			
<p>Impact 5.8-1: Development and operation of the proposed viticultural land uses accommodated by the WCSP would generate a substantial increase in GHG emissions and would have a significant impact on the environment.</p>	Potentially significant	<p>GHG-1 The City of Yucaipa Planning Division shall require that applicants for new viticultural development projects incorporate the following measures to reduce greenhouse gas emissions during operational activities:</p> <ul style="list-style-type: none"> • For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions. • Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 sec. 2485). • Use off-road equipment (e.g., tractor and loader) that meet the United States EPA United States Environmental Protection Agency Tier 4 Final (model year 2008 or newer) or stricter emission limits for engines between 50 and 750 horsepower. • Use electric-powered or zero-emission only forklifts. • Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per Section A5.106.5.2 of the California Green Building Standards Code (CALGreen) (Nonresidential Voluntary Measures). • Provide facilities to support electric charging stations per Section A5.106.5.3.2 of CALGreen (Nonresidential Voluntary Measures). • Applicant-provided appliances (e.g., dishwashers, stoves, ovens, refrigerators, clothes washers, and dryers) and plumbing fixtures (e.g., water heater) shall be electric powered and be Energy Star–certified or of equivalent energy efficiency. Installation of Energy Star–certified or equivalent appliances and plumbing fixtures shall be verified by the City during plan check. • No wood-burning or gas-powered fireplaces shall be installed in any of the dwelling units. 	Significant and unavoidable

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Table 1-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>OR</p> <p>If there is an adopted City of Yucaipa Climate Action Plan (CAP) updated to meet post-2020 greenhouse gas emissions reduction targets consistent with Senate Bill 32 and/or Assembly Bill 1279, and satisfies the requirements of a qualified plan under CEQA Guidelines Section 15183.5, the following shall be implemented:</p> <ul style="list-style-type: none"> • Prior to issuance of building permits, each proposed viticultural development project within the Wine Country Specific Plan shall demonstrate incorporation of the minimum measures that would be deemed to achieve consistency per the future updated CAP in effect at the time of the development review process. The applicant/project proponent shall submit documentation showing the required measures to achieve CAP consistency to the City of Yucaipa Planning Division for review and approval. 	
<p>Impact 5.8-2: The proposed residential uses outside of the WCE – Wine Country subdivision in addition to the viticultural uses accommodated under the proposed project would be inconsistent with the City of Yucaipa Climate Action Plan.</p>	<p>Potentially significant</p>	<p>GHG-2 Prior to issuance of building permits, each development proposal within the Wine Country Specific Plan shall demonstrate attainment of at least 100 points under the 2015 City of Yucaipa Climate Action Plan (CAP) Screening Table for the appropriate land use type. If a future update to the CAP is adopted, then each development proposal shall demonstrate incorporation of the minimum measures that would be deemed to achieve consistency per the future updated CAP in effect at the time of the development review process. The applicant/project proponent shall submit documentation showing the required measures to achieve CAP consistency to the City of Yucaipa Planning Division for review and approval.</p> <p>GHG-3 Prior to issuance of building permits, each development proposal located within the Project WCE—Wine Country subdivision shall demonstrate that the development of each lot would attain at least 100 points under the Screening Table for residential projects in the <u>2015</u> City of Yucaipa Climate Action Plan (CAP). <u>If a future update to the CAP is adopted, then each development proposal shall demonstrate incorporation of the minimum measures that would be deemed to achieve consistency per the future updated CAP in effect at the time of the development review process. The applicant/project proponent shall</u></p>	<p>Less than significant</p>

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Table 1-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<u>submit documentation showing the required measures to achieve CAP consistency to the City of Yucaipa Planning Division for review and approval.</u>	
5.9 HAZARDS AND HAZARDOUS MATERIALS			
Impact 5.9-1: As with the 2016 General Plan, project construction and operations pursuant to development in accordance with the WCSP would involve the transport, use, and/or disposal of hazardous materials.	Less than significant	No mitigation is required	Less than significant
Impact 5.9-2: Because the WCSP project site is not on a list of hazardous materials sites, it would not alter impacts related to these sites in comparison to the GPEIR.	Less than significant	No mitigation is required	Less than significant
Impact 5.9-3: The project site is not located within the vicinity of an airport or within the jurisdiction of an airport land use plan. Impact 5.9-4: Project development would not impair or physically interfere with the implementation of an emergency response or evacuation plan.	Less than significant	No mitigation is required	Less than significant
Impact 5.9-5: Development of the WCSP as proposed would increase the number of structures exposed to fire danger compared to the 2016 General Plan.	Less than significant	No mitigation is required	Less than significant
5.10 HYDROLOGY AND WATER QUALITY			
Impact 5.10-1: As with development pursuant to the 2016 General Plan, the WCSP would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.	Less than significant	No mitigation is required	Less than significant

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Table 1-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact 5.10-2: As with site land uses designated under the 2016 General Plan, the WCSP would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the proposed project could impede sustainable groundwater management of the basin.</p>	<p>Less than significant</p>	<p>No mitigation is required</p>	<p>Less than significant</p>
<p>Impact 5.10-3: As with the 2016 General Plan, the WCSP would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in a substantial erosion or siltation on- or off-site, result in flooding on- or off-site, or create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.</p>	<p>Potentially significant</p>	<p>HYD-1 Building plans submitted to and approved by the Engineering Department shall be designed so that infrastructure associated with the development is situated outside jurisdictional areas of streams and drainages (e.g., channels and banks). A drainage easement will be recorded as approved by the City Engineer, aligned consistent with the centerline of the wash. A conservation easement exceeding the limits of the 100-year flood shall be recorded. No buildings or structures will be permitted within the easement, which shall be maintained as close to its natural state as possible.</p> <p>HYD-2 Prior to building permit issuance, the property owner or the project applicant for future development projects shall ensure that fill materials placed adjacent to streambeds are compacted according to the City's development standards. It must be demonstrated that fill will not settle and is protected from erosion, scour, or differential settlement.</p>	<p>Less than significant</p>
<p>Impact 5.10-4: As with site development pursuant to the 2016 General Plan, the WCSP would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows, and would not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.</p>	<p>Potentially significant</p>	<p>Apply Mitigation Measure HYD-1.</p>	<p>Less than significant</p>

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Table 1-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.10-5: As with the 2016 General Plan, the WCSP would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	Less than significant	No mitigation is required	Less than significant
5.11 LAND USE AND PLANNING			
Impact 5.11-1: The Wine Country Specific Plan would not physically divide an established community.	Less than significant	No mitigation is required	Less than significant
Impact 5.11-2: The Wine Country Specific Plan would not conflict with applicable plans adopted for the purpose of avoiding or mitigating and environmental effect.	Less than significant	No mitigation is required	Less than significant
5.12 MINERAL RESOURCES			
Impact 5.12-1: As with the 2016 General Plan for the plan area, implementation of the WCSP would not result in the loss of availability of a known mineral resource.	No Impact	No mitigation is required	No Impact
5.13 NOISE			
Impact 5.13-1: Development pursuant to the WCSP would not result in the generation of a substantial construction noise increase compared to the 2016 General Plan.	Less than significant	N-1 Applicants for new development projects within 500 feet of sensitive receptors shall implement the following best management practices to reduce construction noise levels. <ul style="list-style-type: none"> • Install temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive structures. • Equip construction equipment with mufflers. • Restrict haul routes and construction-related traffic 	Less than significant
Impact 5.13-2 Implementation of the WCSP would not result in a substantial permanent increase in ambient noise levels compared to the 2016 General Plan.	Potentially significant	N-3 The developer shall consider options for and implement measures(s) such as an earthen berm or wall of sufficient height and extent between 11114 Cherry Croft Drive and the primary roadway traffic noise sources (e.g., engine exhaust and tire pavement contact) on Jefferson Street so that 4 dBA of Jefferson Street traffic noise reduction can be achieved as quantified at 11114 Cherry Croft	Less than significant

1. Executive Summary

Table 1-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>Drive. Noise reduction benefit could be estimated prior to mitigation measure design and installation as part of Jefferson Street roadway upgrading, and field verified with pre-construction and post-construction outdoor noise level measurements similar to those performed for the baseline sound environment data collection for Wilson Creek Estates EIR (see Appendix I, WCE EIR).</p> <p>N-4 For outdoor amplified special events:</p> <ul style="list-style-type: none"> • Conclude all amplified speech, music, or movie nights by 10:00 pm. Property management shall incorporate the following measures for outdoor events: orient speakers/speaker systems away from nearby residences, and position speakers below the heights of property walls or between project buildings and off-site residences to break line-of-sight with residential uses. • Prior to outdoor amplified events, the sound system contractor shall confirm that a noise limit of 55 dBA Leq at the property line is achieved, and the PA speakers shall be situated at a distance of 175 feet or greater from the nearest residential property line. The PA system contractor shall perform a system check to verify that PA system noise levels do not exceed 55 dBA Leq at any outdoor recreation area associated with the nearest residences. Design measures may include, but are not limited to, band width and peak limiter installation, temporary shielding or barriers between the special event and nearby residences, and speaker angle and directivity techniques. <p>For future residences within the project boundary that are proposed adjacent to large wineries (e.g., boutique and artisan wineries):</p> <ul style="list-style-type: none"> • In order to comply with the City's Municipal Code noise ordinance requirements and avoid any exceedance of the exterior noise standards, design measures such as band width and peak limiter installation, temporary shielding or barriers between the special event and nearby residences, and speaker angle and directivity techniques shall be used to reduce noise levels at outdoor recreation areas such as backyards or balconies associated with residences adjacent to a large winery where noise-generating events would occur. Upper floor windows associated with future residences that would be directly exposed to the noise- 	

1. Executive Summary

Table 1-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>generating events at the winery shall be upgraded with a sound transmission class (STC) rating higher than standard building provides (typically up to STC-28 and provide a minimum of 20 dBA exterior-to-interior noise reduction) to ensure that the City's 45 dBA CNEL interior noise standard is achieved.</p>	
<p>Impact 5.13-3: Implementation of the WCSP would not result in greater groundborne vibration or groundborne noise levels than identified in the 2016 General Plan</p>	<p>Less than significant</p>	<p>N-2 Individual projects that involve vibration-intensive construction activities, such as blasting, pile drivers, jack hammers, and vibratory rollers, within 200 feet of sensitive receptors shall be evaluated for potential vibration impacts. A vibration study shall be conducted for individual projects where vibration-intensive impacts may occur. The study shall be prepared by an acoustical or vibration engineer holding a degree in engineering, physics, or an allied discipline and who is able to demonstrate a minimum of two years of experience in preparing technical assessments in acoustics and/or groundborne vibrations. The study shall be submitted to and approved by the City during subsequent project-level environmental review.</p> <p>Vibration impacts to nearby receptors shall not exceed the vibration annoyance levels (in RMS inches/second) as follows:</p> <ul style="list-style-type: none"> • Workshop = 0.126 • Office = 0.063 • Residential Daytime (7 am to 10 pm)= 0.032 • Residential Nighttime (10 pm to 7 am) = 0.016 <p>If construction-related vibration is determined to be perceptible at vibration-sensitive uses, additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., nonexplosive blasting methods, drilled piles as opposed to pile driving, preclusion for using vibratory rollers, use of small- or medium-sized bulldozers, etc.). Vibration reduction measures shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the project.</p>	<p>Less than significant</p>

1. Executive Summary

Table 1-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact 5.13-4: Implementation of the WCSP would not expose people residing or working in the plan area to excessive noise levels, 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.</p>	Less than significant	No mitigation is required	Less than significant
5.14 POPULATION AND HOUSING			
<p>Impact 5.14-1: Implementation of the WCSP would not result in unplanned population growth in comparison to the 2016 General Plan.</p>	Less than significant	No mitigation is required	Less than significant
<p>Impact 5.14-2: WCSP implementation would not result in displacing people and/or housing, requiring construction of replacement housing.</p>	Less than significant	No mitigation is required	Less than significant
5.15 PUBLIC SERVICES			
FIRE PROTECTION AND EMERGENCY SERVICES			
<p>Impact 5.15-1: The proposed project would introduce new structures and residents and workers into the Yucaipa Fire Department and CAL FIRE service boundaries, thereby increasing the requirement for fire protection facilities and personnel.</p>	Less than significant	No mitigation is required	Less than significant

1. Executive Summary

Table 1-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
POLICE PROTECTION			
Impact 5.15-2: The proposed project would introduce new structures and residents and workers into the San Bernardino County Sheriff's Department service boundaries, thereby increasing the requirement for police protection facilities and personnel	Less than significant	No mitigation is required	Less than significant
SCHOOL SERVICES			
Impact 5.15-3: Since the WCSP would allow development of the same number of residential units (1,091) as development under the 2016 General Plan, anticipated student generation for the WCSP would not change from the analysis included in the GPEIR and the WCSP would not result in new impacts to school services.	Less than significant	No mitigation is required	Less than significant
5.16 RECREATION			
Impact 5.16-1: The proposed project would not generate additional residents that would increase the use of existing park and recreational facilities.	Less than significant	No mitigation is required	Less than significant
Impact 5.16-2: Project implementation would not result in environmental impacts to provide new and/or expanded recreational facilities.	Less than significant	No mitigation is required	Less than significant
5.17 TRANSPORTATION			
Impact 5.17-1: As with development pursuant to the 2016 General Plan, the WCSP would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.	Less than significant	No mitigation is required	Less than significant

1. Executive Summary

Table 1-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.17-2: As with development pursuant to the 2016 General Plan, the WCSP would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	Less than significant	No mitigation is required	Less than significant
Impact 5.17-3: As with development pursuant to the 2016 General Plan, the WCSP would not increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	Less than significant	No mitigation is required	Less than significant
Impact 5.17-4: As with development pursuant to the 2016 General Plan, the WCSP would not result in inadequate emergency access.	Less than significant	No mitigation is required	Less than significant
5.18 TRIBAL CULTURAL RESOURCES			
Impact 5.18-1: The proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource 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). ii) determined by the lead agency to be significant pursuant to criteria in Public Resources Code section 5024.1(c).	Potentially significant	Apply Mitigation Measure CUL-4.	Less than significant

1. Executive Summary

Table 1-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.19 UTILITIES AND SERVICE SYSTEMS			
Impact 5.19-1: As with development pursuant to the 2016 General Plan, development pursuant to the Wine Country Specific Plan would result in the relocation or construction of new or expanded wastewater facilities; however, their construction or relocation would not cause significant environmental effects.	Less than significant	No mitigation is required	Less than significant
Impact 5.19-2: As with development pursuant to the 2016 General Plan, wastewater generated by development pursuant to the Wine Country Specific Plan would be adequately treated by the wastewater service provider for the project.	Less than significant	No mitigation is required	Less than significant
Impact 5.19-3: As with development pursuant to the 2016 General Plan, development pursuant to the Wine Country Specific Plan would require construction of new or expanded water facilities (potable and nonpotable); however, their construction or relocation would not cause significant environmental effects.	Less than significant	No mitigation is required	Less than significant
Impact 5.19-4: Available water supplies are sufficient to serve development pursuant to the Wine Country Specific Plan and reasonably foreseeable future development during normal, dry, and multiple dry years.	Less than significant	No mitigation is required	Less than significant

1. Executive Summary

Table 1-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact 5.19-5: As with development pursuant to the 2016 General Plan, development pursuant to the Wine Country Specific Plan would require or result in the relocation or construction of new or expanded storm drainage facilities; however, their construction or relocation would not cause significant environmental effects.</p>	Less than significant	No mitigation is required	Less than significant
<p>Impact 5.19-6: As with development pursuant to the 2016 General Plan, existing and/or proposed facilities would be able to accommodate project-generated solid waste and comply with related solid waste regulations.</p>	Less than significant	No mitigation is required	Less than significant
<p>Impact 5.19-7: Development pursuant to the Wine Country Specific Plan would not require or result in the relocation or construction of new or expanded electric power, natural gas, or telecommunication facilities the construction or relocation of which could cause significant environmental effects.</p>	Less than significant	No mitigation is required	Less than significant
5.20 WILDFIRE			
<p>Impact 5.20-1: The higher density residential uses of the WCSP would not impair an adopted emergency response plan or emergency evacuation plan, compared to the lower density uses envisioned under the General Plan.</p>	Less than significant	<p>W-1 FMZ with an Added Noncombustible Zone. The project shall provide and maintain 100 feet of fuel modification zones in the Wine Country Specific Plan area, including a 5-foot-wide noncombustible Zone A, 45-foot-wide irrigated Zone B, and a 50-foot-wide thinning Zone C.</p> <p>W-2 Advanced Protection Measures Where 100-Foot Fuel Modification Zone Is Not Possible. In areas where a 100-foot fuel modification is not possible from the structures, advanced protection features shall be put in place, including tempered dual-pane windows, minimum one-hour fire-rated exterior walls and doors, gypsum sheathing behind exterior covering or framing for all exterior walls facing open space areas, ember-resistant vents, and a six-foot-high heat-deflecting wall.</p>	Less than significant

1. Executive Summary

Table 1-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>W-3 Fuel Modification Zone Inspections. The Wine Country Specific Plan's Homeowner's Association (HOA) shall hire a fuel modification zone inspector and landscape architect approved by the Yucaipa Fire Department to provide certification twice a year that the HOA-maintained properties, including all fuel modification zones and trail systems, meet the requirements of the Fire Protection Plan prepared for the project. The fuel modification zone inspections shall occur in June and late September.</p> <p>W-4 Homeowner's Association Wildfire Education and Outreach. The Wine Country Specific Plan's Homeowner's Association shall assume an outreach and educational role to coordinate with the Yucaipa Fire Department, oversee landscape committee enforcement of fire-safe landscaping, ensure the fire safety measures in the Fire Protection Plan prepared for the project have been implemented, and educate residents on and prepare facility-wide "Ready, Set, Go!" plans.</p> <p>W-5 Yucaipa Fire Department Funding. Prior to approval of recording any final map, a Community Facilities District (CFD) or Fire Service Agreement (FSA) shall be approved and implemented to support the needs of the Yucaipa Fire Department to serve the WCSP. In particular, the CFD or FSA shall address the equipment requirements related to an identified need for a Type 6 Medic Patrol or Medic Squad to adequately ensure Station 1 availability. The CFD or FSA shall be approved in cooperation with the Yucaipa Fire Department, City of Yucaipa Planning Department, and property owners (or residents if a CFD is approved requiring voter approval [greater than 12 property owners]). The parties may agree to an alternate funding mechanism from the options described in the Specific Plan, Section 6.2.3, Funding and Financing, as desired.</p>	
<p>Impact 5.20-2: The WCSP would not exacerbate wildfire risks due to slope, prevailing winds, and other factors, thereby exposing project occupants to elevated particulate concentrations from a wildfire compared to the development envisioned under the General Plan.</p>	<p>Less than significant</p>	<p>No mitigation measures are required</p>	<p>Less than significant</p>

1. Executive Summary

Table 1-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact 5.20-3: As with development under the General Plan, the WCSP would require the installation and maintenance of associated infrastructure but would not exacerbate fire risk or result in temporary or ongoing impacts to the environment.</p>	<p>Less than significant</p>	<p>No mitigation measures are required</p>	<p>Less than significant</p>
<p>Impact 5.20-4: The WCSP 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 compared to the development envisioned under the 2016 General Plan.</p>	<p>Less than significant</p>	<p>No mitigation measures are required</p>	<p>Less than significant</p>

1. Executive Summary

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2. Introduction

2.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

The California Environmental Quality Act (CEQA) requires that all state and local governmental agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects. This draft supplemental environmental impact report (Draft SEIR) has been prepared to satisfy CEQA and the CEQA Guidelines. The environmental impact report (EIR) is the public document designed to provide decision makers and the public with an analysis of the environmental effects of the proposed project, to indicate possible ways to reduce or avoid environmental damage, and to identify alternatives to the project. The EIR must also disclose significant environmental impacts that cannot be avoided; growth inducing impacts; effects not found to be significant; and significant cumulative impacts of past, present, and reasonably foreseeable future projects.

The lead agency means “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment” (CEQA § 21067). The City of Yucaipa has the principal responsibility for approval of the Wine Country Specific Plan project. For this reason, the City of Yucaipa is the CEQA lead agency for this project.

The intent of the Draft SEIR is to provide sufficient information on the potential environmental impacts of the proposed Wine Country Specific Plan project to allow the City of Yucaipa to make an informed decision regarding approval of the project. Specific discretionary actions to be reviewed by the City are described in Section 3.4, *Intended Uses of the EIR*.

This Draft SEIR has been prepared in accordance with requirements of the:

- California Environmental Quality Act (CEQA) of 1970, as amended (Public Resources Code, §§ 21000 et seq.)
- State Guidelines for the Implementation of the CEQA of 1970 (CEQA Guidelines), as amended (California Code of Regulations, §§ 15000 et seq.)

The overall purpose of this Draft SEIR is to inform the lead agency, responsible agencies, decision makers, and the general public about the environmental effects of the development and operation of the proposed Wine Country Specific Plan project. This Draft SEIR addresses effects that may be significant and adverse; evaluates alternatives to the project; and identifies mitigation measures to reduce or avoid adverse effects.

2. Introduction

2.2 NOTICE OF PREPARATION AND SCOPING MEETING

The City of Yucaipa determined that an SEIR would be required for this project and issued a Notice of Preparation (NOP) on July 13, 2022 (see Appendix A). The NOP process helps determine the scope of the environmental issues to be addressed in the Draft SEIR. Table 2-1, *NOP Written Comments Summary*, summarizes the comments received during the NOP comment period.

A public scoping meeting was noticed and held on Wednesday, July 27, 2022, at 5:00 pm at Yucaipa City Hall. There were no attendees at the scoping meeting.

Table 2-1 NOP Written Comments Summary

Commenting Agency/Person	Letter Dated	Summary of Comments	Issue Addressed In:
Agencies			
San Bernardino County Public Works Anthony Pham, P.E. Chief Environmental Management	8/11/22	<ul style="list-style-type: none"> States that areas of the project are located in flood zones and related mitigation should be discussed in the Draft SEIR. States that project's location is within or adjacent to a natural drainage course, and potential flood hazards and mitigation should be discussed in the Draft SEIR. Hopes that developer and City will use the CSDP/MPD to protect alignment of future facilities. Recommends City to enforce most recent FEMA regulations for construction within a Special Flood Hazard Area. States that Yucaipa's Master Plan of Drainage should be used when altering existing or planning future storm drains. The Draft SEIR should analyze these impacts. States any encroachment on the County Flood Control District's right-of-way or facilities will require a permit from the District prior to the start of construction. States that the Specific Plan should follow all current MS4 requirements issued by the Santa Ana Regional Water Board. Requests that their agency be included on the circulation list for the project. 	<ul style="list-style-type: none"> Section 5.10, <i>Hydrology and Water Quality</i>
Department of Fish and Wildlife Kim Freeburn Acting Environmental Program Manager	8/12/2022	<ul style="list-style-type: none"> States that Draft SEIR should include a complete assessment of the flora and fauna within and adjacent to the project footprint. Recommends that the Draft SEIR include: <ul style="list-style-type: none"> An assessment of various habitat types and a map that identifies the location of each type and recommends using the Manual of California Vegetation second edition. Adjoining habitat areas should also be included in the assessment. A general biological inventory of the fish, amphibian, reptile, bird, and mammal species that are present or have the potential to be 	<ul style="list-style-type: none"> Section 5.3, <i>Biological Resources</i> Chapter 7, <i>Alternatives to the Proposed Project</i>

2. Introduction

Table 2-1 NOP Written Comments Summary

Commenting Agency/Person	Letter Dated	Summary of Comments	Issue Addressed In:
		<p>present within each habitat type, and the CNDDDB should be contacted.</p> <ul style="list-style-type: none"> - A complete, recent inventory of rare, threatened, endangered, and other sensitive species located within the project footprint and offsite areas. • The project site has the potential to provide suitable foraging and/or nesting habitat for burrowing owls; CDFW recommends that the City follow the recommendations/guidelines in the Staff Report on Burrowing Owl Mitigation. • States the Draft SEIR should include: <ul style="list-style-type: none"> - A discussion of potential impacts from light, noise, human activity, defensible space, and wildlife-human interactions created by zoning the development projects or other project activities adjacent to natural areas, exotic and/or invasive species, and drainage. - A discussion of potential indirect project impacts on biological resources, including resources in areas adjacent to the project footprint. - An evaluation of impacts adjacent to open space lands from construction and operational activities. - A cumulative effects analysis of the Plan's land use designations, policies, and programs on the environment. • Recommends the Draft SEIR describe and analyze a range of reasonable alternatives. • Provides a list of mitigation measures to be considered. • Recommends that a CESA Incidental Take Permit (ITP) be obtained in the project has the potential to result in "take." • Encourages early consultation as significant modification to the project and avoidance, minimization, and mitigation measures may be necessary to obtain a CESA ITP. • States the following species have potential to occur onsite: San Bernardino kangaroo rat, southern mountain yellow-legged frog, slender-horned spinyflower, and Santa Ana River woollystar. • States the applicant will likely need to notify CDFW per Fish and Game Code Section 1602 due to the multiple drainage features onsite. • Recommends incorporate of water-wise concepts in landscape design. • Requests that the applicant notify CNDDDB on any special status species and natural communities detected during project surveys. 	

2. Introduction

Table 2-1 NOP Written Comments Summary

Commenting Agency/Person	Letter Dated	Summary of Comments	Issue Addressed In:
Quechan Historic Preservation H. Jill McCormick Historic Preservation Officer	8/15/22	<ul style="list-style-type: none"> States that the Tribe does not wish to comment on the project and defers to more local Tribes. 	<ul style="list-style-type: none"> Section 5.18, <i>Tribal Cultural Resources</i>
Southern California Association of Governments Frank Wen, Ph.D. Manager, Planning Strategy Development	8/15/22	<ul style="list-style-type: none"> States that lead agencies have the sole discretion in determining a local project's consistency with Connect SoCal. States that the Connect SoCal goals are meant to provide guidance for considering the proposed project. States that the Connect SoCal strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration. Provides the growth forecasts for the City of Yucaipa from 2020 to 2045. Recommends reviewing the Final Program EIR for Connect SoCal for guidance as well as for potential mitigation measures. 	Section 5.11, <i>Land Use and Planning</i>

2.3 SCOPE OF THIS DRAFT SEIR

The scope of the Draft SEIR was determined based on the City's comments received in response to the NOP. Pursuant to Sections 15126.2 and 15126.4 of the CEQA Guidelines, the Draft SEIR should identify any potentially significant adverse impacts and recommend mitigation that would reduce or eliminate these impacts to levels of insignificance.

The information in Chapter 3, *Project Description*, establishes the basis for analyzing future, project-related environmental impacts. However, further environmental review by the City may be required as more detailed information and plans are submitted on a project-by-project basis.

2.3.1 Impacts Considered Less Than Significant

All environmental impact categories were analyzed in the Draft SEIR.

2. Introduction

2.3.2 Potentially Significant Adverse Impacts

The City of Yucaipa determined that 20 environmental factors have potentially significant impacts if the proposed project is implemented.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

2.3.3 Unavoidable Significant Adverse Impacts

This Draft SEIR determined that two environmental topics would have significant and unavoidable adverse impacts, as defined by CEQA, that would result from implementation of the proposed project. Unavoidable adverse impacts may be considered significant on a project-specific basis, cumulatively significant, and/or potentially significant. The City must prepare a “statement of overriding considerations” before it can approve the project, attesting that the decision-making body has balanced the benefits of the proposed project against its unavoidable significant environmental effects and has determined that the benefits outweigh the adverse effects, and therefore the adverse effects are considered acceptable. The impacts that were found in the Draft SEIR to be significant and unavoidable are:

- Air Quality (regional and localized construction emissions, regional and localized operational emissions, exposure of sensitive receptors to substantial pollutant concentrations, consistency with AQMP)
- Greenhouse Gas Emissions (substantial increase in GHG emissions)

2.4 INCORPORATION BY REFERENCE

Some documents are incorporated by reference into this Draft SEIR, consistent with Section 15150 of the CEQA Guidelines, and they are available for review at the City of Yucaipa Planning Division, 34272 Yucaipa Boulevard, Yucaipa, California 92399, or at the provided URL.

- *Yucaipa General Plan*, prepared by PlaceWorks, April 2016, <https://yucaipa.org/yucaipa-general-plan/>.

2. Introduction

- *Yucaipa General Plan Draft EIR*, prepared by PlaceWorks, December 2015, https://yucaipa.org/wp-content/uploads/dev_svcs/general_plan/DraftEIR.pdf.
- *Yucaipa General Plan Final EIR*, prepared by PlaceWorks, March 2016, https://yucaipa.org/wp-content/uploads/dev_svcs/general_plan/FinalEIR.pdf.
- *Wilson Creek Estates Draft EIR*, prepared by AECOM, March 2016. (Link to EIR and other documents at <https://yucaipa.org/environmental-review/>)

2.5 FINAL SEIR CERTIFICATION

This Draft SEIR is being circulated for public review for 45 days. Interested agencies and members of the public are invited to provide written comments on the Draft SEIR to the City address shown on the title page of this document. Upon completion of the 45-day review period, the City of Yucaipa will review all written comments received and prepare written responses for each. A Final SEIR will incorporate the received comments, responses to the comments, and any changes to the Draft SEIR that result from comments. The Final SEIR will be presented to the City of Yucaipa for potential certification as the environmental document for the project. All persons who comment on the Draft SEIR will be notified of the availability of the Final SEIR and the date of the public hearing before the City.

The Draft SEIR is available to the general public for review at:

- In-Person: City of Yucaipa Planning Division, 34272 Yucaipa Boulevard, Yucaipa, California 92399
- Online: <https://yucaipa.org/environmental-review/>

Additional information on the project can be found at <https://yucaipa.org/planning/> under the AVA Implementation Project heading.

2.6 MITIGATION MONITORING

Public Resources Code Section 21081.6 requires that agencies adopt a monitoring or reporting program for any project for which it has made findings pursuant to Public Resources Code Section 21081 or adopted a negative declaration pursuant to 21080(c). Such a program is intended to ensure the implementation of all mitigation measures adopted through the preparation of an EIR or negative declaration.

The Mitigation Monitoring Program for the Wine County Specific Plan project will be completed prior to consideration of the project by the City of Yucaipa City Council.

3. Project Description

3.1 PROJECT LOCATION

3.1.1 Regional Setting

Yucaipa is 10 miles east of San Bernardino, along the southern edge of San Bernardino County. It was known as “Yucaipa Valley” because it lies at the base of the San Bernardino Mountains. The city is bounded by the San Bernardino National Forest to the north and east, the city of Calimesa to the south, the city of Redlands to the west, and unincorporated land to the northwest. Regional access is provided by State Route 210 (SR-210), SR-60, and the San Bernardino Freeway (I-10), which passes through the city. The site’s *Regional Location* is shown on Figure 3-1.

Yucaipa Valley (including Yucaipa, Calimesa, unincorporated areas of Oak Glen, and surrounding county areas with natural borders) encompasses premier farming territory and important agricultural lands in the county. It has a rich history of cultivating oranges, peaches, plums, walnuts, and, most notably, apples. Grape cultivation in the Yucaipa Valley can be traced as far back as the late 19th century.

3.1.2 Plan Area

The 1,094-acre Wine Country Specific Plan area (plan area) is in the northeastern portion of the City of Yucaipa, specifically the North Bench Area of the city, as shown on Figure 3-2, *Local Vicinity*. The North Bench planning area includes the smaller neighborhoods of Stanley Ranch, Rolling Hills, and areas north of Oak Glen Road. The North Bench area offers predominantly rural living, with 0.5- to 1-acre lots, limited agriculture, and equestrian uses. The plan area is one of the largest undeveloped areas in Yucaipa’s North Bench.

The plan area is bounded by Martell Avenue and Norton Avenue on the east, Oak Glen Road on the south, and Fremont Street on the west. The San Bernardino Mountains and Carter Street form the irregular northern boundary of the site (see Figure 3-3, *Site Aerial*). The major north-south thoroughfares include Fremont Street, Jefferson Street, and Martell Avenue; major east-west thoroughfares include Ivy Avenue, Carter Street, and Oak Glen Road.

There are 75 parcels in the Yucaipa Valley Wine Country Specific Plan (WCSP) area, as shown on Figure 3-4, *Assessor’s Parcel Map and Numbers*.

3. Project Description

3.2 STATEMENT OF OBJECTIVES

In November 2018, the Yucaipa Valley Wine Alliance filed a federal American Viticultural Area (AVA) petition to designate the Yucaipa Valley as a federally recognized wine region. While the petition is reviewed and approved by the Tobacco Tax and Trade Bureau, Yucaipa will launch a niche market for locally produced wine and become another destination for wine lovers. As a part of the AVA implementation, the WCSP intends to provide a framework for future viticulture and community development.

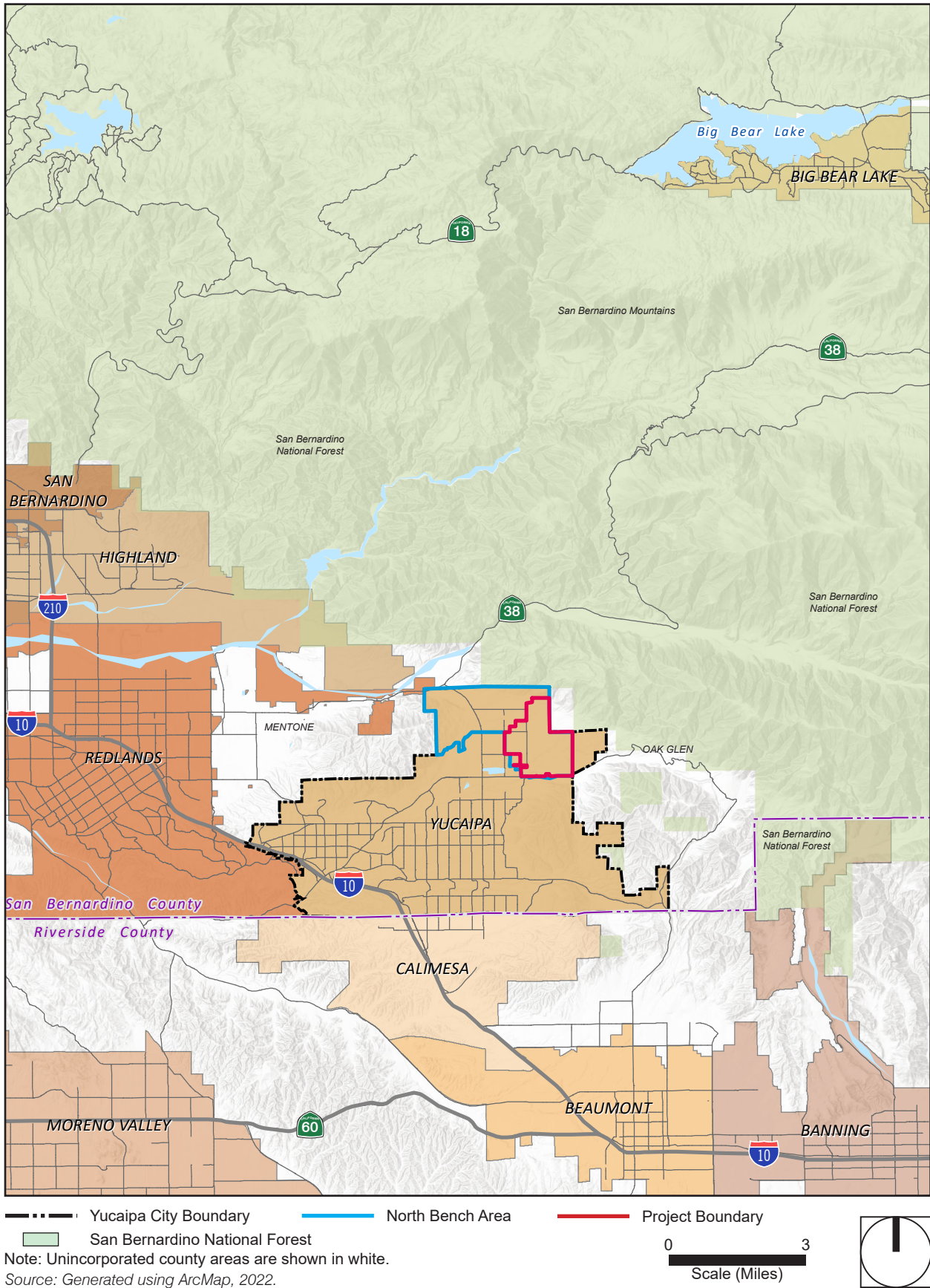
The statement of objectives describes the desired outcome of the WCSP and will aid decision makers in their review of the WCSP and associated environmental impacts. The statement of objectives that were developed through a comprehensive community outreach effort are as follows:

1. Support viticulture and the wine-making industry in a way that protects the rural atmosphere of Yucaipa.
2. Honor the rights of existing property owners.
3. Follow a planned approach to the development of the wine industry to encourage appropriate wine-related economic growth and agritourism.
4. Encourage sustainable viticulture and winemaking practices.
5. Support appropriate small-scale winery-related accessory uses, including tasting rooms and bed-and-breakfast inns, where infrastructure permits.
6. Support wine-related businesses and activities in the Uptown District to expand the tourism industry.
7. Consider permanent and temporary wine- and winery-related activities with a regional draw, including wine festivals, wine tasting events, harvest festivals, weddings, and corporate events, in appropriate locations.
8. Support a unified rebranding effort that brings together the Chamber of Commerce and other interested organizations to promote the Yucaipa Valley American Viticulture Area.
9. Designate a “Wine Country” area in Yucaipa to encourage the establishment of viticulture and the wine-making industry.
10. Support a balance of viticulture and housing to jump-start the wine-making industry and meet State of California housing requirements.

The objectives of the WCSP are consistent with the overall vision of the AVA designation and the 2016 Yucaipa General Plan. The 2016 General Plan goal for the plan area is to create a community that has a “small-town rural character with strong neighborhood identities” and “offers an attractive, peaceful, and safe community for all of its residents” through thoughtful consideration of the residential and agrarian development proposed.

3. Project Description

Figure 3-1 Regional Location

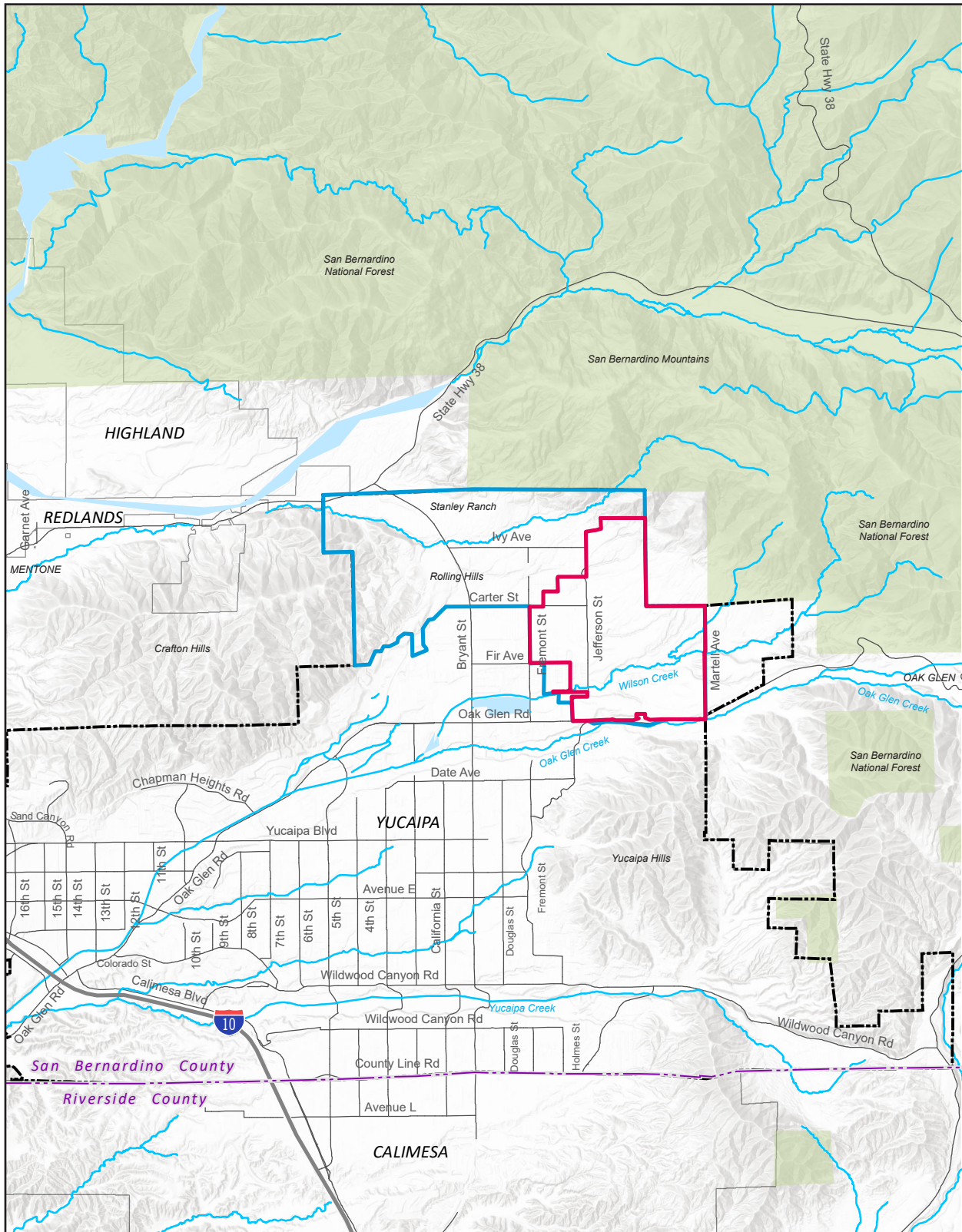


3. Project Description

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3. Project Description

Figure 3-2 Local Vicinity



- Yucaipa City Boundary
- North Bench Area
- Project Boundary
- San Bernardino National Forest

Note: Unincorporated county areas are shown in white.

Source: Generated using ArcMap, 2022.

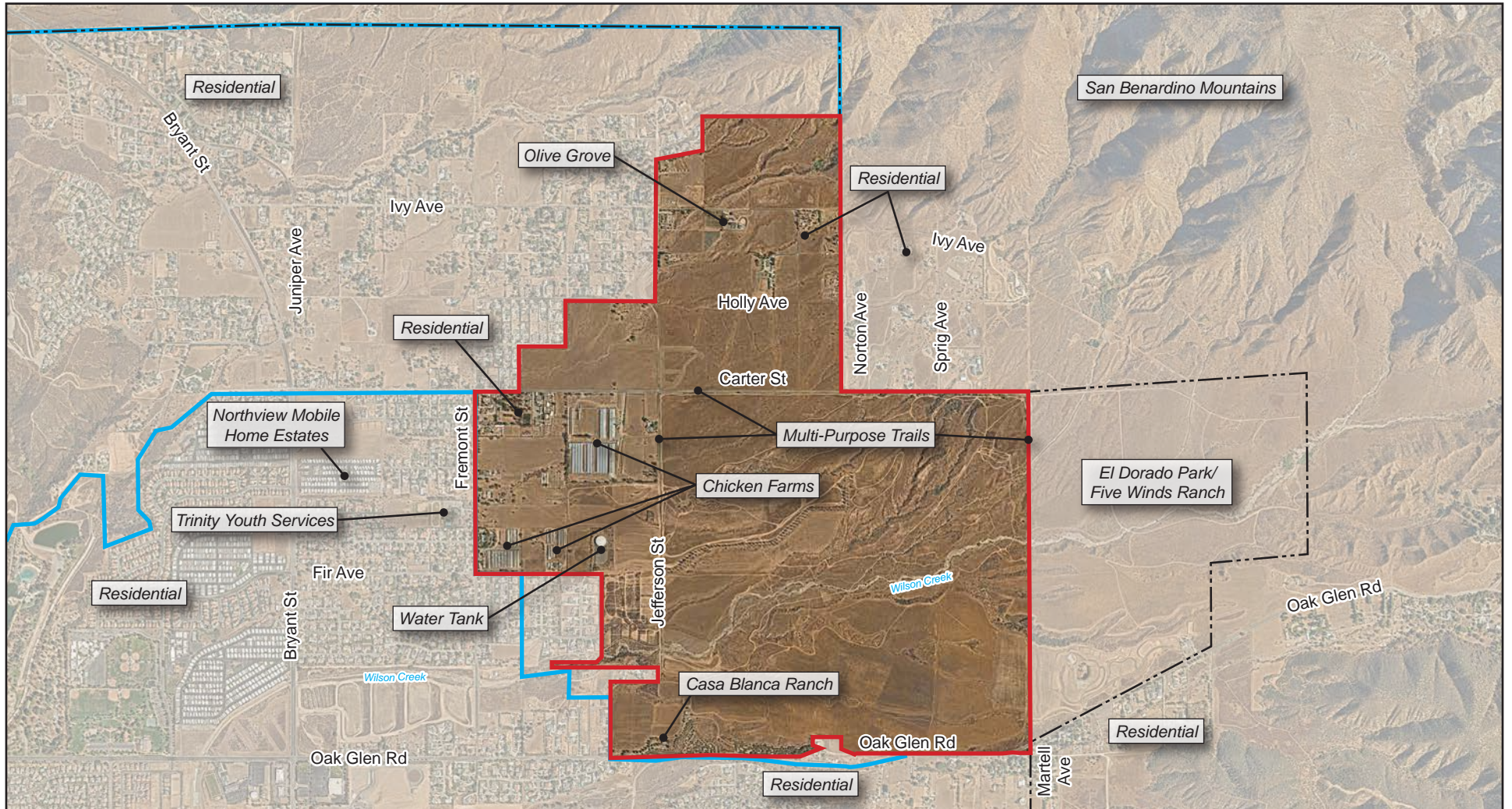


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3. Project Description

Figure 3-3 Site Aerial



----- City of Yucaipa Boundary ——— North Bench Area ——— Project Boundary



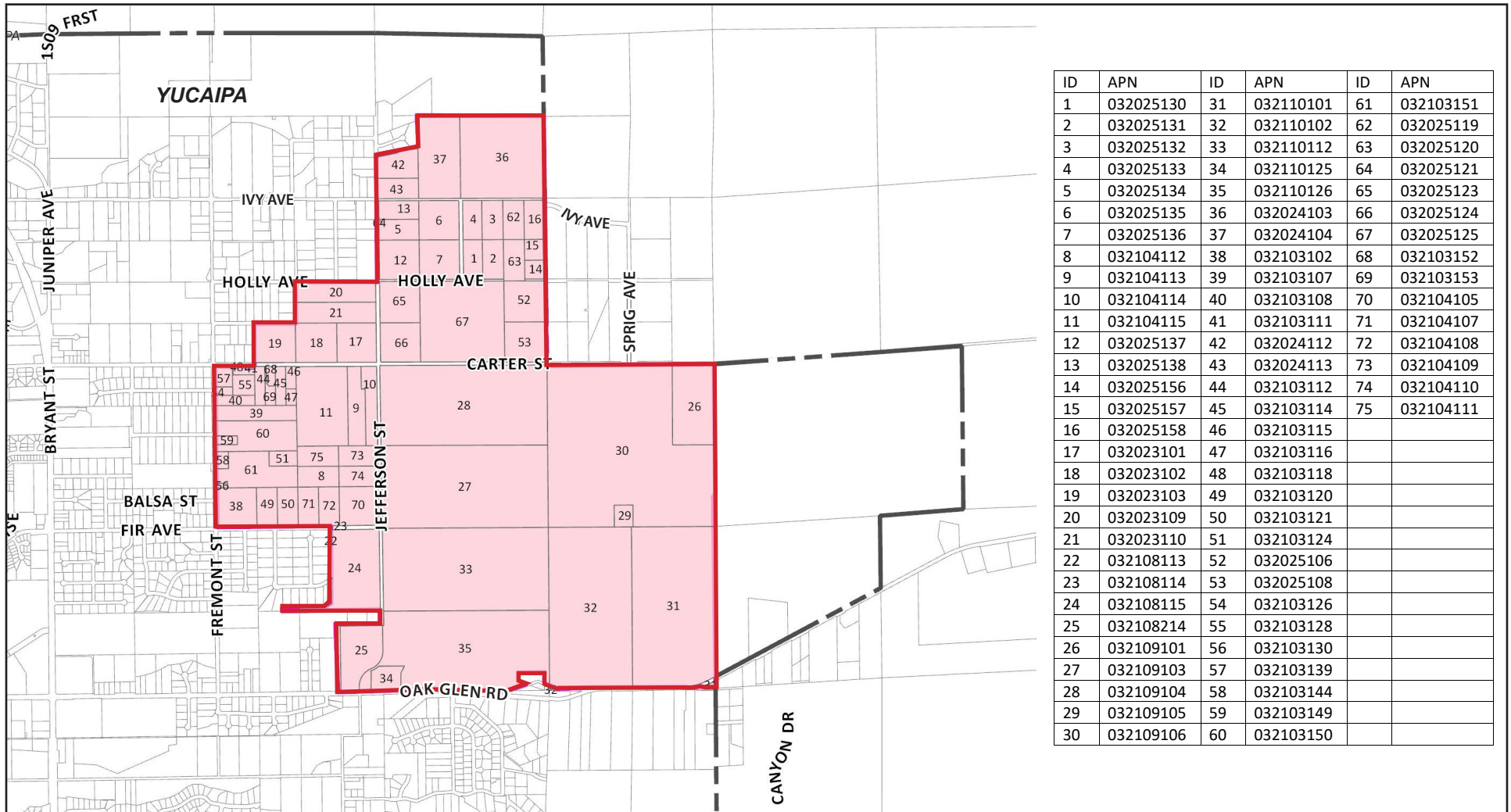
Source: Nearmap, Inc., 2022.

3. Project Description

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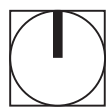
3. Project Description

Figure 3-4 Assessor's Parcel Map and Numbers



ID	APN	ID	APN	ID	APN
1	032025130	31	032110101	61	032103151
2	032025131	32	032110102	62	032025119
3	032025132	33	032110112	63	032025120
4	032025133	34	032110125	64	032025121
5	032025134	35	032110126	65	032025123
6	032025135	36	032024103	66	032025124
7	032025136	37	032024104	67	032025125
8	032104112	38	032103102	68	032103152
9	032104113	39	032103107	69	032103153
10	032104114	40	032103108	70	032104105
11	032104115	41	032103111	71	032104107
12	032025137	42	032024112	72	032104108
13	032025138	43	032024113	73	032104109
14	032025156	44	032103112	74	032104110
15	032025157	45	032103114	75	032104111
16	032025158	46	032103115		
17	032023101	47	032103116		
18	032023102	48	032103118		
19	032023103	49	032103120		
20	032023109	50	032103121		
21	032023110	51	032103124		
22	032108113	52	032025106		
23	032108114	53	032025108		
24	032108115	54	032103126		
25	032108214	55	032103128		
26	032109101	56	032103130		
27	032109103	57	032103139		
28	032109104	58	032103144		
29	032109105	59	032103149		
30	032109106	60	032103150		

--- City of Yucaipa Boundary — Project Boundary



Source: Generated using ArcMap, 2022.

3. Project Description

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3. Project Description

3.3 PROJECT CHARACTERISTICS

“Project,” as defined by the CEQA Guidelines, means:

... the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (1)...enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100–65700. (14 Cal. Code of Reg. § 15378[a])

3.3.1 Land Use

3.3.1.1 EXISTING GENERAL PLAN

On April 4, 2016, the Yucaipa City Council certified the Yucaipa General Plan Environmental Impact Report (EIR) No. 2014101003 (GPEIR) as the environmental documentation for a comprehensive General Plan.

The 2016 General Plan designates the plan area as Rural Living (RL) with the Custom Home Overlay, which allows low-density rural residential development that is enhanced by special design standards (see Figure 3-5, *General Plan Land Use*). Single-family residential is the primary use, coexisting with open space and agriculture/agrarian uses. The maximum development gross density is one unit per acre, which would permit up to 1,091 single-family dwellings on the project site under the existing General Plan.

3.3.1.2 EXISTING ZONING

As shown on Figure 3-4, the entire plan area is zoned RL-1 except the northeastern-most parcel, which is zoned RL-20. RL-1 allows for a minimum of 1 acre per dwelling unit while RL-20 allows for a minimum of 20 acres per dwelling unit.

3.3.1.3 WILSON CREEK ESTATES APPROVED TENTATIVE TRACT MAP

In July 2016 the City of Yucaipa City Council approved the Wilson Creek Estates (WCE) project, a phased tentative tract map (TTM 19974) to subdivide approximately 236 gross acres into 184 single-family lots, each with a minimum lot size of one gross acre, with two additional "Not A Part" lots for an existing private residence (Casa Blanca Ranch) and a water tank/pump station site owned and operated by the Yucaipa Valley Water District. As shown on Figure 3-6, *Wilson Creek Estates, Approved TTM 19974*, the WCE property occupies the southern portion of the WCSP. Its western, eastern, and southern boundaries coincide with the WCSP boundaries. The northern boundary of this property would generally align with an extension of Fir Avenue (which terminates at Jefferson Street). Wilson Creek traverses the northern and central portion of the WCSP project area.

The WCE project was consistent with the 2016 General Plan land use designation and RL-1 for the project site.

3. Project Description

3.3.1.4 PROPOSED SPECIFIC PLAN

The proposed WCSP includes details, regulations, and conditions necessary for Specific Plans pursuant to California Government Code Section 65451, including:

- The distribution and location of housing, agriculture, and open space, together with regulations establishing height, bulk, and setback limits for such buildings and facilities, including the location of areas such as floodplains or excessively steep or unstable terrain.
- Standards for existing and proposed transportation, sewage, water, and drainage.
- Standards for the conservation, development, and utilization of natural resources, including the prevention, control, and correction of soil erosion caused by subdivision roads or any other sources, and the protection of watershed areas.

The WCSP would subdivide the approximately 1,094-acre, primarily vacant site into home/estate lots and nonresidential areas for vineyards, trails, and open space.

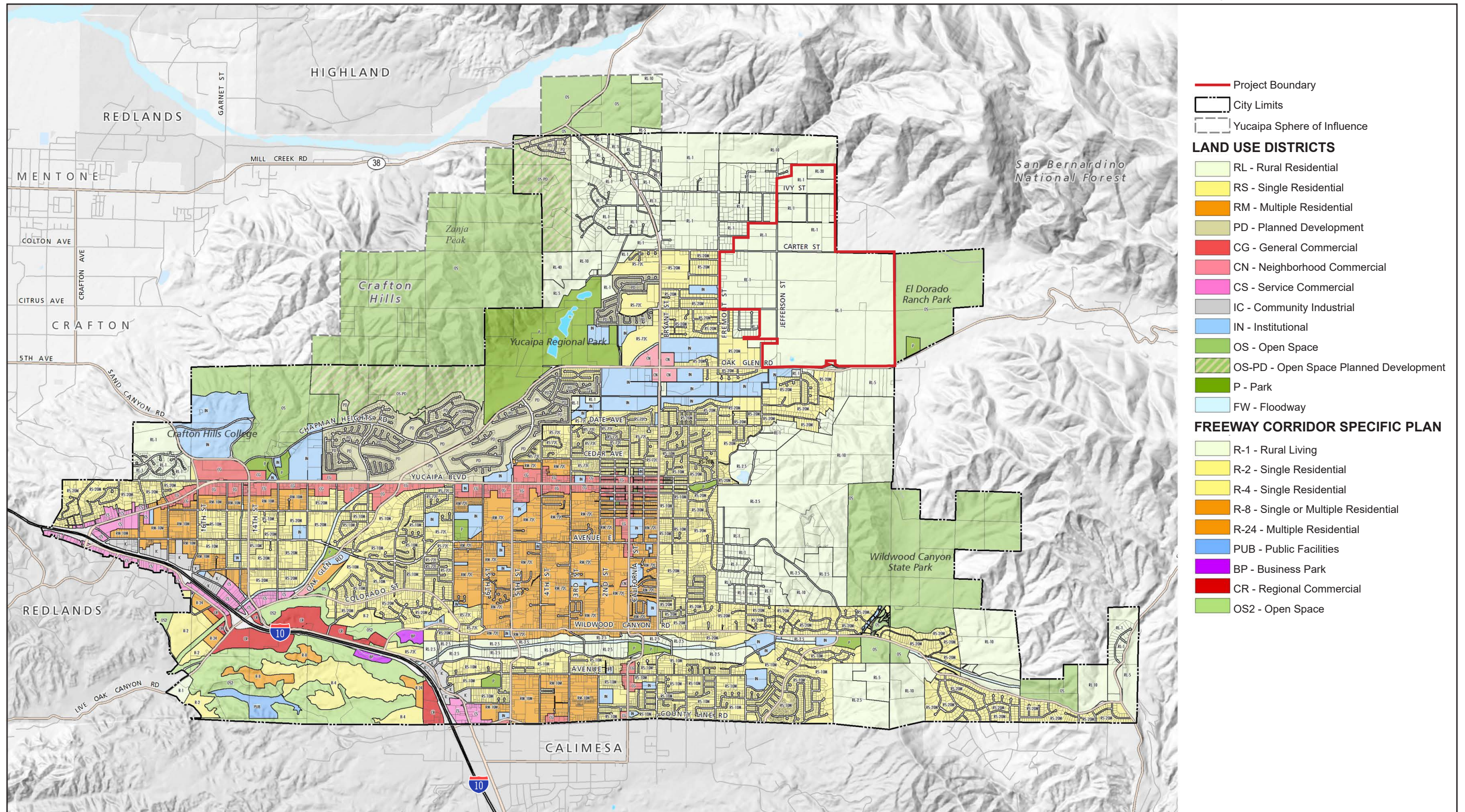
As shown on Figure 3-7, *WCSP Conceptual Land Use Plan*, approximately one-half of the site is proposed for residential uses (547.4 acres), and one-half is proposed for nonresidential uses (546.2 acres). The proposed nonresidential land use designations include Agriculture, Riparian Area, and Public Service at 465.5, 73.6, and 7.1 acres, respectively. The Public Service designation comprises land owned by the Yucaipa Valley Water District. Figure 3-8, *WCSP Illustrative Plan*, highlights the objective for the proposed Riparian Area—to create a buffer between the proposed residential uses surrounding Wilson Creek and the natural creek habitat.

The WCSP includes the formerly approved WCE TTM project area. The WCE property has remained vacant since approval of the TTM and certification of the WCE EIR. The owner of WCE has updated their TTM and coordinated with the City to ensure that the project is consistent with the WCSP. The currently proposed site plan is depicted on Figure 3-9, *Wilson Creek Estates: Wine Country Subdivision (TTM 20567)*. The updated project is referred to as WCE–Wine Country Subdivision or WCE–Wine County throughout this SEIR. This area would be developed in accordance with all of the Specific Plan provisions, including the land use and circulation plans, infrastructure plans, and development standards. The land uses as described below include the proposed development of WCE–Wine Country Subdivision.

Residential Uses

The WCSP would allow a maximum of 1,091 residential units, which is the same total units permitted for the plan area under the existing General Plan. The Villas would comprise 629 lots with a maximum buildout density of 4.3 dwelling units per acre (du/ac), where the minimum (net) lot size is 10,000 square feet. The maximum building footprint permitted is 50 percent of the lot area. The Villas would be within the interior of the Specific Plan, connected by trails and with open space areas separating the residences from vineyards. The Estates would be on 462 half-acre lots with a maximum buildout density of 2 du/ac. The maximum building footprint permitted is 40 percent of the lot area. The maximum allowed building height for Villas and Estates is 35 feet, not exceeding two stories. The Estates have been generally located along the periphery of the plan area to provide for a transition between the existing surrounding development, specifically those areas designated and developed under the City's RL-1 district, and the planned development of the Specific Plan.

Figure 3-5 General Plan Land Use



0 1
Scale (Miles)

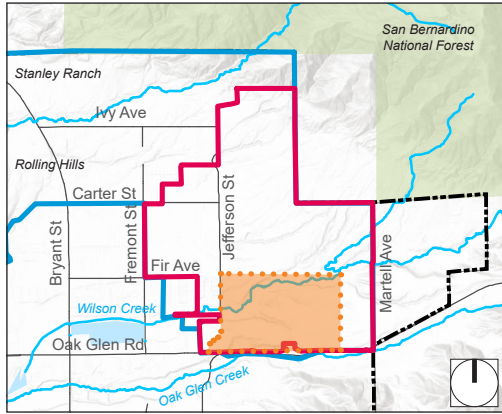


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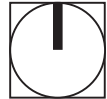
Figure 3-6 Wilson Creek Estates, Approved TTM 19974



0 1
Scale (Miles)

- Project Boundary
- Wilson Creek Estates
- North Bench Area
- Yucaipa City Boundary

0 600
Scale (Feet)



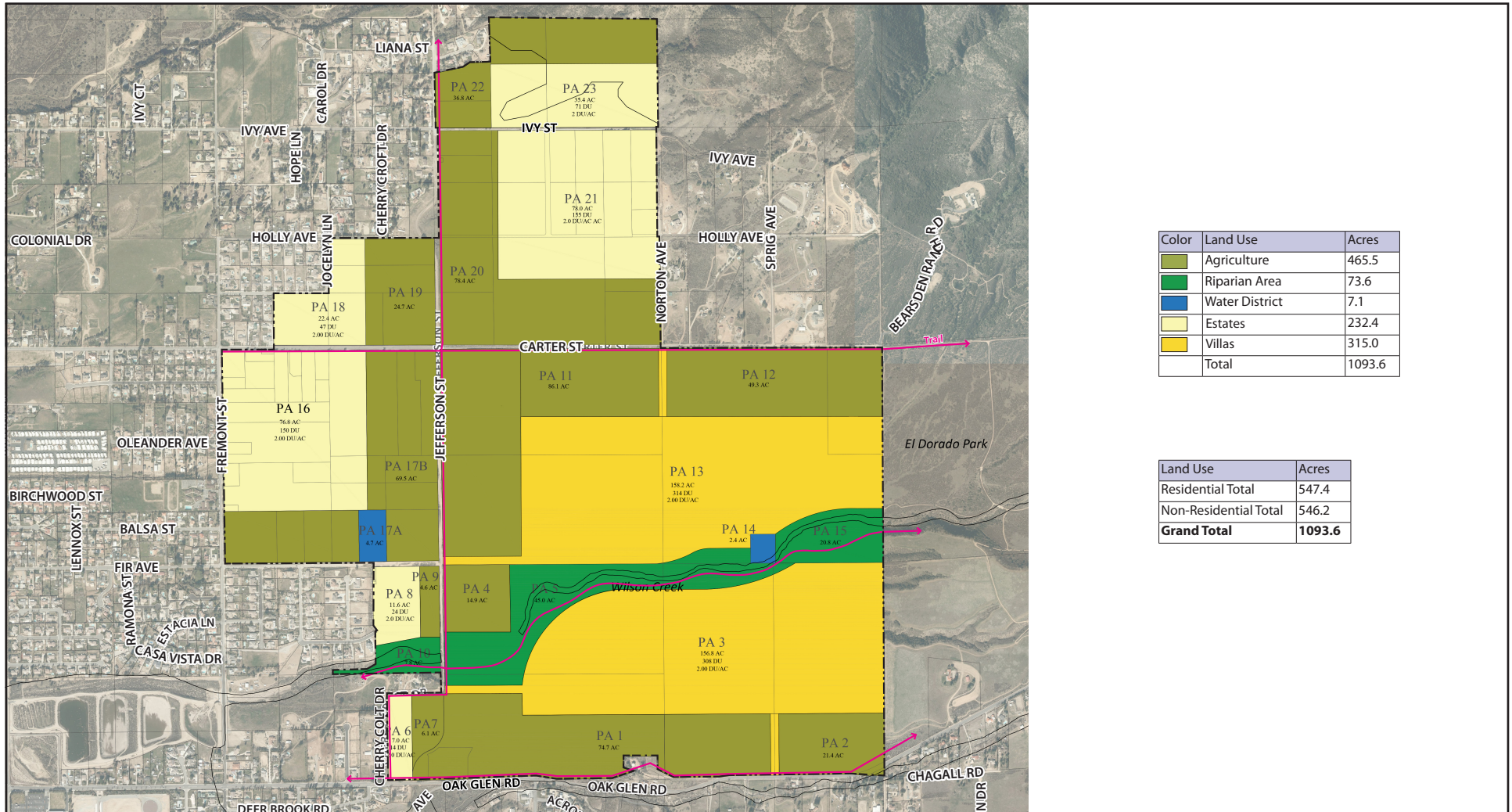
Source: AECOM, Inc., 2016.; PlaceWorks, Inc., 2023.

3. Project Description

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3. Project Description

Figure 3-7 WCSP Conceptual Land Use Plan



Color	Land Use	Acres
Green	Agriculture	465.5
Dark Green	Riparian Area	73.6
Blue	Water District	7.1
Light Yellow	Estates	232.4
Yellow	Villas	315.0
	Total	1093.6

Land Use	Acres
Residential Total	547.4
Non-Residential Total	546.2
Grand Total	1093.6

----- Project Boundary
 ————— Multi-Purpose Trails

0 2,000
 Scale (Feet)



Source: City of Yucaipa, 2022; PlaceWorks, 2021.

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3. Project Description

Figure 3-8 WCSP Illustrative Plan

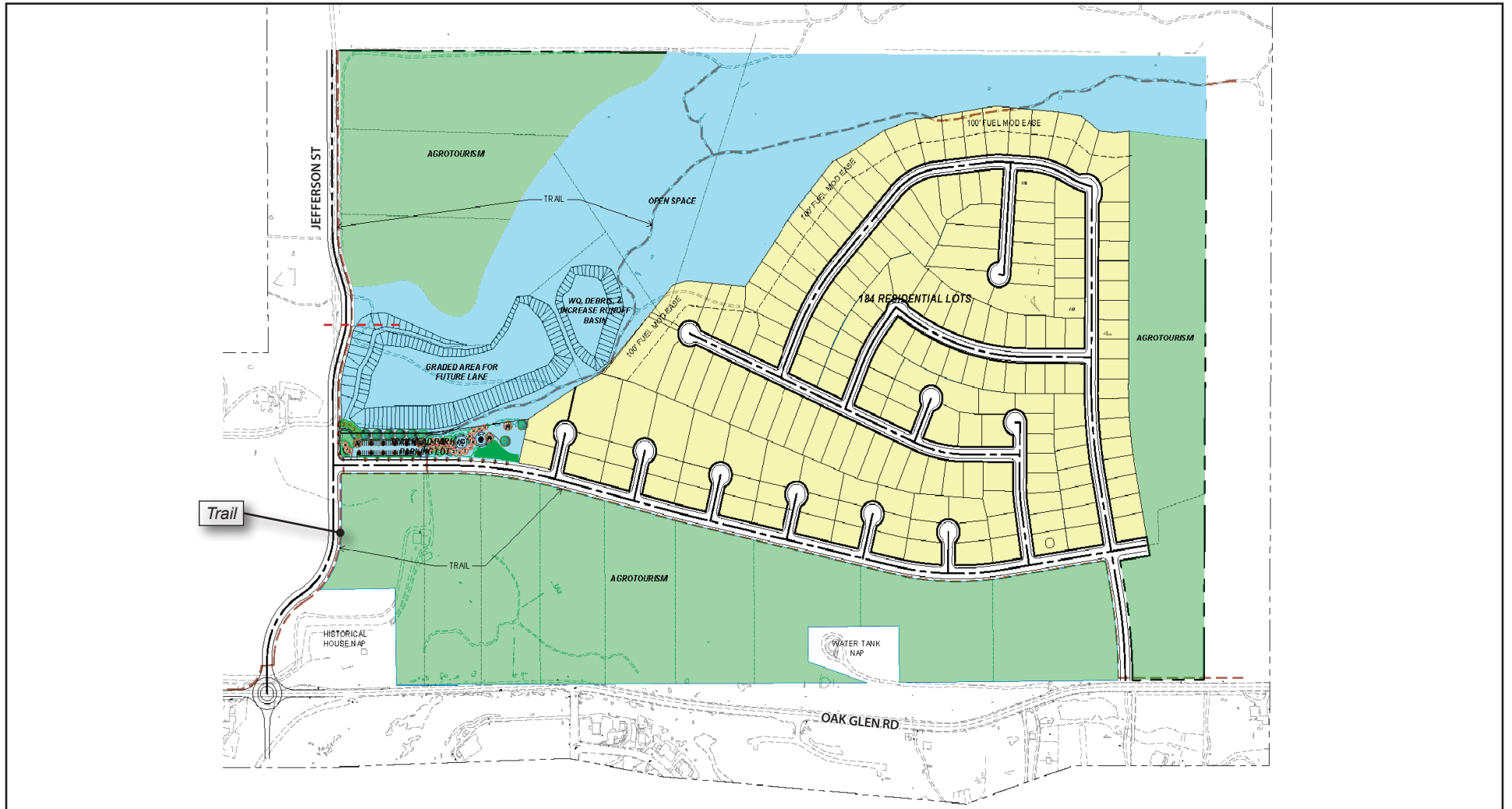


Source: City of Yucaipa, 2022; PlaceWorks, 2021.

3. Project Description

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Figure 3-9 Wilson Creek Estates: Wine Country Subdivision (w/subtitle TTM 20567)



--- Trail

0 600
Scale (Feet)



Source: Dudek, 2022.

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3. Project Description

The breakdown of the residential units is shown in Table 3-1, *Residential Units Breakdown*. Each single-family residence would be on an individual lot of record. One single-family residence unit would be permitted per lot, although accessory dwelling units would be allowed, consistent with State law.

Table 3-1 Residential Units Breakdown

Land Use Designation	Maximum Height (ft)	Lot Size	Density (du/ac)	Lots	Percentage
Villas	35	10,000–14,000 SF	Maximum of 4.3	629	57%
Estates	35	Half Acre	Maximum of 2.0	462	43%
Total				1,091	100%

Agricultural Uses

The approximately 465.5 acres of land designated for Agriculture would be used for vineyards and wineries. It is anticipated that 346 acres would be for vineyards that have no on-site wine production, and 120 acres would be for wineries that include ancillary production/commercial uses that support the vineyards. The WCSP anticipates a total of 26 wineries varying in sizes and onsite accessory buildings. Three different categories of wineries are envisioned: 12 micro-wineries, 10 artisan wineries, and 4 boutique wineries.

- **Micro-wineries** would be small-scaled wineries, greater than 2.5 acres in size, with the following permitted uses: tasting rooms, wholesale and retail sales, and art and merchandise sales in addition to the wine-making facility and vineyards.
- **Artisan wineries** would be greater than 5 acres in size; in addition to the micro-winery uses, artisan wineries would be permitted to operate bed-and-breakfast inns, picnic and dining areas, and restaurants.
- **Boutique wineries** would be greater than 10 acres in size and include all the permitted uses associated with micro- and artisan wineries. Boutique wineries are also permitted to include commercial kitchens, and small bungalow resorts.

The permitted uses for each winery type are shown in Table 3-2, *Allowed Winery Uses*. Table 3-2 also shows uses that would require conditional use permits or temporary use permits.¹ For each category of winery, the accessory buildings and accessory uses (including parking, loading, and tasting areas) would not occupy more than 25 percent of the gross lot area, with a minimum of 75 percent of the lot used for vineyards. Once the grapes have reached maturity for wine production, it is expected that no more than 50 percent of the fruit processed would be imported from outside the Yucaipa Valley American Viticultural Area (AVA). The AVA

¹ Conditional use permits (CUPs) are intended to provide an opportunity to review the location, design, and manner of development of land uses prior to implementation. Uses subject to CUPs are established through public hearing or administrative review procedures. Temporary use permits require approval by the Community Development Director according to the Yucaipa Municipal Code Section 84.0701 and are subject to the procedures of YMC Section 83.030705.

3. Project Description

includes the incorporated municipalities of Yucaipa and Calimesa and unincorporated areas of Oak Glen as well as surrounding county areas with natural borders.

Table 3-2 Allowed Winery Uses

Accessory Uses	Micro Winery	Artisan Winery	Boutique Winery
Wine Making	P ^{1,4}	P ⁴	P ⁴
Tasting Facilities	P ^{1,4}	P ⁴	P ⁴
Wholesale / Retail Sale	P ¹	P	P
Art / Merchandise Sales	P ^{1,4}	P ⁴	P ⁴
Campground	TUP ⁴	TUP ⁴	TUP ⁴
Picnic / Dining	—	P ⁴	P ⁴
Event (Marketing/Promotional)	—	CUP ⁴	CUP
Special Event Venues (75 Guests Maximum)	—	CUP ^{3,4}	CUP ^{3,4}
Special Event Venues (150 Guests Maximum)	—	—	CUP ^{3,4}
Commercial Kitchen	—	CUP ^{3,4}	P ^{3,4}
Distilleries	—	—	CUP ^{3,4}
Bed and Breakfast Inns (6 guest rooms max)	CUP ^{2,3}	P	P ⁴
Small Bungalow Resorts	—	—	P ^{3,4}
Restaurant	—	P	P
Residential ⁵	—	CUP	CUP
Administrative Office	—	—	CUP

P: Permitted Land Use; CUP: Land Use Compliance Review and Conditional Use Permit Required; TUP: Temporary Use Permit

¹ This type of use is not allowed on Oak Glen Road.

² This type of use is not allowed on Jefferson Street.

³ This type of use is not allowed on Carter Street.

⁴ This type of use is not allowed on Local Streets.

⁵ A residential use such as a caretaker unit requires land use compliance review.

Public Service Uses

The public use areas consist of the property owned by the water district and the land designated as open space along Wilson Creek. Table 3-3 shows the permitted uses in these areas.

3. Project Description

Table 3-3 Allowed Public Service Uses

Use	Water District	Open Space
Publicly owned campgrounds and picnic areas not exceeding 4 sites per acre	-	-
Publicly owned restroom facilities and parking areas	-	P
Natural channels, levees, spreading grounds, detention basins, roads, trails, culverts, and diversion drains ¹	P	P
Nature preserves and mitigation “banks,” including habitat restoration	P	-
Public utilities and public service uses or structures	CUP	-
Wildlife nature preserves; water bodies; general recreation, leisure, and ornamental parks open to the general public	P	P
Residential	-	-

P: Permitted Land Use; CUP: Land Use Compliance Review and Conditional Use Permit Required

¹ Requires approval by the City Engineer.

3.3.1.5 RURAL DESIGN CONCEPT

The key concept in rural design is to protect and enhance the open space and agricultural uses as well as creating a logical and coherent pattern of land development. Rural development seeks a balance between a community’s quality of life, economic growth, and preservation of farmland and open space. It reflects the rural and agricultural heritage of the region.

The plan area is in the east of North Bench, where the urban environment gives way to the rolling hillsides and rural heritage. The unique characteristics of open natural and cultivated landscape provide a setting for rural community. The fertile soils and microclimates created by higher elevation, direct sunlight, and adequate water also benefit the viticulture of grapes and farming business.

The WCSP maintains the rural and agricultural identity of this unique area. New development would follow the guidelines that respect the natural landscape, retain the viability of existing agricultural activities, promote future viticultural activities, attract agricultural tourism, and produce a rural atmosphere.

There are three essential components incorporated in the WCSP that define the rural and agricultural identity of the plan area.

Natural Environment

The rolling hillsides, creek, and landscape provides a scenic view to the plan area. They are home to a wide variety of plants and animals and provide prime examples of California’s natural environment. The WCSP

3. Project Description

would preserve and enhance the natural environment and create connections to El Dorado Ranch Park. The most scenic and sensitive habitats would be preserved as open space.

Agriculture and Viticulture

Yucaipa has a rich history of farming and cultivation. In the early 1900s, it was known as one of the fruit baskets of Southern California. Since agriculture resources play an important role in creating a rural atmosphere and maintaining the historic integrity of the plan area, the WCSP preserves and enhances agricultural resources. Commercial uses have been limited to those that promote the agricultural theme, including wineries, garden, farm stands, and similar rural uses. The agricultural theme is further enhanced by the promotion of agricultural education in the form of working farms, a viticultural center, and other educational programs.

The WCSP is part of the Yucaipa Valley Viticulture Region. It is supported by the Yucaipa Valley Wine Alliance, an association of vintners and growers, whose goal is to create a thriving AVA that strengthens the wine industry in the Yucaipa Valley region.

Livable Community

The “livable communities” principles were developed by the local government commission to help local governments and community leaders be proactive in their land use and transportation planning and adopt programs and policies that lead to more livable and resource-efficient land use patterns.

Residential development in the planning area is intended to have a rural character that is consistent with the area’s scenic natural setting and enhances the Valley’s historic wine country character.

3.3.1.6 CIRCULATION PLAN

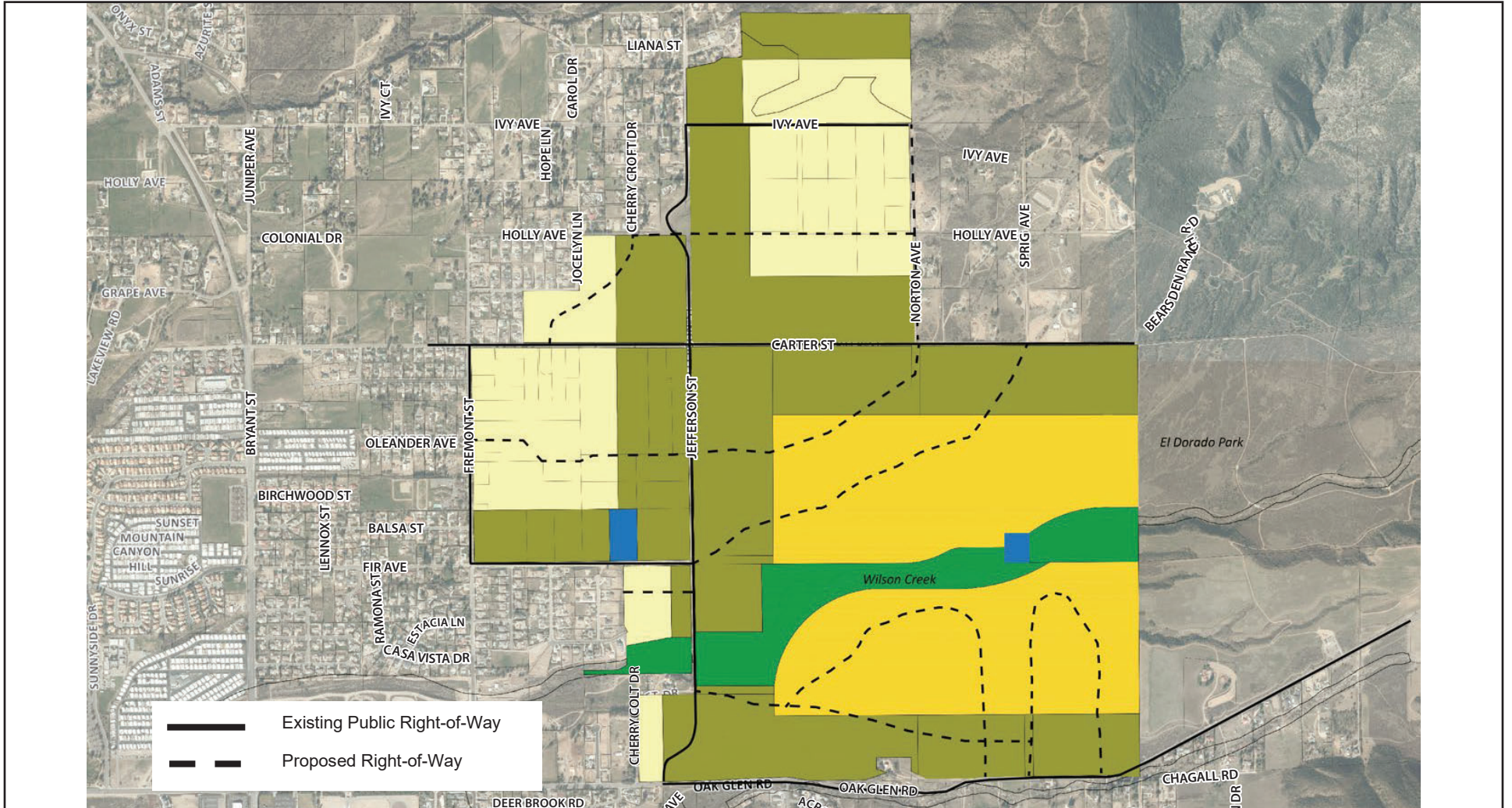
As shown on Figure 3-10, *Existing and Proposed Circulation Network*, Oak Glen and Jefferson would continue to provide connectivity to the WCSP area. Development in the area would also continue to be supported by Ivy and Carter, and new connections from all existing streets would create a complete roadway network supporting both neighborhoods and wineries. The goal is to maintain modest roadways with low traffic volumes and leisurely traffic speeds that allow travelers to enjoy the scenic, rural setting of the WCSP area.

Oak Glen Road is a two-lane, city-designated scenic corridor that would serve as the primary access to the WCSP area. Oak Glen Road would accommodate two car lanes and a class II bike lane. A 150-foot setback would be required along that roadway for any structure on an agriculture/winery property that has frontage to Oak Glen Road. Oak Glen Road is also a City-designated truck route that delivers goods and materials to and from Yucaipa.

Jefferson Street is an existing unpaved rural road. Roadway widening and improvement would be necessary for buildout of the WCSP area. Jefferson Street would be developed as a two-lane road with class III bike access. A 100-foot setback would be required for any structure on an agriculture/winery property adjacent to Jefferson Street.

3. Project Description

Figure 3-10 Existing and Proposed Circulation Network



Source: City of Yucaipa, 2022; PlaceWorks, 2021.

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3. Project Description

Carter Street is a paved one-lane rural roadway that provides east-west access between Bryant Street and the Bears Den Ranch. It would be developed as a 2-lane roadway with class III bike access. A 100-foot setback would be required for any structure on an agriculture/winery property adjacent to Carter Street.

Residential streets would provide direct access to future neighborhoods and individual properties. A typical street section consists of two drive lanes with a 55-foot right-of-way. At a minimum, the street would have a 5-foot sidewalk on one side. To maintain the rural character of the roadways, curbs and gutters are generally discouraged. The exact location of future residential streets would be determined during the tentative tract map phase of development.

3.3.1.7 TRAILS AND OPEN SPACE

The WCSP proposes 12-foot-wide multipurpose trails along Oak Glen Road, Jefferson Street, Carter Street, and along Wilson Creek within the riparian area (see Figure 3-7). The multipurpose trails provide connectivity within the plan area and provides connection between the plan area and the adjacent residential neighborhoods. Neighborhoods with direct access to Wine County trails would provide at least one point of public access to the trails. The new trail connections would also provide connections to existing park facilities, including El Dorado Ranch Park, Yucaipa Regional Park, Yucaipa Community Park, and Wildwood Canyon State Park.

In addition to the wineries and vineyards, the WCSP includes a 73.6-acre open space area along Wilson Creek that would provide recreational activities and passive open space. Preservation of this open space would require dedication of property to the City. Dedication would allow the City to maintain and preserve these areas.

3.3.1.8 LANDSCAPING

Landscaping is a critical component of developing an appealing community and can enhance curb appeal by introducing variations of color and texture to lawn areas, conserve water, provide shade to help cool down the ambient temperature, reduce noise, and improve the overall safety of roadways by providing tree-lined streets. Design considerations include:

- The use of drought-tolerant plant material and water conservation elements such as on-site water retention.
- Planted areas that include a mixture of colors from flowering and showy plants and shrubs as well as similar trees used as accents.
- Deciduous street trees intermixed with evergreen trees, such as pine and cedars, consistent with those found in the Yucaipa foothills, complementing the fall colors of vineyards.
- New landscaping that enhances the existing deodar cedar trees, which are a defining feature of the area.
- Detention basins within neighborhoods that integrate into the overall grading and are designed to appear as a natural drainage channel, with surrounding landscaping that ties into the neighborhood design.

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3.3.1.9 ACCESSORY DWELLING UNITS

An accessory dwelling unit, or ADU, is an additional attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is on a lot with a proposed or existing primary residence, as permitted by state law. An ADU may only be permitted on lots within a residential zoning district on which there is one existing or proposed primary dwelling unit and no second dwelling unit. Only one ADU shall be permitted on any individual lot. A junior accessory dwelling unit may also be allowed in the single-family zone subject to approval by the City. Detached ADUs shall not exceed 16 feet in height.

Developers are encouraged to include ADU elevations with their overall project plans so that ADUs may be offered with the development of the single-family residence and help ensure that the ADU matches the residence. The WCSP includes specific, objective design requirements for any proposed ADUs.

3.3.1.10 LIGHTING AND SIGNAGE

The following lighting considerations are included in the design guidelines for the WCSP:

- Cutoff lighting fixtures shall be mounted parallel to the ground and located, aimed, and shielded to direct light only onto buildings or walkways and not toward adjacent roads or residences.
- Light fixtures shall be architecturally compatible with the building design.
- Building lighting should be used to help accentuate the building design at night, highlighting any key architectural details on the building façade.
- If project elements, such as signs, walls, and trees are lit, downlighting is encouraged. Lighting sources should be hidden unless the sources are an integral part of the design.
- Exterior lighting that has a color temperature of no more than 3000 Kelvin is encouraged to limit potential nighttime glare.
- Lighting should be used to enhance the safety of pedestrians and others using the WCSP trails.
- Outdoor security lighting shall not project above the roofline of the building on which is it mounted.
- Where applicable, time-control and other energy-saving devices should be used with exterior lighting.

3.3.1.11 UTILITIES AND INFRASTRUCTURE

Potable Water

The WCSP's project area is currently undeveloped and there is limited water infrastructure currently in place. Projects within the planning area would be responsible for implementing water reservoirs, booster systems, and off-site potable and recycled water lines to convey water into the new service areas and ensure adequate pressure for fire flow protection. Additionally, for residential developments, each lot would be required to have a dual-

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plumbing system that allows the use of potable water inside the home and recycled water for landscaping purposes outside of the home.

Figure 3-11, *Proposed Water System*, shows the potential points of connection to existing water infrastructure. It is anticipated that most on-site improvements will be 8-inch lines while off-site improvements within the public right-of-way could range from 12 inches to 24 inches. Parcels in the planning area and outside of Yucaipa Valley Water District's (YVWD's) service area boundary would require annexation into the YVWD's service area before services are provided.

Sewer Infrastructure

The planning area contains undeveloped land without any sewer infrastructure. Projects in the planning area would be responsible for implementing on-site improvements, which could include 8-inch sewer lines. Off-site improvements are anticipated along the proposed roadway network within the public right-of-way and could also include the extension of existing lines, upsizing of existing lines within the localized area, modifications to lift stations, or parallel lines to increase capacity. Figure 3-12, *Proposed Sewer Infrastructure*, shows the proposed sewer conditions and potential points of connection.

Stormwater Infrastructure

Under existing conditions, the site is undeveloped and there are limited drainage facilities and improvements. Most of the runoff from the planning area is conveyed through naturally eroding channels and is ultimately directed to a series of existing flood control basins along Wilson Creek that are owned and operated by the San Bernardino County Flood Control District. The basins are collectively called the Wilson Basins and include four separate basins numbered 1 through 4, with a fifth component downstream called the Wilson Creek Spreading Grounds that further promotes groundwater infiltration.

Based on the types of development anticipated in the WCSP, the use of detention basins with infiltration of the design capture volume are anticipated to be the primary best management practice type. In most cases, the new storm drain systems would be designed to convey flows to on-site basins, which would serve to manage increases in flows associated with the projects and infiltrate runoff to reduce polluted runoff. Most of the underground storm drain facilities are anticipated to generally follow the proposed roadway alignment. Projects that have off-site runoff would be responsible for implementing proper debris basins to manage off-site flows and route them through the project area.

Other Public Utilities

Implementation of the proposed project would include utilities and service systems, including electricity provided by Southern California Edison, natural gas provided by Southern California Gas Company, and telecommunications provided by Spectrum and Frontier. The City of Yucaipa has an exclusive franchise agreement with Yucaipa Disposal (Burrtec Waste Industries) for the collection and handling of solid waste, recycling, and green waste in the city.

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3.4 CONSTRUCTION AND PROJECT PHASING

A 20-year development schedule is proposed for the 1,091 homes to proceed in five phases: (1) 313 dwelling units, (2) 37 dwelling units, (3) 316 dwelling units, (4) 197 dwelling units, and (5) 228 dwelling units. The WCSP would strive for a 50/50 split of vineyards and riparian areas (nonresidential) to residential land per phase. Development is recommended to begin in areas closest to Oak Glen Road in year one, followed by sequential areas as shown on Figure 3-13, *Conceptual Phasing Plan*.

Pursuant to CEQA Guidelines Section 15064(d), this Draft Supplemental EIR (SEIR) considers the direct physical changes and reasonably foreseeable indirect physical changes in the environment that would be caused by the development of the WCSP in comparison to the buildout of the 2016 General Plan EIR. The WCSP maintains the land use requirement and buildout capacity of the General Plan, with the same total number of units on the entire site. However, the WCSP would allow residential units at a higher net density, up to approximately four units per acre, while maintaining the effective gross one-acre density over the entire plan area and then balancing the remainder to create areas that specifically support viticultural uses and to preserve open space features. The Specific Plan gives more detailed regulatory guidance and provides the essential link between General Plan policies and actual development on-site.

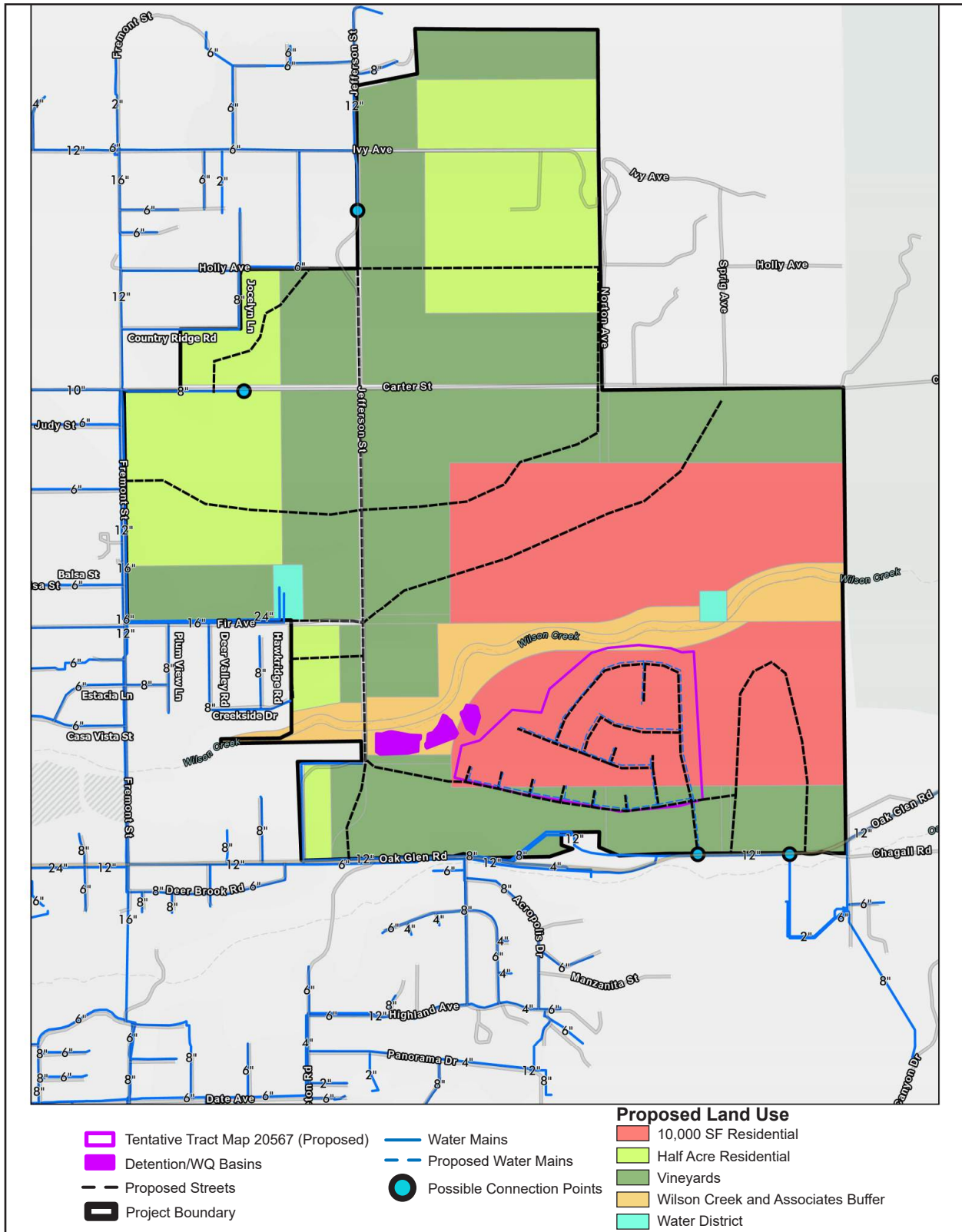
3.5 INTENDED USES OF THE DRAFT SEIR

This Draft SEIR examines the environmental impacts of the proposed WCSP compared to the impacts analyzed in the GPEIR and WCE EIR. This Draft SEIR is also being prepared to address various actions by the City and others to adopt and implement the WCSP. It is the intent of this Draft SEIR to enable the City of Yucaipa, other responsible agencies, and interested parties to evaluate the environmental impacts of the WCSP compared to the 2016 General Plan and WCE TTM, thereby enabling them to make informed decisions with respect to the requested entitlements. The anticipated approvals required for the WCSP are:

Lead Agency	Action
City of Yucaipa City Council	<ul style="list-style-type: none"> • Adoption of the Yucaipa Valley Wine Country Specific Plan • Certification of the Supplemental Environmental Impact Report • Adoption of Findings of Fact (and statement of overriding considerations) • Adoption of Mitigation Monitoring and Reporting Program • Amendments to the General Plan Land Use Designations and Zoning Code and Map to ensure consistency with the General Plan
Responsible Agencies	Action
Santa Ana Regional Water Quality Control Board	<ul style="list-style-type: none"> • Issuance of a National Pollution Discharge Elimination System Permit (NPDES) for future construction activities

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Figure 3-11 Proposed Water System



Source: Fuscoe, 2023.

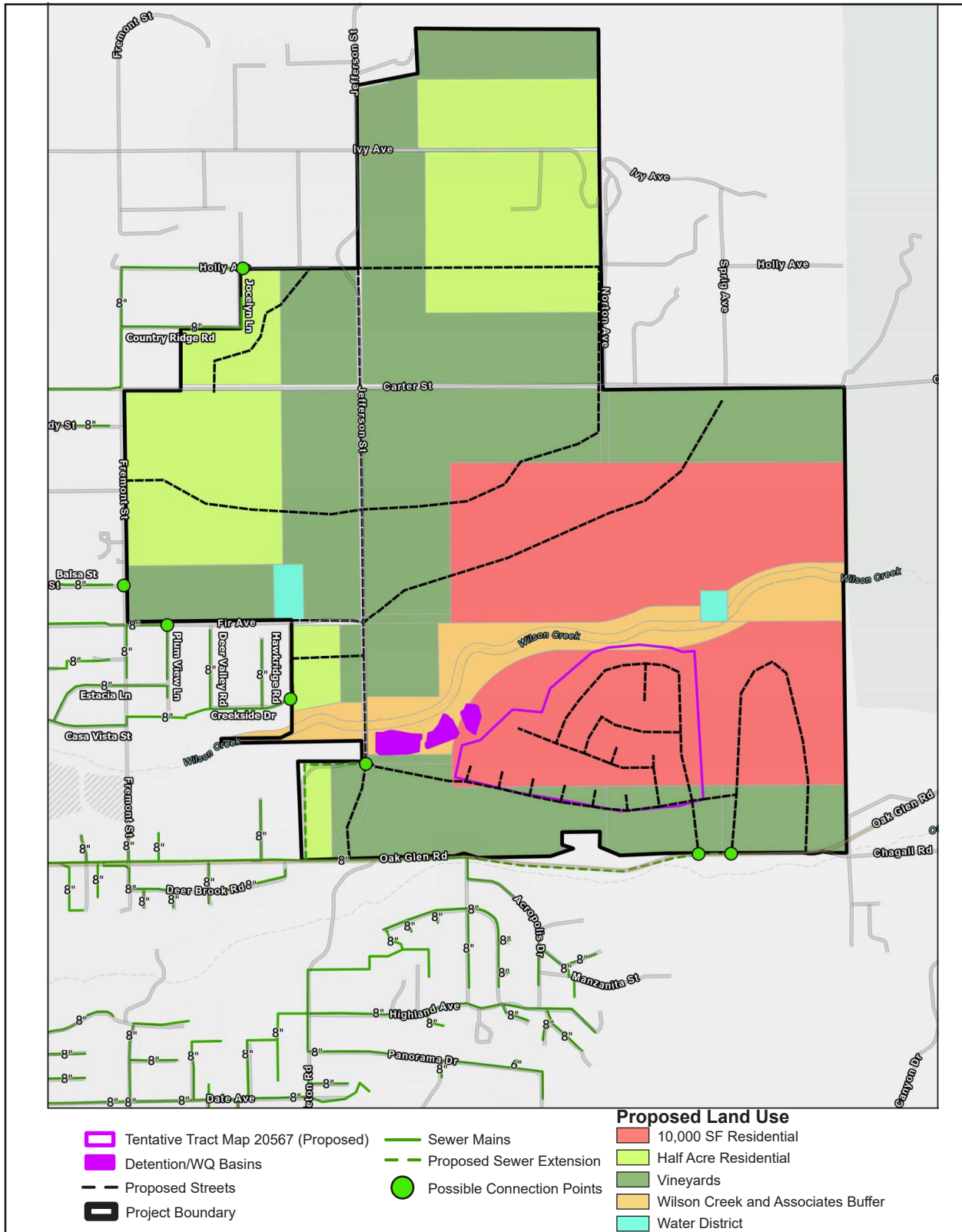


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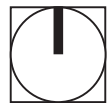
3. Project Description

Figure 3-12 Proposed Sewer Infrastructure



Source: Fuscoe, 2023.

0 1,600
Scale (Feet)

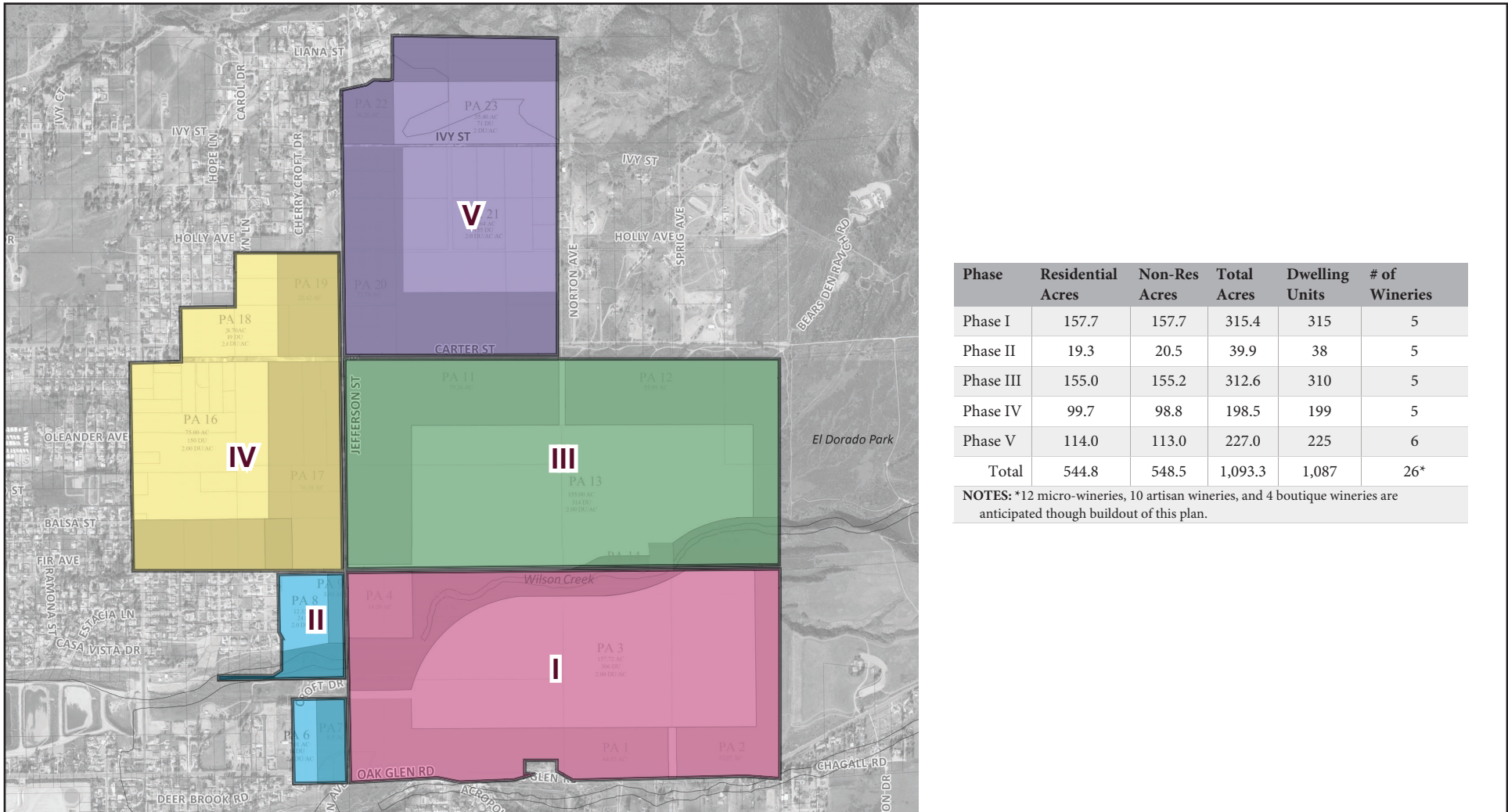


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3. Project Description

Figure 3-13 Conceptual Phasing Plan



Phase	Residential Acres	Non-Res Acres	Total Acres	Dwelling Units	# of Wineries
Phase I	157.7	157.7	315.4	315	5
Phase II	19.3	20.5	39.9	38	5
Phase III	155.0	155.2	312.6	310	5
Phase IV	99.7	98.8	198.5	199	5
Phase V	114.0	113.0	227.0	225	6
Total	544.8	548.5	1,093.3	1,087	26*

NOTES: *12 micro-wineries, 10 artisan wineries, and 4 boutique wineries are anticipated though buildout of this plan.

Note: The total number of dwelling units do not total 1,091.



Source: City of Yucaipa, 2022; PlaceWorks, 2021.

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4. Environmental Setting

4.1 INTRODUCTION

This section provides a “description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, ... from both a local and a regional perspective” (Guidelines § 15125[a]), pursuant to provisions of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The environmental setting provides the baseline physical conditions from which the lead agency will determine the significance of environmental impacts resulting from implementation of the Wine Country Specific Plan in comparison to the 2016 General Plan land uses approved for the plan area, as well as the previously-entitled Wilson Creek Estates (WCE) project.

4.2 REGIONAL ENVIRONMENTAL SETTING

4.2.1 Regional Location

The City of Yucaipa (City) is in the southwest portion of San Bernardino County in Southern California at the base of the San Bernardino mountains. Yucaipa is bordered by the San Bernardino National Forrest to the north and east, Calimesa to the south, and the city of Redlands and unincorporated San Bernardino (i.e. Mentone) to the west (see Figure 3-1, *Regional Location*).

Regional access is provided by Interstate 10 (I-10), which runs northwest through the southwest corner of the city. I-10 connects with State Route 210 (SR-210) approximately 11 miles west of Yucaipa in San Bernardino. SR-38, also known as Mill Creek Road, runs across the northern City border and connects with I-10 in Redlands and SR-18 in Big Bear.

4.2.2 Regional Planning Considerations

4.2.2.1 SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

The Southern California Association of Governments (SCAG) is a council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. SCAG is the federally recognized metropolitan planning organization (MPO) for this region, which encompasses over 38,000 square miles. SCAG is a regional planning agency and a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG is also the regional clearinghouse for projects requiring environmental documentation under federal and state law. In this role, SCAG reviews proposed development and infrastructure projects to analyze their impacts on regional planning programs. As the southern California region’s MPO, SCAG cooperates with the South Coast Air Quality Management District (South Coast AQMD), the California Department of Transportation (Caltrans), and other agencies in preparing

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regional planning documents. SCAG has developed regional plans to achieve specific regional objectives, as discussed below.

Regional Transportation Plan/Sustainable Communities Strategy

On September 13, 2020, SCAG adopted the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), also known as Connect SoCal. The RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. This long-range plan, which is a requirement of the state of California and the federal government, is updated by SCAG every four years as demographic, economic, and policy circumstances change. Connect SoCal embodies a collective vision for the region's future and is developed with input from local governments, county transportation commissions, tribal governments, nonprofit organizations, businesses, and local stakeholders. The 2020-2045 RTP/SCS includes growth forecasts that estimate employment, population, and housing growth. These estimates are used by SCAG, transportation agencies, and local agencies to anticipate and plan for growth. Connect SoCal works to address residents' challenges by promoting job accessibility, enabling shorter commutes, making communities safer and encouraging lower-cost housing developments. One of the key goals is to encourage development of diverse housing types in areas that are supported by multiple transportation options. The proposed project's consistency with the applicable 2020-2045 RTP/SCS policies is analyzed in detail in Section 5.10, *Land Use and Planning*.

4.2.2.2 SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

The City of Yucaipa is in the South Coast Air Basin (SoCAB), which is managed by the South Coast AQMD. The air pollutants emitted into the ambient air by stationary and mobile sources are regulated by federal and state law and ambient air quality standards (AAQS). Air pollutants for which AAQS have been developed are known as criteria air pollutants and include ozone (O₃), carbon monoxide (CO), volatile organic compounds (VOC), nitrogen oxides (NO_x), sulfur dioxide, coarse inhalable particulate matter (PM₁₀), fine inhalable particulate matter (PM_{2.5}), and lead. VOC and NO_x are criteria pollutant precursors and go on to form secondary criteria pollutants, such as O₃, through chemical and photochemical reactions in the atmosphere. Air basins are classified as attainment/nonattainment areas for particular pollutants depending on whether they meet the AAQS for that pollutant. The SoCAB is a nonattainment area for PM_{2.5} under California and National AAQS and a nonattainment area for PM₁₀ under the California AAQS (CARB 2019). The SoCAB is designated extreme nonattainment for O₃ under the California AAQS (1-hour and 8-hour) and National AAQS (8-hour) (CARB 2019). The SoCAB is designated nonattainment under the National AAQS for lead (Los Angeles County only) (South Coast AQMD 2012; CARB 2019). The proposed project's consistency with the applicable AAQS is discussed in Section 5.3, *Air Quality*.

4.2.2.3 REGIONAL WATER QUALITY BOARD, SANTA ANA RIVER BASIN REGION 8

Under the Porter-Cologne Water Quality Act, California's water quality control law, the State Water Resources Control Board has ultimate control over water quality policy and allocation of state water resources. Through its nine Regional Water Quality Control Boards, it carries out the regulation, protection, and administration of water quality in each region. Each regional board is required to adopt a water quality control plan or basin plan. The City of Yucaipa is in the Santa Ana River Basin, Region 8.

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The water quality control plan for the Santa Ana River Basin was updated in 2008. This basin plan gives direction on the beneficial uses of the state waters in Region 8; describes the water quality that must be maintained to support such uses; and provides programs, projects, and other actions necessary to achieve the standards in the basin plan.

4.3 LOCAL ENVIRONMENTAL SETTING

The Yucaipa General Plan classifies six neighborhood planning areas—North Bench, Central Yucaipa, Wildwood Canyon, Dunlap Acres, Chapman Heights, and Freeway Corridor (2016). The historic Casa Blanca Ranch residence of the North Bench area illustrates the rich history of farming and agricultural uses in the area. The Yucaipa Valley (including Yucaipa, Calimesa, unincorporated areas of Oak Glen, and surrounding county areas with natural borders) encompasses premier farming territory and important agricultural lands. It has a history of cultivating oranges, peaches, plums, walnuts, grapes, and, most notably, apples. Today, Yucaipa continues to support its agricultural uses with dry farming of winter wheat as well as olive and citrus groves. Residents continue to enjoy the rural-suburban living of the North Bench area with open spaces connected by multipurpose trails.

4.3.1 Location and Existing Land Use

4.3.1.1 WCSP BOUNDARY

As shown on Figure 3-2, *Local Vicinity*, the WCSP plan area is in the northeastern portion of Yucaipa, in the North Bench area of the city. The 1,093.6-acre project site is bounded by Martell Avenue to the east, Oak Glen Road on the south, and Fremont Street on the west. The northern boundary of the project site is irregularly shaped; east of Jefferson Street the northern border abuts jagged residential lots, and east of Jefferson Street the northern boundary extends to the base of the San Bernardino mountains. Major north-south thoroughfares include Fremont Street, Jefferson Street, and Martell Avenue; major east-west thoroughfares include Ivy Street, Carter Street, and Oak Glen Road.

4.3.1.2 EXISTING LAND USES

Plan Area

The WCSP plan area is largely undeveloped, with open grasslands and other vegetation throughout the site. The site is entirely designated for Rural Living, which allows limited, low-density development. Several residential uses are spread across the plan area. Wilson Creek traverses the southern portion of the area and proceeds past Jefferson Street. Multipurpose trails go through or border the plan area on Carter Street, Jefferson Street, Oak Glen Road, and Fremont Street. A water tank on Fir Avenue is owned and operated by the Yucaipa Valley Water District. The plan area supports limited agricultural uses—three chicken ranches, olive groves, scattered grazing areas, dry farming of winter wheat, and other small-scale agricultural uses. See Figure 4-1, *Aerial Photograph with Photo Locations*, and Figure 4-2, *On-Site Land Use Photos*. The Casa Blanca Ranch property is on the southern portion of the plan area, bounded by Oak Glen Road. The historical ranch is known for its former agricultural uses but it no longer operates any agricultural/ranching uses besides olive trees at the north edge of the lawn. The main Casa Blanca Ranch residence, built in 1882, was found to have historical and

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archeological significance. Although the Casa Blanca Ranch has six buildings, only the main Casa Blanca Residence possesses historical and architectural significance. Oak Glen Road is a prominent scenic corridor for the city of Yucaipa.

Surrounding Uses

Surrounding uses are predominantly residential, with single-family detached homes (including the North View Mobile Home Estates) to the west and south of the WCSP boundary. Directly across Fremont Street, bordering a segment of the project site to the west, is Trinity Youth Services, which provides care for children in need.

Directly to the east are multiple open spaces and recreational facilities, including El Dorado Park / Five Winds Ranch. Northeast of the plan area is unincorporated San Bernadino County, with a few residential and equestrian uses. The remaining northern and eastern portions of the plan area are open space, and the San Bernardino Mountains are less than a mile north.

4.3.2 General Plan and Zoning

Future development of all land in Yucaipa is guided by the adopted City of Yucaipa 2016 General Plan. The guiding elements of the 2016 General Plan include Community Design and Land Use; Housing and Neighborhoods; Parks, Recreation, Trails, and Open Space; Economic Development; Transportation; Public Safety; and Public Services.

The proposed WCSP is situated within the North Bench planning area. The WCSP area is zoned Rural Living (RL), which primarily allows single-family residential along with open space, habitat areas, and agriculture (Yucaipa 2016). The Custom Home Overlay district covers the North Bench area and requires larger homes.

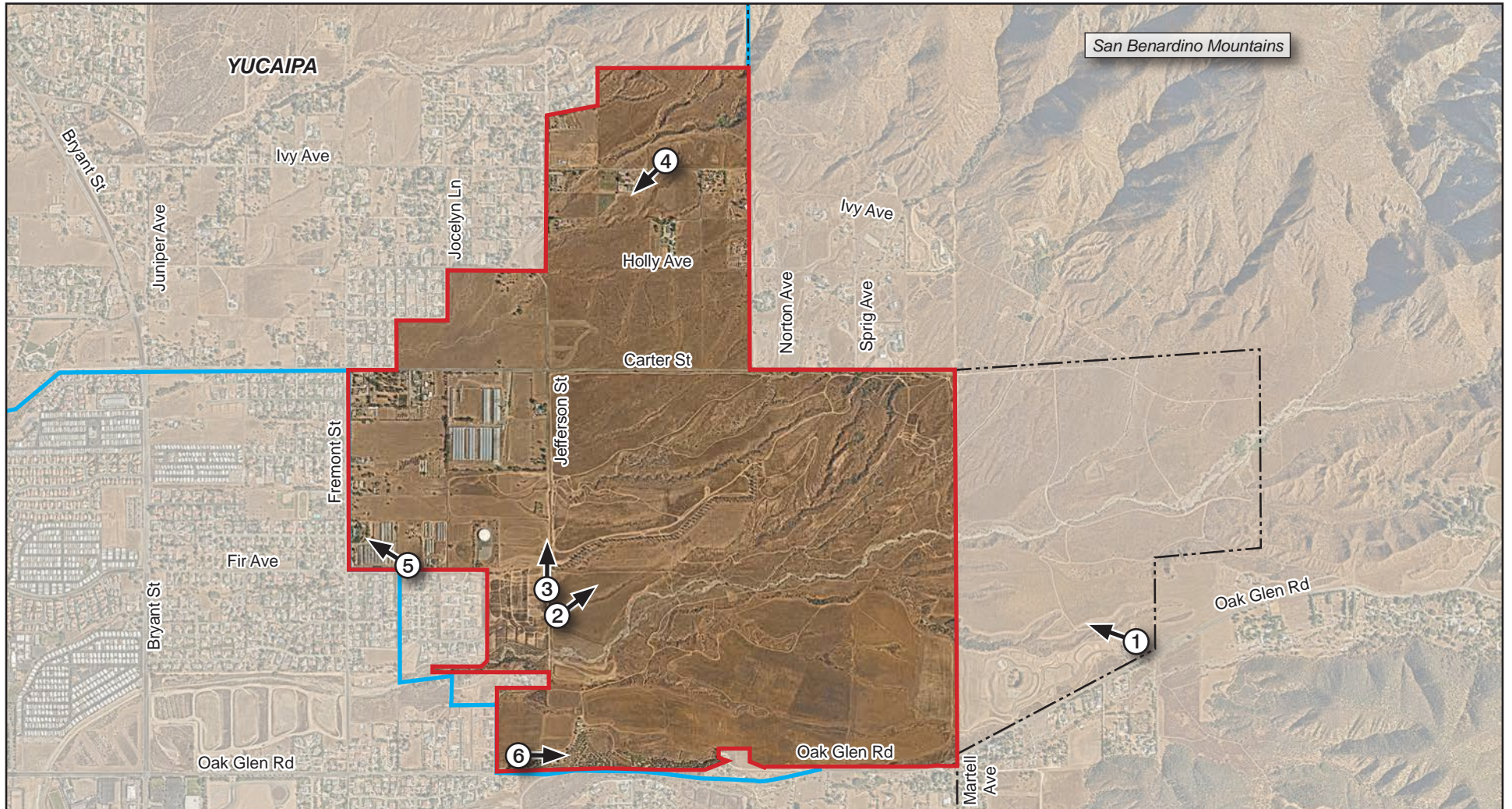
As described in Chapter 3, *Project Description*, the formerly approved Wilson Creek Estates (WCE) subdivision (TTM 19974) was approved on a portion of the WCSP property in 2016. The WCE property is bisected by Wilson Creek, and its southern boundary coincides with the WCSP boundary. The approved subdivision was consistent with the 2016 General Plan land use designation and RL-1 development standards for the project site.

4.3.3 Natural Resources

The following biological resource information is based on the literature research and field surveys conducted by Dudek between April and September 2022 (see Appendix D, *Biological Resources Technical Report: Yucaipa Valley Wine Country Specific Plan*, and Appendix E, *Aquatic Resources Delineation Report: Yucaipa Valley Wine Country Specific Plan*).

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Figure 4-1 Aerial Photograph with Photo Locations



Source: Nearmap, Inc, 2022; PlaceWorks, 2022.

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Figure 4-2 On-Site Land Use Photos



① View 1: From El Dorado Park east of the project site, looking northwest to the project site.



② View 2: From the southern end of Jefferson Street, looking northeast at the mountain backdrop, Wilson's Creek (dry), and the natural topography of the project site.



③ View 3: From the southern end of Jefferson Street, looking directly north at the unpaved, uneven condition of Jefferson Street; rolling hills in the background; and a group of trees on the project site.



④ View 4: From the northern portion of the project site along Ivy Avenue, looking southwest to agricultural uses and structures on the project site.



⑤ View 5: From the western portion of the project site along Fir Avenue, looking northwest to chicken ranches on the project site.



⑥ View 6: From the southeast portion of the project site, looking west directly at the historical Casa Blanca main residence.

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4.3.3.1 VEGETATION AND WILDLIFE

Vegetation

A total of 21 vegetation communities or land cover types were mapped within the study area, as shown in Table 5.4-1, *Vegetation Communities and Land Cover Types within the Study Area*, and on Figure 5.4-5, *Vegetation Communities and Land Cover Types*. Due to historical agricultural activities and the El Dorado Fire, grass- and herb-dominated vegetation communities dominate 46 percent of the study area. Of the remaining vegetation (643.3 acres), 150.7 acres (23 percent) were burned communities in postfire recovery. Finally, 8.2 acres consist of special-status vegetation communities, including Palmer's goldenbush scrub, white sage scrub, California sycamore woodlands, basket bush–river hawthorn–desert olive, and scale broom scrub. In addition, 217 species of native or naturalized plants, 157 native (72 percent), and 60 nonnative (28 percent), were recorded in the study area.

Wildlife

The 71 wildlife species that were recorded in the study area or vicinity during surveys consist of 67 native species (94 percent) and 4 nonnative species (6 percent). Figure 5.4-6, *Wildlife Observed in the Study Area*, shows where wildlife species were observed. Three special-status wildlife species were observed, white-tailed kite, bald eagle, and coastal tiger whiptail (reptile). An additional 15 special-status wildlife species were determined to have a moderate or high potential for being present in the study area.

Several parks and open spaces allow regional wildlife movement between the San Bernardino Mountains (to the north) and San Jacinto Mountains (to the south). El Dorado Ranch Park and Wildwood Canyon State Park provide connectivity to the westernmost area of the San Bernardino and the San Gorgonio Wilderness Area to the San Jacinto Mountains. Yucaipa Regional Park connects to the Crafton Hills Conservation Area, which connects to the San Bernardino Mountains via Mill Creek. The study area provides for local wildlife movement through the open lands and drainages (i.e., Wilson Creek). Impacts to vegetation and wildlife are analyzed in Section 5.4, *Biological Resources*.

4.3.3.2 GEOLOGY AND LANDFORM

The city is on the northern margin of the Peninsular Ranges Geomorphic Providence—a series of northwest-southwest-oriented fault blocks that form mountain ranges and valleys. The boundary between the Peninsular Ranges and Transverse Ranges geomorphic provinces is the San Bernardino segment of the San Andreas Fault; the active fault is located at the base of Yucaipa Ridge, which is northeast of the plan area. Yucaipa Valley, an alluvial plain, is bounded by the San Bernardino Mountains to the north, east, and south and descends northeast to southwest. Through erosion, tributaries like Wilson Creek have created several wide, flat benches separated by deep, steep-sided ravines in the plan area. The city's proximity to active faults and its alluvial plain have influenced the area's geologic history and natural features.

Among the paleontology records in the Natural History Museum of Los Angeles County, there were no fossil localities that lie within the proposed project area. However, there are fossil localities near the project site with the same sedimentary deposits as the project site. Therefore, activities at the project site may have an impact on nearby fossil localities.

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Refer to Section 5.7, *Geology and Soils*, for additional information and an analysis of project impacts regarding geology and soils and paleontological resources.

4.3.3.3 HYDROLOGY

Yucaipa is predominantly within the Yucaipa Creek Watershed, which encompasses about 40 square miles. The drainage of the Yucaipa Creek Watershed is generally the areas that drain Wilson Creek, Wildwood Creek, and their tributaries into Live Oak Canyon. The drainage in the plan area follows the northeast to southwest topography, which slopes gently down at approximately 8 percent, and the elevation ranges from 2,920 feet to 3,600 feet above sea level. Please see Figure 5.4-4, *Hydrologic Resources Map*. The many waterways in the city may be subject to flooding during storm events, notably areas within the 100-year floodplains adjacent to Wilson and Wildwood Creeks. The City of Yucaipa storm drain facilities discharge into the San Bernardino County Flood Control District facilities and the Santa Ana River.

Most of the city is above the Yucaipa subbasin of the Upper Santa Ana Valley Groundwater Basin. Groundwater is managed by the Yucaipa Valley Water District, which monitors groundwater trends in much of the city and, in conjunction with its water shortage contingency plan and urban water management plan, avoids pumping groundwater in excess of the calculated safe yield. The entire project site is on the Yucaipa Groundwater Basin, and groundwater is typically between 200 to 280 feet below the surface (DWR 2004). Refer to Section 5.10, *Hydrology and Water Quality*, for additional information regarding hydrological conditions and an analysis of project impacts on hydrology and water quality.

4.3.3.4 SCENIC FEATURES

The project area contains largely undeveloped land that provides a clear panoramic view of the nearby hills, peaks, and mountain ranges. The San Bernardino Mountains, Crafton Hills, Yucaipa Hills, and Yucaipa Ridge are the prominent scenic features nearby. There are no state-designated scenic highways in the city but six local roadways are identified as scenic roadways in the 2016 General Plan. Oak Glen Road, which borders the southern portion of the plan area, is a scenic corridor, and Bryan Street, which is half a mile away, is another.

The plan area's grasslands and trees provide scenic value, especially the vegetation along Wilson Creek. Wilson Creek and drainage canals in the plan area are local landmarks and part of Yucaipa's scenic resources. For additional information and analysis of the WCSP's impacts, see Section 5.1, *Aesthetics*.

4.3.4 Infrastructure

4.3.4.1 PUBLIC SERVICES

Fire and emergency medical services are provided by the Yucaipa Fire Department under contract with the California Department of Forestry and Fire Protection (CAL FIRE), and Yucaipa contracts police services from the San Bernardino County Sheriff's Department. The Yucaipa-Calimesa Joint Unified School District provides school services, and park services are provided by the City's Community Services Department. The County operates the 385-acre Yucaipa Regional Park approximately two miles from the plan area, and the city

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is part of the County library system, which is a network of community libraries throughout the county. Additional information and analysis of impacts to public services is in Section 5.15, *Public Services*.

4.3.4.2 UTILITIES AND SERVICE SYSTEMS

Domestic and recycled water services for the project site are provided by the Yucaipa Valley Water District (YVWD), which also provides sewer service to the city, including to the plan area. Wastewater generated on the project site would be treated at the regional treatment facility. Solid waste is hauled to and disposed at landfills operated by San Bernardino County Department of Public Works. Southern California Edison provides electricity services to the project site, and Southern California Gas Company provides natural gas services to the site.

Section 5.19, *Utilities and Service Systems*, provides additional information regarding existing utilities and analysis of project-related impacts.

4.3.5 Cultural Resources

A record search conducted by the Native American Heritage Commission did not find cultural resources reported on the project site. However, the Sacred Land File may not indicate absence of cultural resources, and 21 local native tribes may have knowledge of cultural resources in the plan area. The main Casa Blanca Ranch residence within the plan area was found to have historical and archeological significance. For more information and analysis of impacts to cultural resources, see Section 5.5, *Cultural Resources*, and Section 5.18, *Tribal Cultural Resources*.

4. Environmental Setting

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5. Environmental Analysis

Chapter 5 examines the environmental setting of the proposed project, analyzes its effects and the significance of its impacts, and recommends mitigation measures to reduce or avoid impacts. This chapter has a separate section for each environmental issue area that was determined to need further study in the EIR. This scope was determined in the Notice of Preparation (NOP), which was published July 13, 2022 (see Appendix A), and through public and agency comments received during the NOP comment period from July 14, 2022, to August 15, 2022 (see Appendix A). Environmental issues and their corresponding sections are:

- 5.1 Aesthetics
- 5.2 Agriculture and Forestry Resources
- 5.3 Air Quality
- 5.4 Biological Resources
- 5.5 Cultural Resources
- 5.6 Energy
- 5.7 Geology and Soils
- 5.8 Greenhouse Gas Emissions
- 5.9 Hazards and Hazardous Materials
- 5.10 Hydrology and Water Quality
- 5.11 Land Use and Planning
- 5.12 Mineral Resources
- 5.13 Noise
- 5.14 Population and Housing
- 5.15 Public Services
- 5.16 Recreation
- 5.17 Transportation
- 5.18 Tribal Cultural Resources
- 5.19 Utilities and Service Systems
- 5.20 Wildfire

Sections 5.1 through 5.20 provide a detailed discussion of the environmental setting, impacts associated with the proposed project, and mitigation measures designed to reduce significant impacts where required and when feasible. The residual impacts following the implementation of any mitigation measure are also discussed.

Review of 2016 General Plan EIR and Wilson Creek Estates EIR

As described in Section 1.2.1, *Type and Purpose of this Draft SEIR*, this EIR is a Supplement to the 2015 General Plan EIR and the 2016 Wilson Creek Estates (WCE) EIR. The potential impacts of the Wine Country Specific

5. Environmental Analysis

Plan (WCSP) are compared to the environmental impacts addressed for project site for the approved land uses under the 2016 General Plan and the approved WCE project. As detailed below, each environmental impact section has separate subsections to summarize the impact assessment in these respective EIRs. The WCSP impact analysis then evaluates the net impacts in comparison to the 2016 General Plan and the approved WCE project. Similarly, mitigation measures recommended for implementation of the WCSP integrate applicable measures from the GPEIR and the WCE EIR.

Organization of Environmental Analysis

To assist the reader with comparing information between environmental issues, each section is organized under nine major headings:

- Environmental Setting
- Thresholds of Significance
- Applicable WCSP Development Standards and Design Guidelines
- Environmental Impacts
 - 2016 General Plan
 - Wilson Creek Estates
 - Wine Country Specific Plan
- Cumulative Impacts
- Level of Significance Before Mitigation
- Mitigation Measures
- Level of Significance After Mitigation
- References

Chapter 1, *Executive Summary*, includes a table that summarizes all impacts and mitigation measures by environmental issue as a convenient reference for readers.

Terminology Used in This Draft SEIR

The level of significance is identified for each impact in this Draft SEIR. Although the criteria for determining significance are different for each topic area, the environmental analysis applies a uniform classification of the impacts based on definitions consistent with CEQA and the CEQA Guidelines:

- **No impact.** The project would not change the environment.
- **Less than significant.** The project would not cause any substantial, adverse change in the environment.
- **Less than significant with mitigation incorporated.** The EIR includes mitigation measures that avoid substantial adverse impacts on the environment.
- **Significant and unavoidable.** The project would cause a substantial adverse effect on the environment, and no feasible mitigation measures are available to reduce the impact to a less than significant level.

5. Environmental Analysis

5.1 AESTHETICS

This section of the Draft SEIR discusses the potential impacts to the visual character of the City of Yucaipa from the implementation of the proposed project in comparison to the impacts evaluated for the project site in the General Plan EIR. Potential changes to circumstances since the GPEIR that could result in new significant or substantially more severe environmental impacts for the project are also reviewed. The discussion includes a review of the aesthetic characteristics of the existing environment that would potentially be altered by the project's implementation and the consistency of the project with established relevant policies.

5.1.1 Environmental Setting

5.1.1.1 REGULATORY AND PLANNING FRAMEWORK

Caltrans Scenic Highway Program

The state laws governing this program are in the Streets and Highways Code, Sections 260 to 26484, and Caltrans oversees the program. Caltrans defines a scenic highway as any freeway, highway, road, or other public right-of-way that traverses an area of exceptional scenic quality. Suitability for designation as a State Scenic Highway is based on three criteria:

- **Vividness.** The extent to which the landscape is memorable. This is associated with the distinctiveness, diversity, and contrast of visual elements.
- **Intactness.** The integrity of visual order and the extent to which the natural landscape is free from visual intrusions (e.g., buildings, structures, equipment, grading).
- **Unity.** The extent to which development is sensitive to and visually harmonious with the natural landscape. (Caltrans 2008)

City of Yucaipa 2016 General Plan

Future development of all land in the city is guided by the 2016 General Plan Update, which was adopted by city council on April 11, 2016. The Community Design and Land Use Element includes policies pertaining to aesthetics and visual resources.

City of Yucaipa Development Code

Division 7. General Design Standards

Chapter 12, Citywide Design Guidelines, of the Yucaipa Development Code implements General Plan policies regarding the visual quality of the community. Chapter 12 ensures that new projects provide high quality design and architecture by providing clear and concise direction for the renovation of existing buildings and the construction of new buildings.

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Division 5. Article 5: Custom Home (CH) Overlay District

The Custom Home Overlay District is intended to promote the compatibility and viability of certain rural residential neighborhoods through appropriate zoning and development standards. It is an overlay district where special design standards are established to promote and maintain the development of rural residential land uses exhibiting an excellence of design greater than otherwise could be achieved using conventional development standards.

5.1.1.2 EXISTING CONDITIONS

Chapter 4.0, *Environmental Setting*, describes the existing conditions in the WCSP area. Figure 4-2, *On-Site Land Use Photos*, depict existing conditions. There have been few changes since approval of the 2016 General Plan. The rural area is characterized by gently rolling topography and large, open grasslands. The San Bernardino Mountains provide a scenic backdrop to the north and the east.

The plan area is primarily undeveloped and consists of limited agricultural uses, including grazing, dry farming for winter wheat, an olive grove, three chicken ranches, some farms, and other agricultural uses. There are a few existing homes on the western portion of the plan area. An existing water tank is along Fir Avenue, and a small water storage facility is along Oak Glen Road. Views from the plan area include residential neighborhoods, vegetation, and mountains. No new homes have been developed in the plan area since certification of the GPEIR.

Wilson Creek traverses the southern portion of the site and crosses Jefferson Street. Seasonal wetlands and drainages are dispersed throughout the site.

5.1.2 Thresholds of Significance

Appendix G of the CEQA Guidelines states that, “except as provided in Public Resources Code Section 21099,” a project would normally have a significant effect on the environment if the project would:

- AE-1 Have a substantial adverse effect on a scenic vista.
- AE-2 Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- AE-3 In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality.
- AE-4 Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

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5.1.3 Applicable WCSP Development Standards and Design Guidelines

One of the WCSP's guiding principles is to support viticulture and the wine-making industry while preserving the rural character and unique scenic features of the plan area. The Development Standards (WCSP Chapter 4.0) and Design Guidelines (WCSP Chapter 5.0) include detailed requirements to achieve these objectives. The following sections highlight some of the key requirements that will protect scenic views, avoid intrusive lighting, protect resources, and implement a rural design theme.

5.1.3.1 DEVELOPMENT STANDARDS

The following development standards are included in the WCSP:

Residential Uses

Estates

- Minimum Lot Area: half an acre (gross).
- Maximum Building Height: 35 feet, not exceeding two stories.
- Building Separation: Adjacent structures require a minimum 20-foot separation, building to building.

Villas

- Minimum Lot Area: 10,000 square feet.
- Maximum Building Height: 35 feet, not exceeding two stories.
- Building Separation: Minimum 15-foot separation, from primary residence to primary residence across lots.

Wineries

- Buffer to Residential (From Residence): 100 feet

Outdoor Lighting

- Sources of light shall be directed downward and shielded from streets and adjoining properties.
- Lighting design should be integrated with the architectural design elements described in Section 5.3.6 of Chapter 5, Design Guidelines, of Specific Plan.
- Lighting should be used to enhance the safety of pedestrians and others using the WCSP trails.
- Outdoor security lighting shall not project above the roofline of the building on which it is mounted.
- Where applicable, time-control and other energy-saving devices should be used with exterior lighting.

5.1.3.2 DESIGN GUIDELINES

Building Massing and Scale

- Simple one-story and two-story volumes reflective of the selected architectural style.
- Articulation of one-story and two-story forms within the building mass.

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- “Broken” rooflines to emphasize and articulate delineation in the building mass.
- Covered front porches, balconies and loggias, and walkways and porte-cocheres appropriate to the selected architectural style are desired to add additional depth, further define structures, and provide a connection between public areas and private areas.

Building Materials and Colors

- The color palette and materials of the building should be true to the historic architectural style and should vary from elevation to elevation.
- Identical building facades on the same street must be minimized.

Fences, Walls, and Gates

- Walls or fences visible from public spaces should be either concrete masonry units (CMU) or view fence to promote an open rural community and capitalize on views.
- Wood fencing may be used selectively and is restricted from public edges.
- Landscape plantings and vines may be used to access the walls and provide partial screening from public streets.
- Passage gates and driveway gates should have metal frames with vertical pickets and back-screened, semi-opaque or opaque materials painted to match view fence.
- Accent tile capping and/or banding is suggested to provide detail.
- Decorative split rail fencing may be used adjacent to multipurpose trails or along limited streets to create a rustic appearance.

Accessory Lighting (Landscape Lighting May Be Used but Is Not Required)

- Cutoff lighting fixtures shall be mounted parallel to the ground and located, aimed, and shielded to direct light only onto buildings or walkways and not toward adjacent roads or residences.
- Light fixtures shall be architecturally compatible with the building design.
- Building lighting should be used to help accentuate the building design at night, highlighting any key architectural details on the building façade.
- If project elements, such as signs, walls, and trees are lit, downlighting is encouraged. Lighting sources should be hidden unless the sources are an integral part of the design.
- Exterior lighting that has a color temperature of no more than 3000 Kelvin is encouraged to limit potential nighttime glare.

Architectural Styles

In Chapter 5, Design Guidelines, of the Specific Plan, Table 5.1 through Table 5.6 show the requirements and desired elements for Craftsman, Spanish Colonial, Farmhouse, Traditional, Northern European, and Mission architectural styles.

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Winery and Nonresidential Style Guidelines

Wineries and accessory buildings shall encompass at least one of the designated architectural styles listed above and shall be selected consistent with the other standards and guidelines in the Specific Plan.

5.1.4 Environmental Impacts

5.1.4.1 2016 GENERAL PLAN

The GPEIR stated that there are no state scenic highways in the city, and no impacts would occur to scenic resources along a scenic highway. The General Plan land use plan would preserve the rural residential and open space areas in the city's northern and eastern portions, and implement standards to govern development along hillsides and ridgelines. Implementation of the General Plan would help protect the city's scenic vistas and maintain visual character and quality. The GPEIR determined no impacts would occur.

The GPEIR stated that the land use plan would allow for development of currently undeveloped parcels. As shown in the land use plan of the GPEIR, development in the plan area and surrounding areas would be low density uses (rural residential and single family developments). The GPEIR determined impacts would be less than significant.

Pursuant to the GPEIR, areas along the northern and eastern boundaries of the city, designated as Improvement Levels 3 and 4 (rural, low density, urban-rural transitional areas) do not require new developments to install streetlights and would not generate substantial new light and glare sources. The plan area is within Improvement Level 3. New significant sources of light and glare would be governed by the City's development code, which outlines design standards and regulations for light and glare. The GPEIR determined impacts would be less than significant.

5.1.4.2 WILSON CREEK ESTATES

The WCE EIR recognizes the site's natural visual resources and concludes that potential aesthetic impacts would be less than significant with implementation of Mitigation Measure AES-1 (MM AES-1) and compliance with the City's Development Code including oak tree protection, overlay districts (custom home and scenic), and lighting requirements. MM AES-1 requires submittal and approval of a Building Pad Constraints Exhibit prior to grading permit issuance. The Exhibit is required to demonstrate avoidance of: steep slopes (11 percent or greater), applicable drainage courses, riparian areas and other areas identified with important biological resources.

5.1.4.3 WINE COUNTRY SPECIFIC PLAN

The following impact analysis addresses the thresholds of significance detailed in Section 5.1.2. The applicable thresholds are identified in brackets after the impact statement.

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Impact 5.1-1: Development pursuant to the WCSP would change, but would not substantially degrade, the visual character of the plan area compared to the land uses approved in the 2016 General Plan. As with the approved project, implementation of the WCSP would not have a substantial adverse effect on a scenic vista and would not conflict with applicable zoning and other regulations governing scenic quality. [Thresholds AE-1 and AE-3]

The 2016 General Plan designates the plan area as Rural Living (RL), which allows for a maximum development gross density of one unit per acre, with the Custom Home Overlay, which are areas substantially occupied by custom-caliber single-family homes on parcels that are at least 20,000 square feet. Land use under WCSP would be an approximate 50/50 split between residential (547.4 acres) and nonresidential (546.2 acres). Agricultural uses would comprise 465,4 acres of the nonresidential use.

The WCSP would allow a maximum of 1,091 residential units, which is the same total units permitted in the 2016 General Plan for the plan area. As shown in Figure 3-5, *Conceptual Land Use Plan*, the proposed residential uses would be primarily focused in the north, west, and northeast portions of the plan area. The riparian area would create a buffer between the proposed residential uses surrounding Wilson Creek and the creek habitat. Agricultural uses would be located along the southern boundary, central portion, and northern boundary of the plan area.

The proposed project would include multipurpose trails along Oak Glen Road, Jefferson Street, Carter Street, and along Wilson Creek within the riparian area, which would provide connectivity within the plan area (see Figure 3-5, *Conceptual Land Use Plan*). The proposed residential land uses would provide a transition between the wine country area and the surrounding large-lot residential neighborhoods currently within the North Bench, as well as separate development from vineyards.

Due to the consolidation of the proposed residential uses on approximately 547.4 acres of the site, the proposed buildout density would range from 2 to 4.3 units per acre instead of one unit per acre as currently designated in the General Plan. The increase in density would allow for more unobstructed views of scenic resources from other vantage points within the plan area, such as sites designated for vineyards. As part of these views, key public roadways (including Oak Glen Road) would feature views of vineyards rather than the rear yards of proposed subdivisions. As shown on Figure 5.1-1, *Oak Glen Road Adjacent Land Use Comparison*, under the approved Wilson Creek Estates project (consistent with the General Plan), single-family lots would abut Oak Glen Road. In comparison, scenic vineyards would front this roadway under the WCSP, and any potential structures for wineries would have larger setbacks to obscure the visibility of development from the City's scenic corridor.

Figure 5.1-1 Oak Glen Road Adjacent Land Use Comparison



Source: AECOM, Inc., 2016.; City of Yucaipa, 2022; PlaceWorks, Inc., 2023.



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5. Environmental Analysis AESTHETICS

The generally low-density residential uses would preserve views of scenic resources that are visible from the plan area, such as the mountain ranges. Chapter 4, Development Standards, and Chapter 5, Design Guidelines, of the WCSP include standards and guidelines for development in the plan area, such as height and placement of buildings and structures, setback requirements, and architectural design parameters. The proposed Standards includes the unit variety requirements of the Custom Home Overlay district but provides more specific and objective standards for the design of all proposed structures in the plan area than is currently provided by the overlay district. The site planning principles of the WCSP are to take advantage of scenic views and natural topography in the greater North Bench, arrange placement of structures to best leverage views and other scenic opportunities, and preserve natural features and views with appropriately scaled development that works with the surrounding environment.

The concentration of the 1,091 units within portions of the site would likely improve views in the overall project area in comparison to the General Plan. The WCSP would also add scenic vineyards accented by the dramatic mountain backdrop. Additionally, implementation of the WCSP development standards and design guidelines would ensure development is compatible with other development in the city through enforceable, objective standards, as well as ensure the proposed project would not have a substantial impact on scenic resources. As with the approved project under the 2016 General Plan, the impacts of the WCSP would be less than significant.

Level of Significance Before Mitigation: Impact 5.1-1 would be less than significant.

Impact 5.1-2: As with the 2016 General Plan for the plan area, the WCSP would not alter scenic resources within a state scenic highway. [Threshold AE-2]

The 2016 General Plan designates Oak Glen Road, which bounds the southern portion of the plan area as a Yucaipa-designated Scenic Highway; the nearest State Eligible Scenic Highway is SR-38, which is over 1.5 miles northwest of the plan area (Yucaipa 2016). The nearest State Officially Designated Scenic Highway is the portion of SR-38 near Sugarloaf Mountain, which is over 17 miles northeast of the plan area (Caltrans 2022). The southern and northern portions of the plan area are designated for agricultural uses and would not alter views of scenic resources that could be viewed from SR-38 and Oak Glen Road. As with the approved 2016 General Plan, the WCSP would not result in impacts to scenic resources along a state scenic highway.

Therefore, the proposed project would not result in new or substantially more severe significant impacts in this regard when compared to the 2016 General Plan for the plan area.

Level of Significance Before Mitigation: Impact 5.1-2 would not be significant.

Impact 5.1-3: Implementation of the WCSP would not expose people on- or off-site to substantial light or glare which would adversely affect day or nighttime views in the area. [Threshold AE-4]

The two major causes of light pollution are glare and spill light. Spill light is caused by misdirected light that illuminates outside the intended area. Glare is light that shines directly or is reflected from a surface into a viewer's eyes. Spill light and glare impacts are effects of a project's exterior lighting on adjoining uses and areas.

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Sources of light in the plan area are currently limited because the area is primarily undeveloped. Current uses on-site include limited agricultural (grazing, dry farming for winter wheat, olive grove, three chicken ranches), a few existing homes, a water tank along Fir Avenue, a small water storage facility along Oak Glen Road, and some farms and other agricultural uses.

As with the approved project, a maximum of 1,091 units would be permitted by the WCSP. Light sources would predominantly be from the residential uses (vehicle lights, exterior lights, landscaping lights, security lights). Chapter 4, Development Standards, of the WCSP includes specific outdoor lighting provisions that would reduce light impacts, such as directing light sources downward and shielding lights, ensuring outdoor security lighting does not project above the roofline of the building it is mounted on, and using time-control devices for outdoor lighting. Guidance is also provided regarding night sky protections, including specifications for the color temperature of lights. Additionally, as indicated in the GPEIR, the plan area is within Improvement Level 3, which does not require new developments to install street lightings at any standard spacing, midblock, or intersections and therefore better preserves night skies and minimizes unnecessary light pollution in low density and rural living environments. However, in comparison to the 2016 General Plan for the plan area, the WCSP light sources would be more concentrated in the residential areas, and much of the site (vineyards and dispersed wineries) would not require as many light sources, thereby reducing the overall light impacts of the WCSP. As with the 2016 General Plan, the WCSP would result in less than significant impacts without mitigation.

Level of Significance Before Mitigation: Impact 5.1-3 would be less than significant.

5.1.5 Cumulative Impacts

The cumulative setting for visual impacts includes potential future development under the WCSP, combined with effects of development on lands proximate to the plan area. Aesthetic impacts are generally localized to a project site and its immediate surroundings. The WCSP combined with other development projects in the surrounding area would not substantially alter the visual character of the area surrounding the plan area. Similarly, light and glare impacts are localized, and development in the plan area is not expected to add significantly to the creation of nighttime light and glare outside of the plan area. Consistent with the determinations in the GPEIR, implementation of the proposed project would have a less than significant impact on aesthetics in the city. Therefore, impacts of the proposed project would not be cumulatively considerable.

5.1.6 Level of Significance Before Mitigation

Upon compliance with the WCSP Development Standards and Design Guidelines and implementation of regulatory requirements, impacts would be less than significant.

5.1.7 Mitigation Measures

There were no Aesthetics resource mitigation measures in the GPEIR. The provisions of WCE MM AES-1 (described under Section 5.1.4.2) are integrated into the WCSP Specific Plan Development Standards and Design Guidelines. No further mitigation measures are required.

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5.1.8 Level of Significance After Mitigation

Impacts would be less than significant.

5.1.9 References

Caltrans. 2008, October. *Scenic Highway Guidelines*. Landscape Architecture Program, Division of Design.

———. 2022. California State Scenic Highway System Map. <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>.

Yucaipa, City of. 2016, April. Yucaipa General Plan. https://yucaipa.org/wp-content/uploads/dev_svcs/general_plan/Yucaipa_General_Plan2016.pdf.

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5. Environmental Analysis

5.2 AGRICULTURE AND FORESTRY RESOURCES

This section of the Draft SEIR evaluates the potential for implementation of the proposed project to impact agricultural and forestry resources in comparison to the impacts evaluated for the WCSP area in the GPEIR. Potential changes to circumstances since the GPEIR that could result in new significant or substantially more severe environmental impacts for the project are also reviewed. Cumulative impacts related to agriculture and forestry resources are also considered.

5.2.1 Environmental Setting

5.2.1.1 REGULATORY AND PLANNING FRAMEWORK

State and local regulations and plans are listed in Table 5.2-1.

Table 5.2-1 Regulations/Plans for Agriculture and Forestry Resources

State	
California general plan law California Government Code § 65302(d)	Required open space and conservation element
California Farmland Mapping and Monitoring Program (FMMP, Department of Conservation)	Maps and statistical data for analyzing land use impacts to farmland. See FMMP classifications in section below.
California Williamson Act	Landowners restrict their land to agricultural and open space Minimum ten-year rolling term contracts. Restricted parcels taxed consistent with their actual use, not market value.
Forest Taxation Reform Act of 1976	Preserves forest lands from encroachment by other, incompatible land uses
Z'berg-Nejedly Forest Practice Act of 1973 (California)	Provides for oversight of the management of forest practices and forest resources
California Public Resources Code Section 12220(g)	Defines "forest land" for the purpose of CEQA
California Timberland Productivity Act of 1982 Government Code Section 51104(g)	Defines "Timber," "Timberland," and "Timberland Production Zone" for the purposes of CEQA; defines "Timberland Preserve Zone," which may be used in city and county general plans.
Local	
City of Yucaipa Development Code Division 3, Article 4, Agricultural Preserves/Land Conservation Contract Actions	Provisions for agricultural preserve boundary and/or the preservation and management of agricultural lands.
City of Yucaipa General Plan Public Safety Element Policy S-7.7	Open space preservation, including community forest.

Farmland Mapping and Monitoring Program

The California Natural Resources Agency is charged with restoring, protecting, and maintaining the State's natural, cultural, and historical resources. Within it, the State Department of Conservation (DOC) provides technical services and information to promote informed land use decision and sound management of the State's natural resources. DOC manages the Farmland Mapping and Monitoring Program (FMMP), which supports agriculture throughout California by developing maps and statistical data for analyzing land use

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AGRICULTURE AND FORESTRY RESOURCES

impacts to farmland. Every two years, FMMP publishes a field report for each county in the state. field report categorizes land by agricultural production potential, according to the following classifications:

- **Prime Farmland** has the best combination of physical and chemical features able to sustain long-term agricultural production. Prime Farmland has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used irrigated agriculture production at some time during the four years prior to the mapping date.
- **Farmland of Statewide Importance** is similar to Prime Farmland, but with minor shortcomings, such as steeper slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- **Unique Farmland** consists of lesser quality soils used for the production of the State's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been farmed at some time during the four years prior to the mapping date.
- **Farmland of Local Importance** includes all farmable land not meeting the definitions of "Prime Farmland," "Farmland of Statewide Importance," and "Unique Farmland." This includes land that is or has been used for irrigated pasture, dryland farming, confined livestock or dairy facilities, aquaculture, poultry facilities, and dry grazing. It also includes lands previously designated by soil characteristics as "Prime Farmland," "Farmland of Statewide Importance," and "Unique Farmland" that has since become idle.
- **Grazing Land** is the land on which the existing vegetation is suited to the grazing of livestock.
- **Confined Animal Agriculture** lands include poultry facilities, feedlots, dairy facilities, and fish farms. In some counties, confined animal agriculture is a component of the farmland of local importance category.
- **Nonagricultural and Natural Vegetation** includes heavily wooded, rocky, or barren areas riparian and wetland areas; grassland areas that do not qualify for grazing land due to their size or land management restrictions; small water bodies; and recreational water ski lakes. Constructed wetlands are also included in this category.
- **Semi-Agricultural and Rural Commercial Land** includes farmstead, agricultural storage and packing sheds, unpaved parking areas, composting facilities, equine facilities, firewood lots, and campgrounds.
- **Vacant or Disturbed Land** includes open field areas that do not qualify for an agricultural category, mineral and oil extraction areas, off road vehicle areas, electrical substations, channelized canals, and rural freeway interchanges.
- **Rural Residential Land** includes residential areas of one to five structures per 10 acres.

5. Environmental Analysis AGRICULTURE AND FORESTRY RESOURCES

- **Urban and Built-Up Land** is occupied by structures with a building density of at least one unit per 1.5 acres, or approximately six structures to a 10-acre parcel. Common examples include residential structures, industrial structures, commercial structures, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment structures, and water control structures.
- **Water** is used to describe perennial water bodies with an extent of at least 40 acres.

5.2.1.2 EXISTING CONDITIONS

Existing Agricultural Uses

The plan area includes limited agricultural enterprises, such as grazing, dry farming for winter wheat, an olive grove, three chicken ranches, and farms and other agricultural uses. The agricultural uses are predominantly in the southern portion of the plan area. Figure 5.2-1, *Existing Land Use*, shows the existing land uses in the plan area.

Mapped Farmlands

As shown in Figure 5.2-2, *Farmland Designations*, the plan area includes the following existing farmland types: Prime Farmland, Unique Farmland, Grazing Land, Farmland of Local Importance, Other Land, and Urban and Built-Up Land. There are no Williamson Act lands within the plan area. Table 5.2-2, *Farmland Designations*, shows the acreages for the existing farmland types that CEQA considers for its impact analysis.

Table 5.2-2 Farmland Designations

Farmland Type ¹	Acreage ²
Prime Farmland	2.61
Unique Farmland	10.07
Total	12.68

Source: CDC 2016.

¹ CEQA considers impacts to three categories of farmland: Prime Farmland, Farmland of Statewide Importance, and Unique Farmland.

² Farmland acreages were determined using GIS data, which differ from acreages used for Assessor's Parcels.

Forestlands

There are no forestlands in the plan area; however, various types of chaparral, grasslands, and scrub are in the plan area.

5.2.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

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AGRICULTURE AND FORESTRY RESOURCES

- AG-1 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.
- AG-2 Conflict with existing zoning for agricultural use, or a Williamson Act contract.
- AG-3 Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).
- AG-4 Result in the loss of forest land or conversion of forest land to non-forest use.
- AG-5 Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.

5.2.3 Applicable WCSP Development Standards and Design Guidelines

The WCSP Land Use plan strategically places viticultural areas along corridor streets and tucks residential neighborhoods behind working vineyard areas. Commercial uses have been limited to those that promote the agricultural theme including wineries, tasting rooms, farm stands, olive groves and other similar uses, and allows such uses to encourage such investment towards the City's agricultural heritage.

5.2.3.1 DEVELOPMENT STANDARDS

There are no WCSP development standards pertaining to agriculture and forestry resources. The development standards as included in WCSP Chapter 3, however, include development standards for the wineries including the required setbacks, as well as permitted uses that are governed by the size of the vineyard.

5.2.3.2 DESIGN GUIDELINES

There are no WCSP design guidelines pertaining to agriculture and forestry resources.

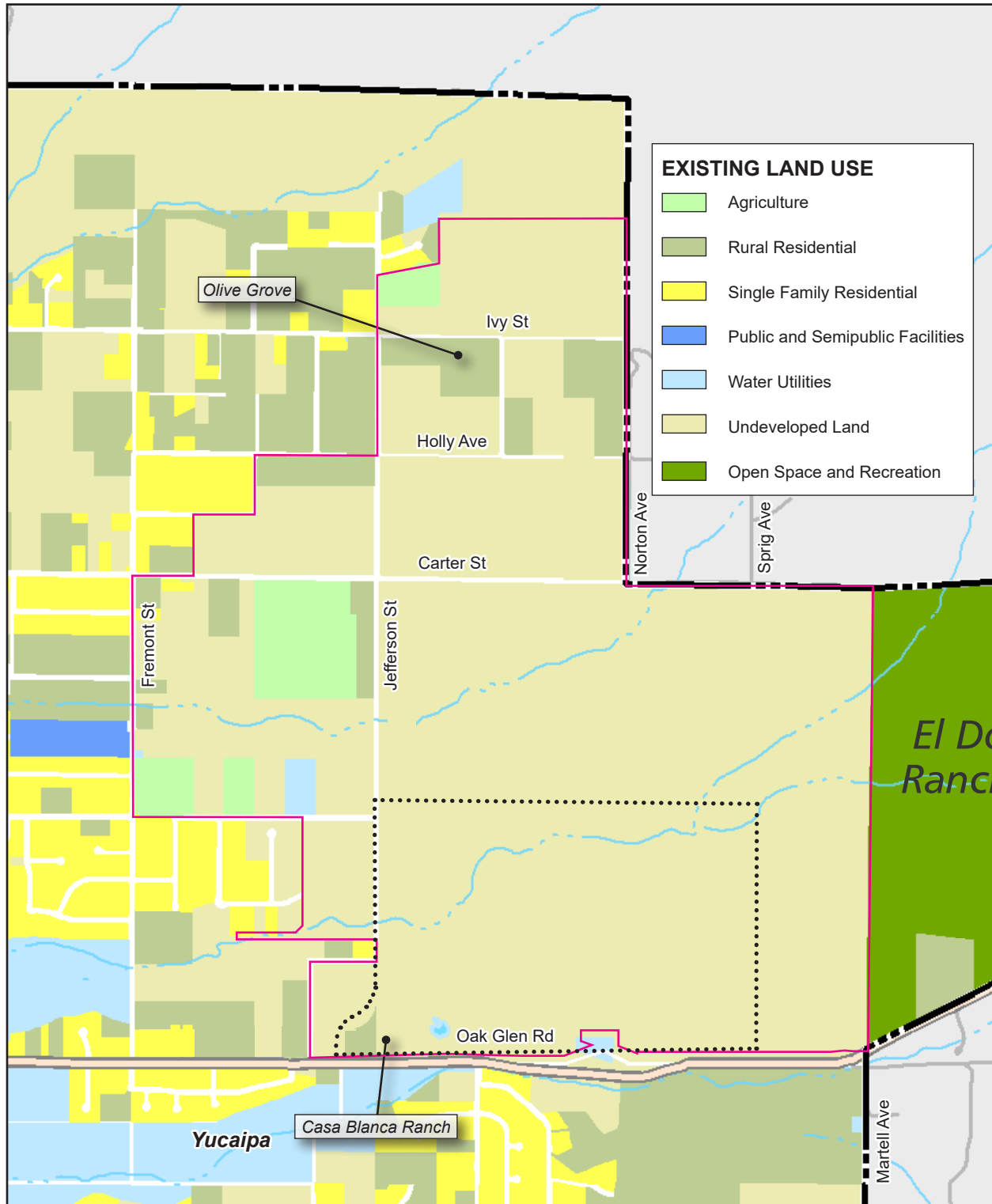
5.2.4 Environmental Impacts

5.2.4.1 2016 GENERAL PLAN

The Initial Study concluded that implementation of the 2016 General Plan would not rezone or conflict with existing zoning of forestland or timberland; there are no areas zoned as forestland in the city, and oak woodland and riparian forests in the city are protected under Division 9, Plant Protection and Management, of the municipal code.

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Figure 5.2-1 Existing Land Use



- Project Boundary
- City Boundary
- Wilson Creek Estates

0 2,000
Scale (Feet)



Source: City of Yucaipa, 2013

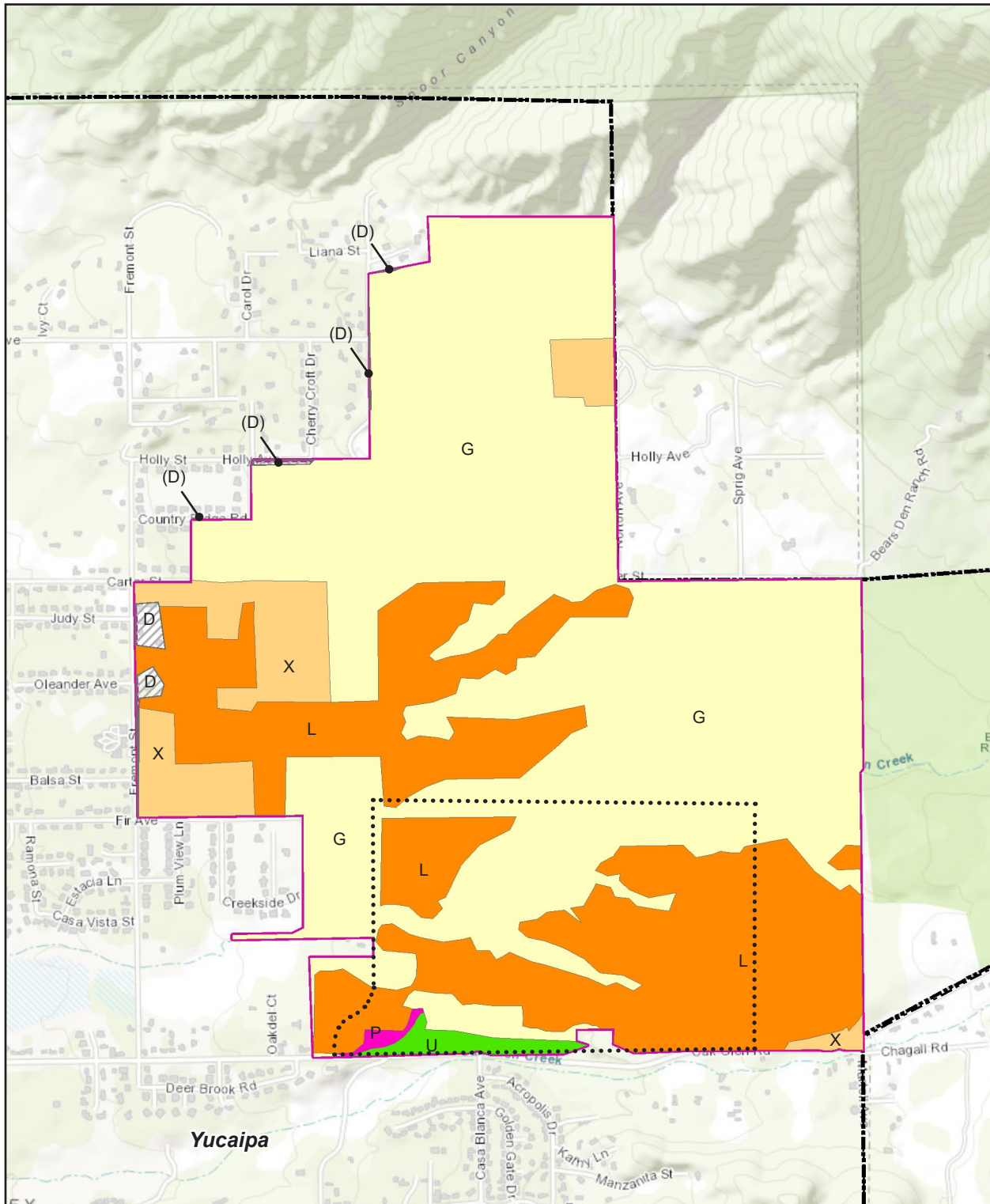
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Figure 5.2-2 Farmland Designations



- | | | |
|----------------------|-----------------|------------------------------|
| Project Boundary | Prime Farmland | Farmland of Local Importance |
| City Boundary | Unique Farmland | Urban and Built-Up Land |
| Wilson Creek Estates | Grazing Land | Other Land |

0 2,000
Scale (Feet)



Source: Department of Conservation, 2022

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The GPEIR concluded that the land use designations of the areas designated as Prime Farmland and Unique Farmland (CG and RL-1 designations) would not change, and agricultural use would continue to be permitted. The GPEIR indicated that the plan area has the following designations: Grazing Land, Farmland of Local Importance, Prime Farmland, Unique Farmland, Other Land, and Urban and Built-Up Land.

The plan area is zoned Rural Living (RL) District, which allows the following agricultural-related uses: row, field, tree, and nursery crop cultivation; animal raising; and small animal ranches/farms. With a conditional use permit, the following agricultural-related uses are permitted: commercial chicken ranches restricted to a minimum of 10 acres; agricultural support services; and any structure associated with row, field, tree, and nursery crop cultivation that is greater than 10,000 square feet on parcels of five acres or less.

The GPEIR concluded that agricultural resource impacts would be less than significant.

5.2.4.2 WILSON CREEK ESTATES

The potential impact to agricultural resources was evaluated using the California Department of Conservation's Land Evaluation and Site Assessment (LESA) model. Based on the analysis, the proposed site plan would develop an approximately 11-acre portion of land along the north side of Oak Glen Road designated as unique farmland as residential lots. Without mitigation, this impact was determined to be significant. WCE EIR MM AG-1 requiring an olive grove preservation plan was included to mitigate this impact to less than significant.

5.2.4.3 WINE COUNTRY SPECIFIC PLAN

The following impact analysis addresses the thresholds of significance detailed in Section 5.2.2. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.2-1: As with the 2016 General Plan, the WCSP would not convert Prime Farmland and Unique Farmland to a nonagricultural use. [Thresholds AG-1 and AG-5 (part)]

CEQA considers impacts to three categories of farmland: Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. As shown in Table 5.2-1, *Farmland Designations*, the plan area includes 2.61 acres of Prime Farmland and 10.07 acres of Unique Farmland.

The plan area currently includes limited agricultural enterprises, including an olive grove that would remain on-site after implementation of the proposed project. The 2.61 acres of Prime Farmland in the plan area correspond to this olive orchard. Figure 3-5, *Conceptual Land Use Plan*, designates the areas of Prime Farmland and Unique Farmland for agricultural use. The olive orchard is anticipated to remain, and this Prime Farmland could not be developed as a nonagricultural use without further environmental review under CEQA. The 10.07 acres of Unique Farmland corresponds to a few homes, chicken ranches, and other small agricultural uses. The modified project designates these areas as agricultural uses, and no residential uses would be constructed in these areas. The Casa Blanca Ranch, part of which is considered to have historical significance, is on the portions of the plan area designated as Prime Farmland and Unique Farmland.

As shown on Figure 3-5, *Conceptual Land Use Plan*, the plan area would result in an increase in agricultural uses on-site. Approximately 465.5 acres would be designated as agricultural land through the introduction of

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vineyards and wineries. Implementation of the project would therefore increase agricultural uses on-site compared to the 2016 General Plan. Additionally, the more concentrated residential uses under the modified project (see Figure 3-5, *Conceptual Land Use Plan*) in comparison to the GPEIR would also facilitate the development of larger, contiguous areas for agricultural uses (primarily vineyards) and allow for uses that are intended to support the economic vitality of such agriculture.

Therefore, the proposed project would not result in new or substantially more severe significant impacts in this regard, when compared to the approved project.

Level of Significance Before Mitigation: Impact 5.2-1 would be less than significant.

Impact 5.2-2: As with the 2016 General Plan, the WCSP would not conflict with an existing Williamson contract. [Threshold AG-2]

There are no properties with Williamson Act contracts in the plan area. The modified project, therefore, would not conflict with any Williamson Act contracts.

Therefore, the proposed project would not result in new or substantially more severe significant impacts related to Williamson Act contracts when compared to the approved project.

Level of Significance Before Mitigation: Impact 5.2-2 would have no impact.

Impact 5.2-3: As with the 2016 General Plan, the WCSP would not conflict with existing zoning or rezone forestland and timberland, and would not result in the loss or conversion of forestland to nonforest use. [Thresholds AG-3, AG-4, and AG-5 (part)]

As indicated above, there are no areas zoned as forestland in the city. The 2016 General Plan designates the plan area as Rural Living (RL) with the Custom Home Overlay. As with the 2016 General Plan, the WCSP would not rezone or conflict with existing zoning of forestland or timberland, and no impacts would occur.

Therefore, the proposed project would not result in new or substantially more severe significant impacts to forests in this regard, when compared to the 2016 General Plan.

Level of Significance Before Mitigation: Impact 5.2-3 would have no impact.

5.2.5 Cumulative Impacts

The area considered for cumulative impacts to agricultural resources in the 2016 General Plan was the City of Yucaipa. Development in the plan area would not result in the loss of Prime Farmland or Unique Farmland. As with the 2016 General Plan, implementation of the WCSP would not negatively impact agricultural resources or forest lands, but would facilitate the development of new, irrigated agricultural land. Therefore, impacts of the WCSP would not be cumulatively considerable.

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5.2.6 Level of Significance Before Mitigation

Adherence to the WCSP, including the applicable land use mix, standards, and policies; potential agricultural impacts of the project would be beneficial compared to the 2016 General Plan for the plan area. The designated Prime and Unique Farmland properties in the WCE Wine Country Subdivision property are designated for agricultural use and could not be developed as non-agricultural without additional environmental review. Impacts to forest resources would be the same, and both impacts would be less than significant.

5.2.7 Mitigation Measures

There are no mitigation measures from the GPEIR. The WCE EIR included MM AG-1 to mitigate the impacts of proposed residential lots that would impact unique farmland. As shown in Figure 5.2-2, the WCSP would not impact the unique farmland. No mitigation measures are required.

5.2.8 Level of Significance After Mitigation

Impact 5.2-1 would be less than significant. Impacts 5.2-2 and 5.2-3 would have no impact.

5.2.9 References

California Department of Conservation (CDC). 2016. California Important Farmland Finder.
<https://maps.conservation.ca.gov/dlrp/ciff/>.

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5.3 AIR QUALITY

This section of the Draft SEIR evaluates the potential for implementation of the proposed project to impact air quality in comparison to the impacts evaluated for the WCSP area in the GPEIR. Potential changes to circumstances since the GPEIR that could result in new significant or substantially more severe environmental impacts for the project are also reviewed. Cumulative impacts related to air quality are also considered.

5.3.1 Environmental Setting

5.3.1.1 AIR POLLUTANTS OF CONCERN

Criteria Air Pollutants

The pollutants emitted into the ambient air by stationary and mobile sources are categorized as primary and/or secondary pollutants. Primary air pollutants are emitted directly from sources. Carbon monoxide (CO), volatile organic compounds (VOC), nitrogen oxides (NO_x), sulfur dioxide (SO₂), coarse inhalable particulate matter (PM₁₀), fine inhalable particulate matter (PM_{2.5}), and lead (Pb) are primary air pollutants. Of these, CO, SO₂, nitrogen dioxide (NO₂), PM₁₀, and PM_{2.5} are “criteria air pollutants,” which means that ambient air quality standards (AAQS) have been established for them. VOC and NO_x are criteria pollutant precursors that form secondary criteria air pollutants through chemical and photochemical reactions in the atmosphere. Ozone (O₃) and NO₂ are the principal secondary pollutants.

Each of the primary and secondary criteria air pollutants and its known health effects are described below.

- **Carbon Monoxide** is a colorless, odorless, toxic gas produced by incomplete combustion of carbon substances, such as gasoline or diesel fuel. CO concentrations tend to be the highest during winter mornings with little to no wind, when surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion, engines and motor vehicles operating at slow speeds are the primary source of CO in the South Coast Air Basin (SoCAB). The primary adverse health effect associated with CO is interference with normal oxygen transfer to the blood, which may result in tissue oxygen deprivation (South Coast AQMD 2005; South Coast AQMD 2022; US EPA 2023a). CO is a primary criteria air pollutant. The SoCAB is designated as being in attainment under the California AAQS and attainment (serious maintenance) under the National AAQS (CARB 2023a).
- **Volatile Organic Compounds** are composed primarily of hydrogen and carbon atoms. Internal combustion associated with motor vehicle usage is the major source of VOCs. Other sources include evaporative emissions from paints and solvents, asphalt paving, and household consumer products such as aerosols (South Coast AQMD 2005). There are no AAQS for VOCs. However, because they contribute to the formation of O₃, the South Coast Air Quality Management District (AQMD) has established a significance threshold (South Coast AQMD 2023a). The health effects for ozone are described later in this section.
- **Nitrogen Oxides** are a by-product of fuel combustion and contribute to the formation of ground-level O₃, PM₁₀, and PM_{2.5}. The two major forms of NO_x are nitric oxide (NO) and nitrogen dioxide (NO₂). NO

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is a colorless, odorless gas formed from atmospheric nitrogen and oxygen when combustion takes place under high temperature and/or high pressure. The principal form of NO_x produced by combustion is NO, but NO reacts quickly with oxygen to form NO₂, creating the mixture of NO and NO₂ commonly called NO_x. NO₂ is an acute irritant and more injurious than NO in equal concentrations. At atmospheric concentrations, however, NO₂ is only potentially irritating. NO₂ absorbs blue light; the result is a brownish-red cast to the atmosphere and reduced visibility. NO₂ exposure concentrations near roadways are of particular concern for susceptible individuals, including asthmatics, children, and the elderly. Current scientific evidence links short-term NO₂ exposures, ranging from 30 minutes to 24 hours, with adverse respiratory effects, including airway inflammation in healthy people and increased respiratory symptoms in people with asthma. Also, studies show a connection between elevated short-term NO₂ concentrations and increased visits to emergency departments and hospital admissions for respiratory issues, especially asthma (South Coast AQMD 2005; South Coast AQMD 2022; US EPA 2023a). The SoCAB is designated in attainment (maintenance) under the National AAQS and attainment under the California AAQS (CARB 2023a).

- **Sulfur Dioxide** is a colorless, pungent, irritating gas formed by the combustion of sulfurous fossil fuels. It enters the atmosphere as a result of burning high-sulfur-content fuel oils and coal and chemical processes at plants and refineries. Gasoline and natural gas have very low sulfur content and do not release significant quantities of SO₂. When sulfur dioxide forms sulfates (SO₄) in the atmosphere, together these pollutants are referred to as sulfur oxides (SO_x). Thus, SO₂ is both a primary and secondary criteria air pollutant. At sufficiently high concentrations, SO₂ may irritate the upper respiratory tract. Current scientific evidence links short-term exposures to SO₂, ranging from 5 minutes to 24 hours, with an array of adverse respiratory effects, including bronchoconstriction and increased asthma symptoms. These effects are particularly adverse for asthmatics at elevated ventilation rates (e.g., while exercising or playing) at lower concentrations and when combined with particulates, SO₂ may do greater harm by injuring lung tissue. Studies also show a connection between short-term exposure and increased visits to emergency facilities and hospital admissions for respiratory illnesses, particularly in at-risk populations such as children, the elderly, and asthmatics (South Coast AQMD 2005; South Coast AQMD 2022; US EPA 2023a). The SoCAB is designated as attainment under the California and National AAQS (CARB 2023a).
- **Suspended Particulate Matter** consists of finely divided solids or liquids such as soot, dust, aerosols, fumes, and mists. Two forms of fine particulates are regulated. Inhalable coarse particles, or PM₁₀, have an aerodynamic diameter of 10 microns or less (i.e., ≤10 millionths of a meter). Inhalable fine particles, or PM_{2.5}, have an aerodynamic diameter of 2.5 microns or less. Particulates in the atmosphere result primarily from industrial, agricultural, construction, and transportation activities. Both PM₁₀ and PM_{2.5} affect the human respiratory system. The US Environmental Protection Agency's (EPA) scientific review concluded that PM_{2.5}, which penetrates more deeply into the lungs, is more likely than PM₁₀ to contribute to health effects and at far lower concentrations. Health effects include premature death in people with heart or lung disease, nonfatal heart attacks, irregular heartbeat, aggravated asthma, decreased lung function, and increased respiratory symptoms (e.g., irritation of the airways, coughing, or difficulty breathing) (South Coast AQMD 2005). There has been emerging evidence that ultrafine particulates, which are even smaller particulates with an aerodynamic diameter of <0.1 microns or less (i.e., ≤0.1 millionths of a meter or

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<0.000004 inch) have human health implications because their toxic components may initiate or facilitate biological processes that may lead to adverse effects to the heart, lungs, and other organs (South Coast AQMD 2022). However, the EPA and the California Air Resources Board (CARB) have not adopted AAQS to regulate these particulates. Diesel particulate matter is classified by CARB as a carcinogen (CARB 1998; CARB 1999; CARB 2023d). Particulate matter can also cause environmental effects such as visibility impairment,¹ environmental damage,² and aesthetic damage³ (South Coast AQMD 2005; US EPA 2023a). The SoCAB is a nonattainment area for PM_{2.5} under California and National AAQS and a nonattainment area for PM₁₀ under the California AAQS (CARB 2023a).⁴

- **Ozone**, or O₃, is a key ingredient of “smog” and is a gas that is formed when VOCs and NO_x, both by-products of internal combustion engine exhaust, undergo photochemical reactions in sunlight. O₃ is a secondary criteria air pollutant. O₃ concentrations are generally highest during the summer months when direct sunlight, light winds, and warm temperatures create favorable conditions for its formation. O₃ poses a health threat to those who already suffer from respiratory diseases as well as to healthy people. Breathing O₃ can trigger a variety of health problems, including chest pain, coughing, throat irritation, and congestion. It can worsen bronchitis, emphysema, and asthma. Ground-level O₃ also can reduce lung function and inflame the linings of the lungs. Repeated exposure may permanently scar lung tissue. O₃ also affects sensitive vegetation and ecosystems, including forests, parks, wildlife refuges, and wilderness areas. In particular, O₃ harms sensitive vegetation during the growing season (South Coast AQMD 2005; South Coast AQMD 2022; US EPA 2023a). The SoCAB is designated extreme nonattainment under the California AAQS (1-hour and 8-hour) and National AAQS (8-hour) (CARB 2023a).
- **Lead (Pb)** is a metal found naturally in the environment as well as in manufactured products. Once taken into the body, lead distributes throughout the body in the blood and accumulates in the bones. Depending on the level of exposure, lead can adversely affect the nervous system, kidney function, immune system, reproductive and developmental systems, and the cardiovascular system. Lead exposure also affects the oxygen-carrying capacity of the blood. The effects of lead most commonly encountered in current populations are neurological effects in children and cardiovascular effects in adults (e.g., high blood pressure and heart disease). Infants and young children are especially sensitive to even low levels of lead, which may contribute to behavioral problems, learning deficits, and lowered IQ (South Coast AQMD 2005; South Coast AQMD 2022; US EPA 2023a). The major sources of lead emissions have historically been mobile and industrial sources. As a result of the EPA’s regulatory efforts to remove lead from gasoline, emissions of lead from the transportation sector dramatically declined by 95 percent between 1980 and 1999, and levels of lead in the air decreased by 94 percent between 1980 and 1999. Today, the highest levels of lead

¹ PM_{2.5} is the main cause of reduced visibility (haze) in parts of the United States.

² Particulate matter can be carried over long distances by wind and then settle on ground or water, making lakes and streams acidic; changing the nutrient balance in coastal waters and large river basins; depleting the nutrients in soil; damaging sensitive forests and farm crops; and affecting the diversity of ecosystems.

³ Particulate matter can stain and damage stone and other materials, including culturally important objects such as statues and monuments.

⁴ CARB approved the South Coast AQMD’s request to redesignate the SoCAB from serious nonattainment for PM₁₀ to attainment for PM₁₀ under the National AAQS on March 25, 2010, because the SoCAB did not violate federal 24-hour PM₁₀ standards from 2004 to 2007. The EPA approved the State of California’s request to redesignate the South Coast PM₁₀ nonattainment area to attainment of the PM₁₀ National AAQS, effective on July 26, 2013.

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in air are usually found near lead smelters. The major sources of lead emissions today are ore and metals processing and piston-engine aircraft operating on leaded aviation gasoline. However, in 2008 the EPA and CARB adopted more strict lead standards, and special monitoring sites immediately downwind of lead sources recorded very localized violations of the new state and federal standards.⁵ As a result of these violations, the Los Angeles County portion of the SoCAB is designated nonattainment under the National AAQS for lead (South Coast AQMD 2012; CARB 2023a). Because emissions of lead are found only in projects that are permitted by South Coast AQMD, lead is not a pollutant of concern for the proposed project.

Table 5.3-1 summarizes the potential health effects associated with the criteria air pollutants.

Table 5.3-1 Criteria Air Pollutant Health Effects Summary

Pollutant	Health Effects	Examples of Sources
Carbon Monoxide (CO)	<ul style="list-style-type: none"> • Chest pain in heart patients • Headaches, nausea • Reduced mental alertness • Death at very high levels 	Any source that burns fuel such as cars, trucks, construction and farming equipment, and residential heaters and stoves
Ozone (O ₃)	<ul style="list-style-type: none"> • Cough, chest tightness • Difficulty taking a deep breath • Worsened asthma symptoms • Lung inflammation 	Atmospheric reaction of organic gases with nitrogen oxides in sunlight
Nitrogen Dioxide (NO ₂)	<ul style="list-style-type: none"> • Increased response to allergens • Aggravation of respiratory illness 	Same as carbon monoxide sources
Particulate Matter (PM ₁₀ and PM _{2.5})	<ul style="list-style-type: none"> • Hospitalizations for worsened heart diseases • Emergency room visits for asthma • Premature death 	Cars and trucks (particularly diesels) Fireplaces and woodstoves Windblown dust from overlays, agriculture, and construction
Sulfur Dioxide (SO ₂)	<ul style="list-style-type: none"> • Aggravation of respiratory disease (e.g., asthma and emphysema) • Reduced lung function 	Combustion of sulfur-containing fossil fuels, smelting of sulfur-bearing metal ores, and industrial processes
Lead (Pb)	<ul style="list-style-type: none"> • Behavioral and learning disabilities in children • Nervous system impairment 	Contaminated soil

Source: CARB 2023b.

Toxic Air Contaminants

People exposed to toxic air contaminants (TAC) at sufficient concentrations and durations may have an increased chance of getting cancer or experiencing other serious health effects. These health effects can include damage to the immune system as well as neurological, reproductive (e.g., reduced fertility), developmental,

⁵ Source-oriented monitors record concentrations of lead at lead-related industrial facilities in the SoCAB, which include Exide Technologies in the City of Commerce; Quemetco, Inc., in the City of Industry; Trojan Battery Company in Santa Fe Springs; and Exide Technologies in Vernon. Monitoring conducted between 2004 through 2007 showed that the Trojan Battery Company and Exide Technologies exceed the federal standards (South Coast AQMD 2012).

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respiratory, and other health problems (US EPA 2023b). By the last update to the TAC list in December 1999, CARB had designated 244 compounds as TACs (CARB 1999). Additionally, CARB has implemented control measures for a number of compounds that pose high risks and show potential for effective control. There are no air quality standards for TACs. Instead, TAC impacts are evaluated by calculating the health risks associated with a given exposure. The majority of the estimated health risks from TACs can be attributed to relatively few compounds, the most relevant to the proposed project being particulate matter from diesel-fueled engines.

Diesel Particulate Matter

In 1998, CARB identified diesel particulate matter (DPM) as a TAC. Previously, the individual chemical compounds in diesel exhaust were considered TACs. Almost all diesel exhaust particles are 10 microns or less in diameter. Because of their extremely small size, these particles can be inhaled and eventually trapped in the bronchial and alveolar regions of the lungs. Long-term (chronic) inhalation of DPM is likely a lung cancer risk. Short-term (i.e., acute) exposure can cause irritation and inflammatory systems and may exacerbate existing allergies and asthma systems (US EPA 2002).

5.3.1.1 REGULATORY BACKGROUND

Ambient air quality standards have been adopted at the state and federal levels for criteria air pollutants. In addition, both the state and federal government regulate the release of TACs. The WCSP is in the SoCAB and is subject to the rules and regulations imposed by the South Coast AQMD, the California AAQS adopted by CARB, and National AAQS adopted by the EPA. Federal, state, and regional laws, regulations, and plans that are potentially applicable to the proposed project are listed in Table 5.3-2.⁶

Table 5.3-2 Regulatory and Planning Framework for Air Quality

Federal and State	
Ambient Air Quality Standards	Standards established for criteria air pollutants to provide a margin of safety in the protection of public health and welfare.
State	
Assembly Bill 1493: Pavley Fuel Efficiency Standards	Clean-car standard that reduces greenhouse gas (GHG) emissions from new passenger vehicles (light-duty auto to medium-duty vehicles) from 2009 through 2016 and 2017 through 2025.
Senate Bill (SB) 1078 and SB 107: Renewables Portfolio Standards	Required certain retail sellers of electricity to increase the amount of renewable energy each year by at least 1 percent to reach at least 20 percent by December 30, 2010.
20 California Code of Regulations (CCR): Appliance Energy Efficiency Standards	The regulations include energy efficiency standards for both federally regulated appliances and non-federally regulated appliances.
24 CCR, Part 6: Building and Energy Efficiency Standards	Energy conservation standards for new residential and nonresidential buildings adopted by the California Energy Commission.
24 CCR, Part 11: Green Building Standards Code	Establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants

⁶ See Appendix C1 of this Draft SEIR for a full description of each of the federal, state, and regional laws, regulations, or plans.

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Table 5.3-2 Regulatory and Planning Framework for Air Quality

Tanner Air Toxics Act and Air Toxics Hot Spot Information and Assessment Act	The Tanner Air Toxics Act established the program to identify and manage TACs. Under the Air Toxics Hot Spot Information and Assessment Act, TAC emissions from individual facilities are quantified and prioritized by the air quality management district or air pollution control district. High-priority facilities are required to perform a health risk assessment, and if specific thresholds are exceeded, are required to communicate the results to the public through notices and public meetings.
13 CCR Chapter 10 section 2485: Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling	Generally restricts on-road diesel-powered commercial motor vehicles with a gross vehicle weight rating of greater than 10,000 pounds from idling more than five minutes.
13 CCR Chapter 10 section 2480: Airborne Toxic Control Measure to Limit School Bus Idling and Idling at Schools	Generally restricts a school bus or transit bus from idling for more than five minutes when within 100 feet of a school.
13 CCR section 2477 and Article 8: Airborne Toxic Control Measure for In-Use Diesel-Fueled Transport Refrigeration Units (TRU) and TRU Generator Sets and Facilities Where TRUs Operate	Regulations established to control emissions associated with diesel-powered TRUs.
Regional	
2016 Air Quality Management Plan	The 2016 Air Quality Management Plan (AQMP), which is an update to the 2012 AQMP, includes strategies and measures to attain the 1997 and 2008 federal 8-hour ozone standards, the 1979 federal 1-hour standard, the 2006 federal 24-hour PM2.5 standard, and the 2012 federal annual PM2.5 standard.
2022 Air Quality Management Plan	The 2022 AQMP, which is an update to the 2016 AQMP, includes control strategies to meet the 2015 federal 8-hour ozone standard.
Lead Implementation Plan	The plan addresses strategies and control measures to meet the 2008 federal lead standard.
South Coast AQMD Rule 401, Visible Emissions	This rule is intended to prevent the discharge of pollutant emissions from an emissions source that results in visible emissions.
South Coast AQMD Rule 402, Nuisance	This rule is intended to prevent the discharge of pollutant emissions from an emissions source that results in a public nuisance.
South Coast AQMD Rule 403, Fugitive Dust	This rule is intended to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (human-made) fugitive dust sources by requiring actions to prevent, reduce, or mitigate fugitive dust emissions.
South Coast AQMD Rule 445, Wood Burning Devices	In general, the rule prohibits new developments from the installation of wood-burning devices.
South Coast AQMD Rule 1113, Architectural Coatings	This rule serves to limit the VOCs content of architectural coatings used on projects in the South Coast AQMD.
South Coast AQMD Rule 1403, Asbestos Emissions from Demolition/Renovation Activities	The purpose of this rule is to specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials.

5.3.1.2 EXISTING CONDITIONS

The planning area is in the SoCAB, which includes the nondesert portions of San Bernardino, Los Angeles, and Riverside Counties and all of Orange County. The SoCAB is in a coastal plain with connecting broad valleys and low hills and is bounded by the Pacific Ocean in the southwest quadrant, with high mountains forming the remainder of the perimeter. The region lies in the semipermanent high-pressure zone of the

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eastern Pacific. As a result, the climate is mild, tempered by cool sea breezes. This usually mild weather pattern is interrupted infrequently by periods of extremely hot weather, winter storms, and Santa Ana winds (South Coast AQMD 2005).

Meteorology

Temperature and Precipitation

The annual average temperature varies little throughout the SoCAB, ranging from the low to middle 60s, measured in degrees Fahrenheit (°F). With a more pronounced oceanic influence, coastal areas show less variability in annual minimum and maximum temperatures than inland areas. The lowest average temperature for the City of Yucaipa is 37.3°F in December, and the highest average temperature is 92.9°F in July (USA.com 2023). Overall mean average temperature for the city is 61.8°F (USA.com 2023).

In contrast to a very steady pattern of temperature, rainfall is seasonally and annually highly variable. Almost all rain falls from November through April. Rainfall historically averages 20.96 inches per year in Yucaipa (USA.com 2023).

Humidity

Although the SoCAB has a semiarid climate, the air near the Earth's surface is typically moist because of a shallow marine layer. This "ocean effect" is dominant except for infrequent periods when dry, continental air is brought into the SoCAB by offshore winds. Periods of heavy fog are frequent, given the SoCAB's location along the coast. Low clouds, often referred to as high fog, are a characteristic climatic feature. Annual average humidity is 70 percent at the coast and 57 percent in the eastern portions of the SoCAB (South Coast AQMD 2005).

Wind

Wind patterns across the southern coastal region are characterized by westerly or southwesterly onshore winds during the day and easterly or northeasterly breezes at night. Wind speed is somewhat greater during the dry summer months than during the rainy winter season.

Between periods of wind, periods of air stagnation may occur in the morning and evening hours. Air stagnation is one of the critical determinants of air quality conditions on any given day. During the winter and fall months, surface high-pressure systems over the SoCAB combined with other meteorological conditions can result in very strong, downslope Santa Ana winds. These winds normally continue a few days before predominant meteorological conditions are reestablished.

The mountain ranges to the east inhibit the eastward transport and diffusion of pollutants. Air quality in the SoCAB generally ranges from fair to poor and is similar to air quality in most of coastal Southern California. The entire region experiences heavy concentrations of air pollutants during prolonged periods of stable atmospheric conditions (South Coast AQMD 2005).

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Inversions

In conjunction with the two characteristic wind patterns that affect the rate and orientation of horizontal pollutant transport, two distinct types of temperature inversions control the vertical depth through which pollutants are mixed. These inversions are the marine/subsidence inversion and the radiation inversion. The height of the base of the inversion at any given time is known as the “mixing height.” The combination of winds and inversions are critical determinants in leading to the highly degraded air quality in summer and the generally good air quality in the winter in the project area (South Coast AQMD 2005).

SoCAB Nonattainment Areas

The AQMP provides the framework for air quality basins to achieve attainment of the state and federal ambient air quality standards through the SIP. Areas are classified as attainment or nonattainment areas for particular pollutants depending on whether they meet the AAQS. Severity classifications for ozone nonattainment range in magnitude from marginal, moderate, and serious to severe and extreme.

- **Unclassified.** A pollutant is designated unclassified if the data are incomplete and do not support a designation of attainment or nonattainment.
- **Attainment.** A pollutant is in attainment if the AAQS for that pollutant was not violated at any site in the area during a three-year period.
- **Nonattainment.** A pollutant is in nonattainment if there was at least one violation of an AAQS for that pollutant in the area.
- **Nonattainment/Transitional.** A subcategory of the nonattainment designation. An area is designated nonattainment/transitional to signify that the area is close to attaining the AAQS for that pollutant.

The attainment status for the SoCAB is shown in Table 5.3-3.

Table 5.3-3 Attainment Status of Criteria Air Pollutants in the South Coast Air Basin

Pollutant	State	Federal
Ozone – 1-hour	Extreme Nonattainment	No Federal Standard
Ozone – 8-hour	Extreme Nonattainment	Extreme Nonattainment
PM ₁₀	Serious Nonattainment	Attainment
PM _{2.5}	Nonattainment	Nonattainment ¹
CO	Attainment	Attainment
NO ₂	Attainment	Attainment/Maintenance
SO ₂	Attainment	Attainment
Lead	Attainment	Nonattainment (Los Angeles County only) ²
All others	Attainment/Unclassified	Attainment/Unclassified

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Table 5.3-3 Attainment Status of Criteria Air Pollutants in the South Coast Air Basin

Pollutant	State	Federal
Source: CARB 2023a.		
¹ The SoCAB is pending a resignation request from nonattainment to attainment for the 24-hour federal PM _{2.5} standards. The 2021 PM _{2.5} Redesignation Request and Maintenance Plan demonstrates that the SoCAB meets the requirements of the CAA to allow US EPA to redesignate the SoCAB to attainment for the 65 µg/m ³ and 35 µg/m ³ 24-hour PM _{2.5} standards. CARB has reviewed and adopted submit the 2021 PM _{2.5} Redesignation Request and Maintenance Plan to the US EPA as a revision to the California State Implementation Plan (SIP) (CARB 2021).		
² In 2010, the Los Angeles portion of the SoCAB was designated nonattainment for lead under the new 2008 federal AAQS as a result of large industrial emitters. Remaining areas for lead in the SoCAB are unclassified. However, lead concentrations in this nonattainment area have been below the level of the federal standard since December 2011 (South Coast AQMD 2012). CARB's SIP revision was submitted to the EPA for approval.		

Multiple Air Toxics Exposure Study V

The Multiple Air Toxics Exposure Study (MATES) is a monitoring and evaluation study on existing ambient concentrations of TACs and the potential health risks from air toxics in the SoCAB. In April 2021, South Coast AQMD released the latest update to the MATES study, MATES V. The first MATES analysis, MATES I, began in 1986 but was limited because of the technology available at the time. Conducted in 1998, MATES II was the first MATES iteration to include a comprehensive monitoring program, an air toxics emissions inventory, and a modeling component. MATES III was conducted in 2004 to 2006, with MATES IV following in 2012 to 2013.

MATES V uses measurements taken during 2018 and 2019, with a comprehensive modeling analysis and emissions inventory based on 2018 data. The previous MATES studies quantified the cancer risks based on the inhalation pathway only. MATES V includes information on the chronic noncancer risks from inhalation and noninhalation pathways for the first time. Cancer risks and chronic noncancer risks from MATES II through IV measurements have been re-examined using current Office of Environmental Health Hazards Assessment and CalEPA risk assessment methodologies and modern statistical methods to examine the trends over time.

The MATES V study showed that cancer risk in the SoCAB decreased to 454 in a million from 997 in a million in the MATES IV study. Overall, air toxics cancer risk in the SoCAB decreased by 54 percent since 2012 when MATES IV was conducted. MATES V showed the highest risk locations near the Los Angeles International Airport and the Ports of Long Beach and Los Angeles. Diesel particulate matter continues to be the major contributor to air toxics cancer risk (approximately 72 percent of the total cancer risk). Goods movement and transportation corridors have the highest cancer risk. Transportation sources account for 88 percent of carcinogenic air toxics emissions, and the remainder is from stationary sources, which include large industrial operations such as refineries and power plants as well as smaller businesses such as gas stations and chrome-plating facilities. (South Coast AQMD 2021a). The maximum cancer risk within the WCSP is 266 per million which is higher than 6 percent of the South Coast AQMD population (South Coast AQMD 2023c). The primary factor contributing to this risk is DPM.

Existing Ambient Air Quality

Existing levels of ambient air quality and historical trends and projections in the vicinity of the project site and project area are best documented by measurements made by South Coast AQMD. The project site is in Source

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Receptor Area (SRA) 35—East San Bernardino Valley.⁷ The air quality monitoring stations closest to the project is the Redlands-Dearborn Monitoring Station (O₃ and PM₁₀) and the San Bernardino-4th Street Monitoring Station (NO_x and PM_{2.5}). Data from these stations are summarized in Table 5.3-4. The data show that the area regularly exceeds the state and federal O₃ standards and the state PM₁₀ and federal PM_{2.5} standards. The NO₂ standard has not been exceeded in the last five years in the project vicinity.

Table 5.3-4 Ambient Air Quality Monitoring Summary

Pollutant/Standard ¹	Number of Days Thresholds Were Exceeded and Maximum Levels				
	2017	2018	2019	2020	2021
Ozone (O₃)¹					
State 1-Hour ≥ 0.09 ppm (days exceed threshold)	80	53	73	73	104
State 8-hour ≥ 0.07 ppm (days exceed threshold)	91	99	111	145	118
Federal 8-Hour > 0.075 ppm (days exceed threshold)	117	66	88	127	93
Max. 1-Hour Conc. (ppm)	0.156	0.136	0.137	0.173	0.145
Max. 8-Hour Conc. (ppm)	0.135	0.115	0.118	0.137	0.120
Nitrogen Dioxide (NO₂)²					
State 1-Hour ≥ 0.18 ppm (days exceed threshold)	0	0	0	0	0
Max. 1-Hour Conc. (ppm)	0.0658	0.0573	0.0593	0.0540	0.0563
Coarse Particulates (PM₁₀)¹					
State 24-Hour > 50 µg/m ³ (days exceed threshold)	2	2	0	2	0
Federal 24-Hour > 150 µg/m ³ (days exceed threshold)	0	0	0	0	0
Max. 24-Hour Conc. (µg/m ³)	77.0	74.2	44.9	87.7	44.2
Fine Particulates (PM_{2.5})²					
Federal 24-Hour > 35 µg/m ³ (days exceed threshold)	1	0	1	2	1
Max. 24-Hour Conc. (µg/m ³)	38.2	30.1	60.5	56.6	57.9

Source: CARB 2023c.

Notes: ppm = parts per million; ppb = parts per billion; µg/m³ = micrograms per cubic meter; * = Data not available

¹ Data from the Redlands-Dearborn Monitoring Station at 500 N. Dearborn Street in the City of Redlands.

² Data from the San Bernardino-4th Street Monitoring Station at 24302 E. 4th Street in the City of San Bernardino.

Existing Emissions

The WCSP project area currently generates criteria air pollutant emissions from the existing residential uses and limited agricultural uses dispersed throughout the area. Emissions are generally generated from mobile sources (e.g., vehicle trips associated with residents), energy usage (e.g., natural gas used for heating and cooking), and area sources (e.g., household cleaning products) in addition to any agricultural or off-road equipment utilized by the agricultural uses.

⁷ Locations of the SRAs and monitoring stations are shown here: <http://www.aqmd.gov/docs/default-source/default-document-library/map-of-monitoring-areas.pdf>.

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Sensitive Receptors

Some land uses are considered more sensitive to air pollution (i.e., TACs) than others due to the types of population groups or activities involved. Sensitive population groups include children, the elderly, the acutely ill, and the chronically ill, especially those with cardiorespiratory diseases.

Residential areas are also considered sensitive to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to any pollutants present. Other sensitive receptors include retirement facilities, hospitals, and schools. Recreational land uses are considered moderately sensitive to air pollution. Although exposure periods are generally short, exercise places a high demand on respiratory functions, which can be impaired by air pollution. In addition, noticeable air pollution can detract from the enjoyment of recreation. Industrial, commercial, retail, and office areas are considered the least sensitive to air pollution. Exposure periods are relatively short and intermittent because the majority of workers tend to stay indoors most of the time. In addition, the workforce is generally the healthiest segment of the population. The nearest off-site sensitive receptors to the WCSP area are the surrounding residential uses to the west, east, and south.

5.3.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- AQ-1 Conflict with or obstruct implementation of the applicable air quality plan.
- AQ-2 Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.
- AQ-3 Expose sensitive receptors to substantial pollutant concentrations.
- AQ-4 Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

5.3.2.1 SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT THRESHOLDS

The analysis of the project's air quality impacts follows the guidance and methodologies recommended in South Coast AQMD's *CEQA Air Quality Handbook* (Handbook) and the significance thresholds on South Coast AQMD's website (South Coast AQMD 1993, 2023a). CEQA allows the significance criteria established by the applicable air quality management or air pollution control district to be used to assess impacts of a project on air quality. South Coast AQMD has established regional thresholds of significance. In addition to the regional thresholds, projects are subject to the AAQS.

Regional Significance Thresholds

South Coast AQMD has adopted regional construction and operational emissions thresholds to determine a project's cumulative impact on air quality in the SoCAB, shown in Table 5.3-5. The table lists thresholds that

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are applicable for all projects uniformly, regardless of size or scope. There is growing evidence that although ultrafine particulate matter contributes a very small portion of the overall atmospheric mass concentration, it represents a greater proportion of the health risk from PM. However, the EPA and CARB have not adopted AAQS to regulate ultrafine particulate matter; therefore, South Coast AQMD has not developed thresholds for them.

Table 5.3-5 South Coast AQMD Significance Thresholds

Air Pollutant	Construction Phase	Operational Phase
Reactive Organic Gases (ROG)	75 lbs/day	55 lbs/day
Carbon Monoxide (CO)	550 lbs/day	550 lbs/day
Nitrogen Oxides (NO _x)	100 lbs/day	55 lbs/day
Sulfur Oxides (SO _x)	150 lbs/day	150 lbs/day
Course Particulates (PM ₁₀)	150 lbs/day	150 lbs/day
Fine Particulates (PM _{2.5})	55 lbs/day	55 lbs/day

Source: South Coast AQMD 2023a.

Health Outcomes Associated with the AQMD Regional Significance Thresholds

Projects that exceed the regional significance threshold contribute to the nonattainment designation of the SoCAB. The attainment designations are based on the AAQS, which are set at levels of exposure that are determined to not result in adverse health effects. Exposure to fine particulate pollution and ozone causes myriad health impacts, particularly to the respiratory and cardiovascular systems.

- Increases cancer risk (PM_{2.5}, TACs)
- Aggravates respiratory disease (O₃, PM_{2.5})
- Increases bronchitis (O₃, PM_{2.5})
- Causes chest discomfort, throat irritation, and increased effort to take a deep breath (O₃)
- Reduces resistance to infections and increases fatigue (O₃)
- Reduces lung growth in children (PM_{2.5})
- Contributes to heart disease and heart attacks (PM_{2.5})
- Contributes to premature death (O₃, PM_{2.5})
- Contributes to lower birth weight in newborns (PM_{2.5}) (South Coast AQMD 2015a)

Exposure to fine particulates and ozone aggravates asthma attacks and can amplify other lung ailments such as emphysema and chronic obstructive pulmonary disease. Exposure to current levels of PM_{2.5} is responsible for an estimated 4,300 cardiopulmonary-related deaths per year in the SoCAB. In addition, University of Southern California scientists, in a landmark children's health study, found that lung growth improved as air pollution declined for children aged 11 to 15 in five communities in the SoCAB (South Coast AQMD 2015b).

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South Coast AQMD is the primary agency responsible for ensuring the health and welfare of sensitive individuals exposed to elevated concentrations of air pollutants in the SoCAB and has established thresholds that would be protective of these individuals. To achieve the health-based standards established by the EPA, South Coast AQMD prepares an AQMP that details regional programs to attain the AAQS.

Mass emissions in Table 5.3-5 are not correlated with concentrations of air pollutants but contribute to the cumulative air quality impacts in the SoCAB. The thresholds are based on the trigger levels for the federal New Source Review Program, which was created to ensure projects are consistent with attainment of health-based federal AAQS. Regional emissions from a single project do not single-handedly trigger a regional health impact, and it is speculative to identify how many more individuals in the air basin would be affected by the health effects listed above. Projects that do not exceed the South Coast AQMD regional significance thresholds in Table 5.3-5 would not violate any air quality standards or contribute substantially to an existing or projected air quality violation.

If projects exceed the emissions in Table 5.3-5, emissions would cumulatively contribute to the nonattainment status and would contribute to elevating the associated health effects. Known health effects related to ozone include worsening of bronchitis, asthma, and emphysema and a decrease in lung function. Health effects associated with particulate matter include premature death of people with heart or lung disease, nonfatal heart attacks, irregular heartbeat, decreased lung function, and increased respiratory symptoms. Reducing emissions would further contribute to reducing possible health effects related to criteria air pollutants. However, for projects that exceed the emissions in Table 5.3-5, it is speculative to determine how this would affect the number of days the region is in nonattainment—since mass emissions are not correlated with concentrations of emissions—or how many additional individuals in the air basin would be affected.

South Coast AQMD has not provided methodology to assess the specific correlation between mass emissions generated and the effect on health that is needed to address the issue raised in *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, Case No. S21978 (known as “Friant Ranch”). Ozone concentrations depend on a variety of complex factors, including the presence of sunlight and precursor pollutants, natural topography, nearby structures that cause building downwash, atmospheric stability, and wind patterns. Because of the complexities of predicting ground-level ozone concentrations in relation to the National AAQS and California AAQS, it is not possible to link health risks to the magnitude of emissions exceeding the significance thresholds. However, if a project in the SoCAB exceeds the regional significance thresholds, the project could contribute to an increase in health effects in the basin until the attainment standard is met in the SoCAB.

Localized Significance Thresholds

South Coast AQMD identifies localized significance thresholds (LST), shown in Table 5.3-6. Emissions of NO₂, CO, PM₁₀, and PM_{2.5} generated at a project site could expose sensitive receptors to substantial concentrations of criteria air pollutants. Off-site mobile-source emissions are not included in the LST analysis. A project would generate a significant impact if it generates emissions that would violate the AAQS when added to the local background concentrations.

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Table 5.3-6 South Coast AQMD Localized Significance Thresholds

Air Pollutant (Relevant AAQS)	Concentration
1-Hour CO Standard (CAAQS)	20 ppm
8-Hour CO Standard (CAAQS)	9.0 ppm
1-Hour NO ₂ Standard (CAAQS)	0.18 ppm
Annual NO ₂ Standard (CAAQS)	0.03 ppm
24-Hour PM ₁₀ Standard – Construction (South Coast AQMD) ¹	10.4 µg/m ³
24-Hour PM _{2.5} Standard – Construction (South Coast AQMD) ¹	10.4 µg/m ³
24-Hour PM ₁₀ Standard – Operation (South Coast AQMD) ¹	2.5 µg/m ³
24-Hour PM _{2.5} Standard – Operation (South Coast AQMD) ¹	2.5 µg/m ³
Annual Average PM ₁₀ Standard (South Coast AQMD) ¹	1.0 µg/m ³

Source: South Coast AQMD 2023a.

ppm: parts per million; µg/m³: micrograms per cubic meter

¹ Threshold is based on South Coast AQMD Rule 403. Since the SoCAB is in nonattainment for PM₁₀ and PM_{2.5}, the threshold is established as an allowable change in concentration. Therefore, background concentration is irrelevant.

CO Hotspots

Areas of vehicle congestion have the potential to create pockets of CO called hotspots. These pockets have the potential to exceed the State one-hour standard of 20 parts per million (ppm) or the eight-hour standard of 9 ppm. Because CO is produced in greatest quantities from vehicle combustion and does not readily disperse into the atmosphere, adherence to ambient air quality standards is typically demonstrated through an analysis of localized CO concentrations. Hotspots are typically produced at intersections, where traffic congestion is highest because vehicles queue for longer periods and are subject to reduced speeds. With the turnover of older vehicles and introduction of cleaner fuels as well as implementation of control technology at industrial facilities, CO concentrations in the SoCAB and the state have steadily declined.

In 2007, the SoCAB was designated in attainment for CO under both the California AAQS and National AAQS. The CO hotspot analysis conducted for the attainment by South Coast AQMD did not predict a violation of CO standards at the busiest intersections in Los Angeles during the peak morning and afternoon periods.⁸ As identified in South Coast AQMD's 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan), peak carbon monoxide concentrations in the SoCAB in the years before redesignation were a result of unusual meteorological and topographical conditions and not of congestion at a particular intersection (South Coast AQMD 1992; South Coast AQMD 2003). Under existing and future vehicle emission rates, a project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour—

⁸ The four intersections were: Long Beach Boulevard and Imperial Highway; Wilshire Boulevard and Veteran Avenue; Sunset Boulevard and Highland Avenue; and La Cienega Boulevard and Century Boulevard. The busiest intersection evaluated (Wilshire and Veteran) had a daily traffic volume of approximately 100,000 vehicles per day with LOS E in the morning peak hour and LOS F in the evening peak hour.

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or 24,000 vehicles per hour where vertical and/or horizontal air does not mix—in order to generate a significant CO impact (BAAQMD 2023).⁹

Health Risk Thresholds

Whenever a project would require use of chemical compounds that have been identified in South Coast AQMD Rule 1401, placed on CARB’s air toxics list pursuant to AB 1807, or placed on the EPA’s National Emissions Standards for Hazardous Air Pollutants, a health risk assessment is required by the South Coast AQMD. Table 5.3-7 lists the TAC incremental risk thresholds for operation of a project. The purpose of this environmental evaluation is to identify the significant effects of the proposed project on the environment, not the significant effects of the environment on the proposed project. See *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369 (Case No. S213478). CEQA does not require an analysis of the environmental effects of attracting development and people to an area. However, the environmental document must analyze the impacts of environmental hazards on future users when a proposed project exacerbates an existing environmental hazard or condition. Residential, commercial, and office uses do not use substantial quantities of TACs and typically do not exacerbate existing hazards, so these thresholds are typically applied to new industrial projects.

Table 5.3-7 South Coast AQMD Incremental Risk Thresholds for TACs

Maximum Incremental Cancer Risk	≥ 10 in 1 million
Hazard Index (project increment)	≥ 1.0
Cancer Burden in areas ≥ 1 in 1 million	> 0.5 excess cancer cases

Source: South Coast AQMD 2023a.

Draft Project-Level Operational Cumulative Health Risk Thresholds

South Coast AQMD initiated a Working Group to identify cumulative health risk thresholds for development projects in order to address community concerns of health risk impacts of new projects being developed in areas where there is a higher pollution burden. The cumulative health risk threshold methodology under the project-level approach first utilizes a screening approach to identify whether projects can qualitatively address cumulative health risk or quantitatively address health risk (South Coast AQMD 2023b):

- **Low Cancer Risk Project Types.** Residential, commercial, recreational, educational, and retail.

⁹ The CO hotspot analysis refers to the modeling conducted by the Bay Area Air Quality Management District for its CEQA Guidelines because it is based on newer data and considers the improvement in mobile-source CO emissions. Although meteorological conditions in the Bay Area differ from those in the Southern California region, the modeling conducted by BAAQMD demonstrates that the net increase in peak hour traffic volumes at an intersection in a single hour would need to be substantial. This finding is consistent with the CO hotspot analysis South Coast AQMD prepared as part of its 2003 AQMP to provide support in seeking CO attainment for the SoCAB. Based on the analysis prepared by South Coast AQMD, no CO hotspots were predicted for the SoCAB. As noted in the preceding footnote, the analysis included some of Los Angeles’ busiest intersections, with daily traffic volumes of 100,000 or more peak hour vehicle trips operating at LOS E and F.

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- **Medium Cancer Risk Project Types.** Truck yards, gas stations, small industrial projects, and linear projects.
- **High Cancer Risk Project Types.** Industrial, major transportation projects (airports, port, railyard, bus/train station), and major planning projects.

For projects with low and medium cancer risks, no quantitative analysis is required. For projects that result in potentially high cancer risk impacts, a quantitative is recommended. Additionally, the project-level health risk threshold of 10 in a million is adjusted based on the underlying health risk of the zip code the project is within based on South Coast AQMD’s MATES V mapping. MATES V identifies a gradient of the effects of air pollution on cancer risk in the South Coast AQMD Region, which is then used to adjust the project-level cancer risk levels as shown in Table 5.3-8.

Table 5.3-8 MATES V Adjusted Cumulative Significant Cancer Risk Thresholds

Threshold Increment	MATES V Cancer Risk	Adjusted Cumulative Cancer Risk Threshold
A	Most Stringent	≥ 1 in 1 million
B	>90th Percentile	≥ 3 in 1 million
C	90th Percentile to 50th Percentile	≥ 5 in 1 million
D	50th Percentile to 30th Percentile	≥ 7 in 1 million
E	< 30th Percentile	≥ 10 in 1 million

Source: South Coast AQMD 2023b.

However, South Coast AQMD has identified that the thresholds in Table 5.3-8 should be adjusted if any of the following criteria apply:

- **Criteria #1 – Post-2018 High Volume Diesel-Fueled Mobile Sources.** If there are post-2018 high volume highways or railroad mainlines, then increase the threshold increment by 1 (e.g., from step “D” to “C”). No new (post-2018) high volume roadways or railroads abut the project site. This criteria is not applicable.
- **Criteria #2 – Post-2018 Projects with High Volume Diesel Fueled Trucks.** Post-2018 projects are not accounted for in MATES V. Therefore, if new warehousing projects along the truck route have been constructed, then increase the threshold increment by 1 (e.g., from D to C). No new (post-2018) warehouses have been constructed adjacent to the project site. The WCSP is within a zip code that includes receptors within the 6th percentile of MATES V (South Coast AQMD 2023c); and therefore, no adjustment is necessary under this criterion.
- **Criteria #3 – Sensitive Receptor Population.** If the project site is within an AB 617 community or within the 80th percentile of CES 4.0, then increase the threshold increment by 1(e.g., from D to C). The project site is not within an AB 617 community or within the 80th percentile of CES 4.0; therefore, no adjustment is necessary under this criterion.

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Each criterion met would require adjusting the threshold to the next tier of stringency. For example, if starting with the base tier of 10 in a million, if all three criteria are met, the adjusted cancer risk threshold would be 1 in a million. Therefore, the cumulative cancer risk of 10 in a million for project-level analyses is applicable to the project site under these draft cumulative risk threshold guidelines.

5.3.3 Applicable WCSP Development Standards and Design Guidelines

5.3.3.1 DEVELOPMENT STANDARDS

There are no specific WCSP Development Standards specifically related to air quality.

5.3.3.2 DESIGN GUIDELINES

There are no specific WCSP Design Guidelines specifically related to air quality.

5.3.4 Environmental Impacts

5.3.4.1 2016 GENERAL PLAN

AQMP Impacts

The 2016 General Plan EIR determined AQMP impacts to be significant and unavoidable because the projected increase in population, employment, and vehicle miles traveled resulting from implementation of the General Plan Update were more than what was assumed in the 2012 AQMP.

Regional Impacts

Construction

Regional construction-related air quality impacts were determined to be significant and unavoidable in the 2016 General Plan EIR due to the magnitude of emissions generated by future construction activities associated with buildout of the General Plan Update.

Operation

Regional operation-related air quality impacts were determined to be significant and unavoidable due to the magnitude of emissions associated with operation of the land uses accommodated under the General Plan Update.

Localized Impacts

CO Hotspots

CO hotspot impacts were determined to be less than significant because implementation of the General Plan Update would not generate the requisite number of intersection peak hour trips to result in a CO hotspot.

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Localized Significance Thresholds

Construction and operational LST impacts were determined to be significant and unavoidable due to the scale of the General Plan Update.

Off-Site Health Risks

Operational health risk impacts from nonpermitted land uses were determined to be less than significant with incorporation of mitigation.

On-Site/Siting Health Risks

Health risk impacts related to placement of new sensitive land uses to existing major sources of TACs were determined to be less than significant with incorporation of mitigation.

Odors

Odor impact impacts from implementation of the General Plan Update were determined to be less than significant with incorporation of mitigation.

5.3.4.2 WILSON CREEK ESTATES

AQMP Impacts

The WCE EIR determined AQMP impacts to be less than significant because the anticipated growth associated with the project would be within the growth assumptions of the AQMP.

Regional Impacts

Construction

Project-related regional air quality impacts were determined to be less than significant because emissions generated from project-related construction activities would not exceed the South Coast AQMD regional significance thresholds.

Operation

Long-term project-related emissions of VOC would exceed the South Coast AQMD regional significance threshold without incorporation of mitigation. However, with incorporation of mitigation, which would remove the wood-burning fireplaces exemption for residential homes above 3,000 or more feet above mean sea level, regional air quality impacts from operation of the project would be reduced to less than significant.

Localized Impacts

CO Hotspots

CO hotspot impacts were determined to be less than significant.

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Localized Significance Thresholds

Construction LST impacts were determined to be less than significant.

Off-Site Health Risks

The WCE EIR determined operational health risk impacts to be less than significant.

On-Site/Siting Health Risks

Health risk impacts related to placement of new sensitive land uses to existing major sources of TACs were determined to be less than significant.

Odors

Odor impact impacts from implementation of the approved WCE TTM project were determined to be less than significant.

5.3.4.3 WINE COUNTRY SPECIFIC PLAN

Methodology

The air quality evaluation was prepared in accordance with the requirements of CEQA to determine if significant air quality impacts are likely to occur in conjunction with future development that would be accommodated by WCSP. The published South Coast AQMD's *CEQA Air Quality Handbook* and its updates on the South Coast AQMD website are intended to provide local governments with guidance for analyzing and mitigating project-specific air quality impacts. It provides standards, methodologies, and procedures for conducting air quality analyses in EIRs that were used in this analysis. Following is a summary by sector of the assumptions used for the proposed project's criteria air pollutant emissions inventory included in Appendix C1. Unless noted, criteria air pollutant emissions are calculated using the California Emissions Estimator Model Version 2022.1.1.14 (CalEEMod).

- **Land Uses.** The following land uses and amounts are assumed for purposes of modeling and reflect a very conservative analysis for the purpose of emissions estimates under CEQA. In general, unless otherwise noted, the general light industrial land use type in CalEEMod is used as the building type for winery buildings (SBCAPCD 2017). The number of parking spaces is based on the winery parking requirement under the WCSP development standards for wine making of 1 space per 1,000 square feet. The building square footage estimates below are based on the site acreage and do not account for space needed for driveways, parking lots, and other outdoor amenities; and therefore, reflects a very conservative emissions modeling scenario.
 - **Micro Winery.** A micro winery is assumed to be 2.5 acres in size with a building area of 27,255 building square feet (BSF) and 28 parking spaces.
 - **Artisan Winery.** An artisan winery is assumed to be 5 acres in size with a total building area of 54,450 BSF, 58 parking spaces, and up to six bed and breakfast rooms. The hotel land use type in CalEEMod

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is used as a proxy for the bed and breakfast. Based on the CalEEMod default size of 1,472 BSF per hotel room, the 6 bed and breakfast rooms would total 8,712 BSF. The remaining building area of 45,738 BSF is modeled as general light industrial.

- **Boutique Winery.** A boutique is assumed to be 10 acres in size with total building area of 108,900 BSF, 92 parking spaces, and up to six bed and breakfast rooms and 45 bungalow rooms. The hotel land use type in CalEEMod is used as a proxy for the bed and breakfast and bungalow rooms. Based on the CalEEMod default size of 1,472 BSF per hotel room, the 6 bed and breakfast rooms and 45 bungalow rooms would total 74,052 BSF. The remaining building area of 34,848 BSF is modeled as general light industrial.
- **Vineyard.** The total areas designated for vineyards only with no onsite wine production would be 345.5 acres. It is assumed no building structure(s) would be developed.
- **Transportation.** Based on daily trip generation and vehicle miles traveled data for the overall proposed project provided by IBI Group (see Appendix J1 and J2 of this Draft SEIR). For purposes of this analysis, the proposed project would generate a total of 1,329 weekday average daily trips (ADTs) and 1,658 weekend ADTs with an average trip distance of about 44 miles per trip. The following are the trip generation assumed for each type of winery based on the IBI Group methodology and trip generation data:
 - **Micro Winery.** A micro winery would generate 51 weekday ADTs and 64 weekend ADTs. No events would be hosted at a micro winery. The vehicle trips would be generated from employees, business operations, and patrons.
 - **Artisan Winery.** An artisan winery would generate 51 weekday ADTs and 64 weekend ADTs. In addition, it would generate 92 ADTs on a weekend with an event. The 92 ADTs would be comprised of 10 truck trips. The vehicle trips would be generated from employees, business operations, and patrons.
 - **Boutique Winery.** A boutique winery would generate 51 weekday ADTs and 64 weekend ADTs. In addition, it would generate 145 ADTs on a weekend with an event. The 145 ADTs would be comprised of 10 truck trips. The vehicle trips would be generated from employees, business operations, and patrons.
 - **Vineyard.** The employees associated with the total vineyard acreage of 345.5 acres are assumed to generate 86 ADTs per workday and 30,135 ADTs per year based on 350 workdays per year.
- **Energy.** The CalEEMod default energy rates are used to quantify criteria air pollutant emissions from energy use (natural gas used for cooking, heating, etc.).
- **Area Sources.** Area sources are based on CalEEMod defaults for emissions generated from use of consumer products and cleaning supplies in addition to landscaping equipment.
- **Off-Road Equipment.** A winery is assumed to operate one diesel-powered forklift up to eight hours in a workday.

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- Wine Production.** Each micro winery would produce approximately 2,100 cases, or 5,000 gallons, of wine per year. An artisan winery would produce 50,000 cases, or 118,900 gallons, of wine per year. A boutique winery would produce 75,000 cases, or 178,350 gallons, of wine per year. For purposes of modeling, it is conservatively assumed all wine production would be red wine.¹⁰
- Construction.** Because no specific winery development is proposed, construction assumptions for purposes of modeling are generally based on CalEEMod defaults and broad general assumptions. For the most conservative estimates, a construction start date of October 2023 is assumed for purposes of modeling. Since construction equipment efficiency is anticipated to improve over time, construction emissions generated later would be lower than the estimates modeled. Table 5.3-9 shows the assumed construction activities, schedule, and construction equipment for each winery.

Table 5.3-9 Construction Assumptions

Activities ¹	Start/End Dates ¹	Equipment ^{1,2}
Micro Winery		
Demolition	10/03/2023 to 10/31/2023	1 concrete/industrial saw, 1 rubber-tired dozer, & 3 tractors/loaders/backhoes
Site Preparation	11/01/2023 to 11/05/2023	1 grader, 1 scraper, 1 tractor/loader/backhoe, & 4 water trucks
Grading	11/06/2023 to 11/14/2023	1 grader, 1 rubber-tired dozer, 2 tractors/loaders/backhoes, & 3 water trucks
Building Construction	11/15/2023 to 09/18/2024	1 crane, 2 forklifts, 1 generator set, 1 tractor/loader/backhoe, & 3 welders
Asphalt Paving	09/19/2024 to 10/03/2024	1 cement and mortar mixer, 1 paver, 1 paving equipment, 2 rollers, & 1 tractor/loader/backhoe
Architectural Coating	10/04/2024 to 10/18/2024	1 air compressor
Artisan Winery		
Demolition	10/03/2023 to 10/31/2023	1 concrete/industrial saw, 3 excavators, & 2 rubber-tired dozers
Site Preparation	11/01/2023 to 11/08/2023	3 rubber-tired dozers, 4 tractor/loader/backhoe, & 4 water trucks
Grading	11/09/2023 to 11/20/2023	1 excavator, 1 grader, 1 rubber-tired dozer, 3 tractors/loaders/backhoes, & 3 water trucks
Building Construction	11/21/2023 to 10/08/2024	1 crane, 3 forklifts, 1 generator set, 3 tractors/loaders/backhoes, & 1 welders
Asphalt Paving	10/09/2024 to 11/03/2024	2 pavers, 2 paving equipment, & 2 rollers
Architectural Coating	11/04/2024 to 11/29/2024	1 air compressor
Boutique Winery		
Demolition	10/03/2023 to 10/31/2023	1 concrete/industrial saw, 3 excavators, & 2 rubber-tired dozers
Site Preparation	11/01/2023 to 11/15/2023	3 rubber-tired dozers, 4 tractor/loader/backhoe, & 4 water trucks
Grading	11/16/2023 to 12/28/2023	1 excavator, 1 grader, 1 rubber-tired dozer, 3 tractors/loaders/backhoes, & 3 water trucks

¹⁰ Modeling assumes all wine production to be red wine as emissions from red wine fermentation are slightly higher than those of white wine, based on assumptions from the Santa Barbara Air Pollution Control District (SBCAPCD 2017).

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Table 5.3-9 Construction Assumptions

Activities ¹	Start/End Dates ¹	Equipment ^{1,2}
Building Construction	12/29/2023 to 02/21/2025	1 crane, 3 forklifts, 1 generator set, 3 tractors/loaders/backhoes, & 1 welders
Asphalt Paving	02/22/2025 to 03/22/2025	2 pavers, 2 paving equipment, & 2 rollers
Architectural Coating	03/23/2025 to 04/20/2025	1 air compressor

Notes: n/a = not applicable

¹ CalEEMod defaults with an assumed start of October 2023.

² Water trucks are based on 10,000 gallons per acre disturbed and a 4,000-gallon water truck (Maricopa 2005)

The following impact analysis addresses thresholds of significance detailed in Section 5.3.2. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.3-1: Construction activities associated with the proposed project would generate short-term emissions in exceedance of South Coast AQMD's threshold criteria. [Thresholds AQ-2 and AQ-3]

Construction activities for land uses accommodated under the proposed project would temporarily increase PM₁₀, PM_{2.5}, VOC, NO_x, SO_x, and CO regional emissions in the SoCAB. The primary source of NO_x, CO, and SO_x emissions is the operation of construction equipment. The primary sources of particulate matter (PM₁₀ and PM_{2.5}) emissions are activities that disturb the soil, such as grading and excavation, road construction, and building demolition and construction. Primary sources of VOC emissions are the application of architectural coating and off-gas emissions associated with asphalt paving. A discussion of health impacts associated with air pollutant emissions generated by construction activities is included in Section 5.3.1.1, *Air Pollutants of Concern*.

Construction activities associated with the proposed project would occur over a 20-year development schedule, causing short-term emissions of criteria air pollutants. Because the planned number of residential units under the proposed project for the WCE–Wine Country and greater WCSP area would be within the number of residential units under the 2016 General Plan, the magnitude of impact on regional air quality related to construction-related emissions associated with the development of residential uses would be similar. Additionally, it is anticipated that the construction processes required to develop the residential uses under the proposed project would be similar to the residential uses considered under the 2016 General Plan. However, the development of the proposed viticultural land uses accommodated under the proposed project in the both the WCE–Wine Country and greater WCSP area, which would be additional land uses and development intensity not considered under the land use assumptions for the GPEIR, would increase the magnitude of impacts on regional air quality from construction-related emissions. Development of viticultural uses may also require different construction processes from development of residential uses that may be more construction intensive.

In general, air quality emissions related to construction must be addressed on a project-by-project basis and information regarding specific development projects, soil types, and the locations of receptors would be needed in order to quantify the level of impact associated with construction activity. Because details of the future

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project phases are not available, it is not possible to determine whether the scale and phasing of individual projects would exceed the South Coast AQMD's short-term regional construction emissions thresholds. In addition to regulatory measures—e.g., South Coast AQMD Rule 403 for fugitive dust control, Rule 1113 for architectural coatings, and CARB's Airborne Toxic Control Measures—implementation of GPEIR Mitigation Measure 3-1 (renumbered as AQ-1 for this Draft SEIR) would ensure that on-site construction-related criteria air pollutant emissions are reduced to the extent feasible.

Table 5.3-10 shows estimated daily construction emissions that could be generated by each winery type. Since details for the future wineries are not available, the emissions shown are based on broad general assumptions and CalEEMod defaults regarding the construction processes involved. As shown in the table, the stand-alone emissions generated from construction of each winery type would not exceed the South Coast AQMD regional significance thresholds. However, while some individual projects accommodated under the WCSP may not exceed the South Coast AQMD regional significance thresholds, some individual projects could still continue to exceed the South Coast AQMD thresholds. Furthermore, under the WCSP, because there is no defined timeline on when each of the 26 wineries would be built, there would be potential for concurrent construction of multiple wineries, which could cause an overlap resulting in combined daily emissions exceeding the South Coast AQMD regional significance thresholds. Therefore, the incremental increase in construction-related emissions associated with the wineries would potentially result in significant construction-related air quality impacts. In addition, the combined emissions from construction activities related to development of the new viticultural land uses introduced by the WCSP could also result in an increase in the magnitude of impacts compared to the land uses allowed under the 2016 General Plan (exclusively residential).

Table 5.3-10 Individual Winery Maximum Daily Regional Construction Emissions Estimate

Construction Phase(s)	Criteria Air Pollutants (pounds per day) ^{1, 2}					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Micro Winery						
Demolition	2	17	18	<1	1	1
Site Preparation	1	14	12	<1	1	1
Grading	2	18	17	<1	4	2
Building Construction	1	12	13	<1	1	<1
Paving	1	7	10	<1	1	<1
Architectural Coating	26	1	1	0	<1	<1
Worst-Case Day	26	18	18	<1	4	2
South Coast AQMD Regional Thresholds	75	100	550	150	150	55
Significant?	No	No	No	No	No	No
Artisan Winery						
Demolition	3	27	25	<1	<1	<1
Site Preparation	4	40	37	<1	11	6
Grading	2	20	21	<1	5	2
Building Construction	1	12	15	<1	1	1
Paving	1	7	11	<1	1	<1
Architectural Coating	26	1	1	0	<1	<1

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Table 5.3-10 Individual Winery Maximum Daily Regional Construction Emissions Estimate

Construction Phase(s)	Criteria Air Pollutants (pounds per day) ^{1, 2}					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Worst-Case Day	26	40	37	<1	11	6
South Coast AQMD Regional Thresholds	75	100	550	150	150	55
Significant?	No	No	No	No	No	No
Boutique Winery						
Demolition	3	27	25	<1	1	1
Site Preparation	4	40	37	<1	10	6
Grading	2	20	21	<1	4	2
Building Construction	2	13	17	<1	1	1
Paving	1	8	11	<1	1	<1
Architectural Coating	51	1	2	0	<1	<1
Worst-Case Day	51	40	37	<1	10	6
South Coast AQMD Regional Thresholds	75	100	550	150	150	55
Significant?	No	No	No	No	No	No

Source: CalEEMod Version 2022.1.1.14. Highest winter or summer emissions are reported.

¹ Construction equipment mix is based on CalEEMod default construction mix. See Appendix C1 for a list of assumptions on emissions generated on a worst-case day.

² Includes implementation of fugitive dust control measures required by South Coast AQMD under Rule 403, including watering disturbed areas a minimum of two times per day, reducing speed limit to 15 miles per hour on unpaved surfaces, replacing ground cover quickly, and street sweeping with Rule 1186-compliant sweepers.

Level of Significance Before Mitigation: Potentially significant.

Impact 5.3-2: In comparison to development of land uses pursuant to the 2016 General Plan for the WCSP project area, implementation of the WCSP would generate additional long-term emissions in exceedance of the South Coast AQMD's threshold criteria. [Thresholds AQ-2 and AQ-3]

Buildout of the WCSP would result in direct and indirect criteria air pollutant emissions from transportation, energy (natural gas use), and area sources (e.g., natural gas fireplaces, aerosols, landscaping equipment). The 1,091 single-family homes, which include the 184 homes in the WCE Wine Country Subdivision, are accommodated under the existing 2016 General Plan and would not exceed the number of single-family homes evaluated in the GPEIR. Thus, operation-related impacts to regional air quality associated with the 1,091 single-family homes accommodated under the proposed project would be similar to the impacts previously identified in the GPEIR and WCE EIR. Additionally, Mitigation Measure AQ-1 of the WCE EIR, which removes the South Coast AQMD Rule 445 exemption for residential properties at 3,000 or more feet above mean sea level, would also be applicable to the WCSP and would reduce fireplace emissions for WCSP residential development.

The viticultural uses accommodated under the proposed project that are within the WCE Wine Country Subdivision and greater WCSP areas would be new and additional land use types compared to the 2016 General Plan. Proposed viticultural uses include up to 12 micro-wineries, 10 artisan wineries, and 4 boutique wineries. As shown in Table 3-2, *Allowed Winery Uses*, in Chapter 3, *Project Description*, of this Draft SEIR, the types of accessory uses permitted for the wineries can include wine making, tasting facilities, wholesale/retail sales, event

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venues, restaurants, bed and breakfast, and small bungalow resorts. Depending on the accessory uses of a winery, operation of wineries could generate criteria air pollutant emissions from sources such as passenger vehicles associated with employees and guests, vendor and delivery trucks, off-road equipment (e.g., forklift), use of natural gas for cooking and heating.

Criteria air pollutant emissions generated from operation of the viticultural uses would be new and additional emissions compared to the 2016 General Plan land uses for the project area. Table 5.3-11 shows estimated maximum daily operation emissions that could be generated by each winery type. As shown in the table, the stand-alone emissions generated from operation of a micro or artisan winery type would not exceed the South Coast AQMD regional significance thresholds. However, operation of a boutique winery would exceed the VOC regional significance threshold, which would be primarily due to the VOC emission generated from wine fermentation. In addition, as shown in Table 5.3-12, operation of the 26 wineries would generate long-term emissions that exceed the South Coast regional significance thresholds for VOC. Because VOC is a precursor to the formation of O₃, exceedance of the South Coast AQMD regional threshold for VOC would cumulatively contribute to the O₃ nonattainment designation of the SoCAB. Therefore, implementation of the WCSP would result in an increase in magnitude of impacts to regional air quality compared to the 2016 General Plan.

Table 5.3-11 Individual Winery Maximum Daily Regional Operation Emissions Estimate

Source	Criteria Air Pollutants (pounds per day) ^{1, 2}					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Micro Winery						
Mobile ¹	<1	1	9	<1	2	1
Area	1	<1	1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Off-Equipment ²	<1	1	1	<1	<1	<1
Wine Fermentation ³	1	n/a	n/a	n/a	n/a	n/a
Total Daily Emissions	3	2	12	<1	2	1
South Coast AQMD Regional Thresholds	55	55	550	150	150	55
Significant?	No	No	No	No	No	No
Artisan Winery⁴						
Mobile ¹	1	3	13	<1	3	1
Area	2	<1	2	<1	<1	<1
Energy	<1	1	1	<1	<1	<1
Off-Equipment ²	<1	1	1	<1	<1	<1
Wine Fermentation ³	35	n/a	n/a	n/a	n/a	n/a
Total Daily Emissions	38	4	17	<1	3	1
South Coast AQMD Regional Thresholds	55	55	550	150	150	55
Significant?	No	No	No	No	No	No
Boutique Winery⁴						
Mobile ¹	1	3	19	<1	5	1
Area	3	<1	5	<1	<1	<1
Energy	<1	1	<1	<1	<1	<1
Off-Equipment ²	<1	1	1	<1	<1	<1

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Table 5.3-11 Individual Winery Maximum Daily Regional Operation Emissions Estimate

Source	Criteria Air Pollutants (pounds per day) ^{1, 2}					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Wine Fermentation ³	53	n/a	n/a	n/a	n/a	n/a
Total Daily Emissions	57	5	26	<1	5	1
South Coast AQMD Regional Thresholds	55	55	550	150	150	55
Significant?	Yes	No	No	No	No	No

Source: CalEEMod Version 2022.1.1.14. Highest winter or summer emissions are reported.

¹ Based on calendar year 2024 CalEEMod vehicle emissions data.

² Assumes one diesel-powered forklift for purposes of modeling.

³ Based on SBCAPCD methodology (SBCAPCD 2023).

⁴ Based on weekend day with an event.

Table 5.3-12 Total Maximum Daily Regional Operation Emissions Estimate at Buildout

Source	Criteria Air Pollutants (pounds per day) ¹					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
All 12 Micro Wineries	31	13	92	<1	24	7
All 10 Artisan Wineries	373	24	110	<1	30	8
All 4 Boutique Wineries	227	12	73	<1	19	5
Vineyards Only	<1	1	7	<1	3	1
Maximum Daily Emissions	632	49	282	1	76	21
South Coast AQMD Regional Thresholds	55	55	550	150	150	55
Significant?	Yes	No	No	No	No	No

Source: CalEEMod Version 2022.1.1.14. Highest winter or summer emissions are reported.

¹ Based on CalEEMod vehicle emissions data for buildout year 2045.

Level of Significance Before Mitigation: Potentially significant.

Impact 5.3-3: The WCSP could expose sensitive receptors to substantial pollutant concentrations of criteria air pollutants from construction activities. [Threshold AQ-3]

The WCSP could expose sensitive receptors to elevated pollutant concentrations during construction activities. Localized concentrations refer to an amount of pollutant in a volume of air (ppm or µg/m³) and can be correlated to potential health effects. LSTs are the amount of project-related emissions at which localized concentrations would exceed the ambient air quality standards for criteria air pollutants for which the SoCAB is designated a nonattainment area.

Buildout of the WCSP would occur over a period of approximately 20 years or longer and would comprise several smaller projects with their own construction time frames and construction equipment. Concentrations of criteria air pollutants generated by a project depend on a variety of factors specific to an individual development project, such as project site size, project location, topography, construction schedule, construction

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durations, construction activities, type of and the amount of off-road equipment, and distance between source and nearby sensitive receptor(s). Therefore, an LST analysis can only be conducted at a project level, and quantification of LSTs is not applicable for this program-level environmental analysis. Because potential future development could occur close to existing sensitive receptors, the project has the potential to expose sensitive receptors to substantial pollutant concentrations generated from construction equipment exhaust and fugitive particulate matter emissions.

The construction processes and intensity anticipated to build 1,091 single family residential units under the WCSP would be similar to the single family residential units accommodated under 2016 General Plan for the project site.

Development of the viticultural uses under the WCSP would be new and additional land uses compared to the 2016 General Plan that could result in exposing nearby sensitive receptors to increased localized criteria air pollutant emissions. Implementation of GPEIR Mitigation Measure 3-1 (renumbered as AQ-1 for this Draft SEIR) would ensure that on-site construction-related criteria air pollutant emissions are reduced to the extent feasible. However, individual projects accommodated under the proposed project may still exceed the South Coast AQMD LSTs for construction. Therefore, implementation of the proposed project could result in new and substantial increase in magnitude of impacts compared to the 2016 General Plan.

Level of significance Before Mitigation: Potentially significant.

Impact 5.3-4: The WCSP could expose sensitive receptors to substantial pollutant concentrations of toxic air contaminants from construction activities. [Threshold AQ-3]

Future construction of individual development projects accommodated under the WCSP would temporarily elevate concentrations of TACs and DPM in the vicinity of sensitive land uses during construction activities. Since the details regarding future construction activities are not known at this time, quantification of health risk levels is not applicable for the program-level analysis of the WCSP. The GPEIR and WCE EIR did not provide a construction-related health risk analyses. As stated in Impact 5.3-3, the construction processes and intensity anticipated to build the 184 residential units in the WCE Wine Country Subdivision and the overall 1,091 residential units that would be accommodated under the WCSP would be similar to residential units considered under the 2016 General Plan, both are single-family residential uses. Thus, although construction-related TACs emissions associated with the 1,091 residential units could exceed South Coast AQMD's project level significance thresholds for off-site community risk and hazards, construction-related health risk impacts associated with construction of the residential units would be similar or slightly less between the proposed project and the 2016 General Plan.

The WCSP viticultural uses would be additional uses compared to land uses assumed for the project area under the 2016 General Plan. Similar to construction LSTs under Impact 5.3-3, specific construction information/assumptions for each development would be needed to provide a meaningful health risk assessment from construction activities associated with each viticultural development project. As there is currently no specific viticultural development proposed, the specific information needed to perform a construction-related health risk assessment is not available. Thus, it is assumed that construction activities

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associated with development of the proposed viticultural uses could expose nearby sensitive receptors to additional substantial amount of TAC emissions. Similar to Impact 5.3-3, implementation of GPEIR Mitigation Measure 3-1 would also ensure that on-site construction-related TAC emissions are reduced to the extent feasible. However, individual projects accommodated under the proposed project may still exceed the South Coast AQMD health risk thresholds for construction. Therefore, implementation of the proposed project could result in both new and substantial increase in magnitude of impacts compared to the 2016 General Plan.

Level of significance Before Mitigation: Potentially significant.

Impact 5.3-5: Operation of land uses accommodated under the WCSP could expose sensitive receptors to substantial pollutant concentrations of toxic air contaminants and criteria air pollutants. [Threshold AQ-3]

The following describes potential localized operational air quality impacts in the City of Yucaipa from implementation of the proposed project.

CO Hotspot

Areas of vehicle congestion have the potential to create pockets of CO called hotspots. In 2007, the SoCAB was designated in attainment for CO under both the California AAQS and National AAQS. The CO hotspot analysis conducted for the attainment by South Coast AQMD did not predict a violation of CO standards at the busiest intersections in Los Angeles during the peak morning and afternoon periods.¹¹ As identified in South Coast AQMD's 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan), peak carbon monoxide concentrations in the SoCAB in previous years, prior to redesignation, were a result of unusual meteorological and topographical conditions and not of congestion at a particular intersection (South Coast AQMD 1992; South Coast AQMD 2003).

Under existing and future vehicle emission rates, a project would have to increase traffic volumes at a single intersection to more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or horizontal air does not mix—in order to generate a significant CO impact (BAAQMD 2023). The GP EIR determined that the 2016 General Plan would not generate the volume of peak hour trips necessary to exceed the volumes needed to generate a CO hotspot. The number of peak hour trips generated by the residential land uses accommodated under the WCSP would be similar to the 2016 General Plan because the type of and number of residential units would be the same. The viticultural uses accommodated under the proposed project could generate up to 866 average daily trips per day (IBI 2023). However, the number of trips that would occur in either the morning or evening peak hours would be fewer than the 866 average daily trips. Overall, the viticultural uses that would be accommodated under the WCSP would not generate the number of peak hour trips necessary to potentially generate a CO hotspot. Therefore, the proposed project would not result in new or a substantial increase in magnitude of impacts compared to that of the 2016 General Plan.

¹¹ The four intersections were: Long Beach Boulevard and Imperial Highway; Wilshire Boulevard and Veteran Avenue; Sunset Boulevard and Highland Avenue; and La Cienega Boulevard and Century Boulevard. The busiest intersection evaluated (Wilshire and Veteran) had a daily traffic volume of approximately 100,000 vehicles per day with LOS E in the morning peak hour and LOS F in the evening peak hour.

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Level of significance Before Mitigation: Less than significant.

Localized Significance Thresholds

Localized significance thresholds are the amount of project-related stationary and area sources of criteria air pollutant emissions at which localized concentrations (ppm or $\mu\text{g}/\text{m}^3$) would exceed the ambient air quality standards for criteria air pollutants for which the SoCAB is designated a nonattainment area. Types of land uses that typically generate substantial quantities of criteria air pollutants include industrial (stationary sources) and warehousing (truck idling) land uses. Thus, the proposed residential uses accommodated under the proposed project would not be the type of land uses that would generate a substantial concentrations of criteria air pollutant emissions. Additionally, the proposed project would not accommodate more residential units than evaluated for the 2016 General Plan, and the magnitude of emissions would be similar. However, the proposed viticultural uses could result in operation of on-site off-road/agricultural equipment used in daily operations and/or heavy-duty delivery trucks, which are types of on-site emissions sources not associated with residential land uses. With inclusion of viticultural land uses in the WCSP including the WCE Wine Country Subdivision, the proposed project could potentially result in a substantial increase in magnitude of localized impacts compared to that of the 2016 General Plan.

Level of significance Before Mitigation: Potentially significant.

Toxic Air Contaminants

Land uses that have the potential to be substantial stationary sources that would require a permit from South Coast AQMD for emissions of TACs include industrial land uses, such as chemical processing facilities, chrome-plating facilities, dry cleaners, and gasoline-dispensing facilities. Emissions of TACs from these types of land uses would be controlled by South Coast AQMD through permitting and would be subject to further study and health risk assessment prior to the issuance of any necessary air quality permits under South Coast AQMD Rule 1401. The permitting process ensures that stationary source emissions would be below the South Coast AQMD significance thresholds of 10 in a million cancer risk and 1 for acute risk at the maximally exposed individual. The proposed project would not accommodate these types of land uses that would include substantial stationary sources. Additionally, if future land uses accommodated under the proposed project would include installation of small stationary equipment such as an emergency generator or boiler, these types of equipment would be subject to and their emissions controlled by South Coast AQMD's permitting process.

While stationary sources would be subject to the South Coast AQMD permitting process to control emissions, mobile sources (e.g., onsite heavy-duty truck idling and ancillary off-road equipment) associated with a facility (permitted and nonpermitted) would be outside of the scope of Rule 1401. Examples of land uses that could generate a substantial amount of TACs from mobile sources include warehousing and certain industrial facilities (e.g., diesel particulate matter from trucks and off-road equipment). The residential uses accommodated under the proposed project would not be the types of land uses that would generate heavy-duty trucks and/or include off-road equipment in everyday operations.

Per CARB land use siting guidance, a distribution center that generates 100 or more trucks per day or 40 or more transportation refrigeration units per day could expose sensitive within 1,000 feet to substantial pollutant

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concentrations (CARB 2005). The proposed viticultural uses, which would be a new land use type accommodated under the proposed project could result in generating heavy-duty delivery trucks and operation of on-site off-road/agricultural equipment used in daily operations. With inclusion of viticultural land uses in the WCSP, the proposed project could potentially result in a substantial increase in magnitude of impacts compared to that of the 2016 General Plan. Overall, because there are no specific development projects identified or approved under the proposed project and the location and exact nature of future development projects are unknown, determining health risk at this time is considered speculative pursuant to Section 15145 of the CEQA Guidelines. However, health risk impacts from development of viticultural land uses in the WCE Wine Country Subdivision and greater WCSP are considered a potentially significant impact. Therefore, the proposed project could potentially result in a substantial increase in magnitude of impacts compared to that of the 2016 General Plan.

Level of significance Before Mitigation: Potentially significant.

Impact 5.3-6: The WCSP would not be consistent with the applicable air quality management plan. [Threshold AQ-1]

The South Coast AQMD is directly responsible for reducing emissions from area, stationary, and mobile sources in the SoCAB to achieve the National and California AAQS and has responded to this requirement by preparing an AQMP. Since certification of the GPEIR and the WCE EIR, the South Coast AQMD Governing Board adopted the 2022 AQMP, which is a regional and multiagency effort (South Coast AQMD, CARB, SCAG, and EPA).

A consistency determination with the AQMP plays an important role in local agency project review by linking local planning and individual projects to the AQMP. It fulfills the CEQA goal of informing decision makers of the environmental efforts of the project under consideration early enough to ensure that air quality concerns are fully addressed. It also provides the local agency with ongoing information as to whether they are contributing to the clean air goals in the AQMP.

The two principal criteria for conformance with an AQMP are:

1. Whether the project would exceed the assumptions in the AQMP.
2. Whether the project would result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timeline attainment of air quality standards.

SCAG is South Coast AQMD's partner in the preparation of the AQMP, providing the latest economic and demographic forecasts and developing transportation measures. Regional population, housing, and employment projects developed by SCAG are based, in part, on general plan land use designations. These projections form the foundation for the emissions inventory of the AQMP.

Criterion 1

As discussed in further detail under Impact 5.14-1 in Chapter 5.14, *Population and Housing*, of this Draft SEIR, the proposed project would not result in additional residential dwelling units compared to the 2016 General

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Plan. Thus, implementation of the proposed project would not result in additional population growth over the 2016 General Plan. For employment, the proposed project is forecast to generate approximately 210 employees associated with the new viticultural uses not considered under the 2016 General Plan. However, these jobs would be within the 18,488 new jobs anticipated in the City under year 2040 conditions with implementation of the 2016 General Plan. As discussed under Impact 5.17-2 in Chapter 5.17, *Transportation*, of this Draft SEIR, the winery uses accommodated under the WCSP would divert and capture some local and regional traffic (i.e., Los Angeles County, Orange County, Riverside County, and San Diego County) from traveling to the current nearest defined wine region of Temecula in Riverside County, and would contribute to reducing trip lengths by introducing closer options.

Criterion 2

The SoCAB is designated nonattainment for O₃ and PM_{2.5} under the California and National AAQS,¹² nonattainment for PM₁₀ under the California AAQS, and nonattainment for lead (Los Angeles County only) under the National AAQS (CARB 2023a). The proposed project does not propose the development of a specific project, but rather it identifies the various land use types that would be accommodated within the WCSP. Viticultural land uses would be introduced by the WCSP, which would be a new and additional land use type permitted compared to the 2016 General Plan. As discussed under Impact 5.3-2, the combined viticultural land uses accommodated under the proposed project could result in a substantial increase in emissions that exceed the South Coast AQMD regional significance thresholds for operation. Thus, the proposed project would cumulatively contribute to the nonattainment designations of the SoCAB and could contribute to an increase in frequency or severity of air quality violations and delay attainment of the AAQS or interim emission reductions in the AQMP. Additionally, the proposed project would also present a substantial increase in magnitude of impacts compared to the 2016 General Plan.

Summary

Buildout of the WCSP would be consistent with the AQMP under the first criteria. However, air pollutant emissions associated with buildout of the WCSP would cumulatively contribute to the nonattainment designations in the SoCAB. Therefore, like the 2016 General Plan, the proposed project would be inconsistent with the AQMP. Additionally, because of the new viticultural land uses that would be introduced, the proposed project would result in a substantial increase in magnitude of impacts compared to the 2016 General Plan.

Level of Significance Before Mitigation: Potentially significant.

¹² The SoCAB is pending a resignation request from nonattainment to attainment for the 24-hour federal PM_{2.5} standards. The 2021 PM_{2.5} Redesignation Request and Maintenance Plan demonstrates that the South Coast meets the requirements of the CAA to allow the EPA to redesignate the SoCAB to attainment for the 65 µg/m³ and 35 µg/m³ 24-hour PM_{2.5} standards. CARB will submit the 2021 PM_{2.5} Redesignation Request to the EPA as a revision to the California SIP (CARB 2021).

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Impact 5.3-7: The WCSP would result in other operation-related emissions such as odors that would adversely affect a substantial number of people. [Threshold AQ-4]

Nuisance odors from land uses in the SoCAB are regulated under South Coast AQMD Rule 402, Nuisance, which states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

Operation

Residential Uses

Like the 2016 General Plan, residential land uses that would be accommodated by the proposed project could result in the generation of odors such as exhaust from landscaping equipment and from cooking. Unlike industrial land uses, these are not considered potential generators of odor that could affect a substantial number of people. Nuisance odors are regulated under South Coast AQMD Rule 402, which requires abatement of any nuisance generating a verified odor complaint. Therefore, impacts from potential odors generated from residential land uses associated with proposed project are considered less than significant.

Viticultural Uses

The proposed viticultural uses would be a new land use type introduced under the WCSP. Operations of these types of uses would involve growing and maintaining vineyards, which would be outside the purview of South Coast AQMD Rule 402. In addition, per the South Coast AQMD CEQA Guidelines, agricultural uses are considered a type of land use that could generate odors that affect a substantial number of people (South Coast AQMD 1993). Wine production typically results in the generation of process water, which can generate nuisance odors from excessive biodegradable organic matter, particularly when the process water is held on-site. As discussed under Impact 5.19-1 in Section 5.19, *Utilities and Service System*, of this Draft SEIR, if a winery treats process water on-site, the process water would be subject to the State Water Resources Control Board General Waste Discharge Requirements for Winery Process Water (Order) (SWRCB 2021). The Order would control and minimize potential nuisance odors from process water through biodegradable organic matter load limits, effluent limits, and best practical treatment or control measures. As an example, under the general specifications of the Order, it is required that a discharger ensure that objectionable odors are not perceivable beyond its property line at a level that creates or threatens to create nuisance conditions. Per the Order, facilities that generate less than 10,000 gallons per year of process water are unlikely to degrade water quality. However, the facilities would still need to manage process water to avoid nuisance conditions per the Order. Furthermore, compliance with South Coast AQMD Rule 1133 would also minimize odors for any viticultural uses that include composting or chipping and grinding. Thus, like the 2016 General Plan, odor impacts from operation of land uses accommodated under the WCSP would be less than significant.

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Construction

Like the 2016 General Plan, during construction activities of development projects that would be accommodated by the WCSP, construction equipment exhaust and application of asphalt and architectural coatings would temporarily generate odors. Any construction-related odor emissions would be temporary and intermittent. Noxious odors would be confined to the immediate vicinity of the construction equipment in use. By the time such emissions reached any sensitive receptor sites, they would be diluted to well below any level of air quality concern. Short-term construction-related odors are expected to cease upon the drying or hardening of odor-producing materials. Therefore, impacts associated with construction-generated odors are considered less than significant. The WCSP would not result in new or a substantial increase in magnitude of impacts compared to the 2016 General Plan.

Level of Significance Before Mitigation: Less than significant.

5.3.5 Cumulative Impacts

In accordance with the South Coast AQMD methodology, any project that produces a significant project-level regional air quality impact in an area that is in nonattainment contributes to the cumulative impact. Cumulative projects within the local area include new development and general growth within the project area. The greatest source of emissions within the SoCAB is mobile sources. Due to the extent of the area potentially impacted from cumulative project emissions, the South Coast AQMD considers a project cumulatively significant when project-related emissions exceed the South Coast AQMD regional emissions thresholds shown in Table 5.3-6. In addition, per the draft guidelines released by the South Coast AQMD cumulative risk Working Group, projects that result in project risk impacts are also considered to result in cumulative risk impacts (South Coast AQMD 2023b).

Construction

The SoCAB is designated nonattainment for O₃, PM_{2.5}, and lead (Los Angeles County only) under the California and National AAQS and nonattainment for NO₂ and PM₁₀ under the California AAQS.¹³ Construction of cumulative projects would further degrade the regional and local air quality. Air quality would be temporarily impacted during construction activities. Construction activities associated with the development of the viticultural uses accommodated by the proposed project could exceed the South Coast AQMD regional and cancer risk significance thresholds. As discussed below in Section 5.3.8, while implementation of mitigation would contribute to reducing emissions, construction-related emissions related to the proposed viticultural uses accommodated under the proposed project could still potentially exceed the South Coast AQMD significance thresholds and result in greater impacts than the 2016 General Plan. Therefore, the WCSP would also result in greater cumulative construction-related impacts.

¹³ CARB approved the South Coast AQMD's request to redesignate the SoCAB from serious nonattainment for PM₁₀ to attainment for PM₁₀ under the national AAQS on March 25, 2010, because the SoCAB has not violated federal 24-hour PM₁₀ standards during the period from 2004 to 2007. In June 2013, the EPA approved the State of California's request to redesignate the South Coast PM₁₀ nonattainment area to attainment of the PM₁₀ National AAQS, effective on July 26, 2013.

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Operation

For operational air quality emissions, any project that does not exceed or can be mitigated to less than the daily regional and/or cancer risk threshold values is not considered by the South Coast AQMD to be a substantial source of air pollution and does not add significantly to a cumulative impact. As discussed in Impact 5.3-2, development of the viticultural uses accommodated under the WCSP could exceed the South Coast AQMD significance thresholds. Additionally, while implementation of mitigation measures could reduce operational emissions, emissions from operation of the proposed viticultural uses accommodated by the WCSP could still exceed the South Coast AQMD significance thresholds and result in greater impacts than the 2016 General Plan. Therefore, the WCSP would also result in greater cumulative operation-related impacts.

5.3.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, some impacts would be less than significant: 5.3-7.

Without mitigation, these impacts would be **potentially significant**:

- **Impact 5.3-1** Construction activities associated with the WCSP project would generate short-term emissions in exceedance of the South Coast AQMD's threshold criteria.
- **Impact 5.3-2** Implementation of the WCSP would generate additional long-term emissions in exceedance of the South Coast AQMD's threshold criteria.
- **Impact 5.3-3** The WCSP could expose sensitive receptors to substantial pollutant concentrations of criteria air pollutants from construction activities.
- **Impact 5.3-4** The WCSP project could expose sensitive receptors to substantial pollutant concentrations of toxic air contaminants from construction activities.
- **Impact 5.3-5** Operation of land uses accommodated under the WCSP could expose sensitive receptors to substantial pollutant concentrations of toxic air contaminants and criteria air pollutants.
- **Impact 5.3-6** The WCSP would not be consistent with the applicable air quality management plan.

5.3.7 Mitigation Measures

The mitigation measures in this section incorporate applicable mitigation measures from the certified GPEIR and from the Wilson Creek Estates TTM EIR. Mitigation measures from the GPEIR and WCE EIR have been incorporated into the WCSP mitigation measures that follow (and have been renumbered for consistency with this Draft SEIR).

- GPEIR Mitigation Measures: 3-1, 3-2

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- WCE EIR Mitigation Measures: AQ-1

Any modifications to the mitigation measures from the GPEIR are shown in ~~strike through~~ for deleted text and underline for new, inserted text. Mitigation Measure AQ-1 (GPEIR MM 3-1) was modified to reflect changes in technology since preparation of the GPEIR. Mitigation Measures AQ-4 (GPEIR MM 3-2) was modified to reflect the proposed viticultural uses under the WCSP. GPEIR Mitigation Measure 3-3 was not included because it pertains to impacts of the environment on a project, which are not subject to CEQA. GPEIR Mitigation Measure 3-4 was not included because the WCSP would not result in significant impacts for odors.

Impact 5.3-1

AQ-1

~~If, during subsequent project-level environmental review, construction-related criteria air pollutants are determined to have the potential to exceed the South Coast Air Quality Management District (SCAQMD) adopted thresholds of significance, the~~ The City of Yucaipa shall require that applicants for new viticultural development projects incorporate the following ~~mitigation~~ measures as identified in the CEQA document prepared for the project to reduce air pollutant emissions during construction activities ~~to achieve the SCAQMD performance standards. Mitigation measures that may be identified during the environmental review include but are not limited to:~~

- ~~Using~~Use construction equipment rated by the United States Environmental Protection Agency as having ~~Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) Final or stricter~~ emission limits, ~~applicable~~ for engines between 50 and 750 horsepower. If Tier 4 Final equipment is not available, the applicant shall provide documentation or demonstrate its unavailability to the City of Yucaipa Building & Safety Division prior to the issuance of any construction permits.
- During construction, the construction contractor shall maintain a list of all operating equipment in use on the construction site for verification by the City of Yucaipa. The construction equipment list shall state the makes, models, Equipment Identification Numbers, Engine Family Numbers, and number of construction equipment on-site.
- ~~Ensuring~~Ensure construction equipment is properly serviced and maintained to the manufacturer's standards.
- ~~Limiting~~ nonessential idling of construction equipment to no more than five consecutive minutes.
- Water all active construction areas at least three times daily, or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.

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- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- Pave, apply water three times daily or as often as necessary to control dust, or apply (nontoxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.
- Sweep daily (with water sweepers using reclaimed water if possible) or as often as needed, all paved access roads, parking areas, and staging areas at the construction site to control dust.
- Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the project site, or as often as needed, to keep streets free of visible soil material.
- Hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- Enclose, cover, water three times daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Division.

Impact 5.3-2

AQ-2

The City of Yucaipa Planning Division shall require that applicants for new viticultural development projects incorporate the following measures to reduce air pollutant emissions during operational activities:

- For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions.
- Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 sec. 2485).
- Use off-road equipment (e.g., tractor and loader) that meet the United States EPA United States Environmental Protection Agency Tier 4 Final (model year 2008 or newer) or stricter emission limits for engines between 50 and 750 horsepower.
- Use electric-powered or zero-emission only forklifts.

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- Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per Section A5.106.5.2 of the California Green Building Standards Code (CALGreen) (Nonresidential Voluntary Measures).
- Provide facilities to support electric charging stations per Section A5.106.5.3.2 of CALGreen (Nonresidential Voluntary Measures).
- Applicant-provided appliances (e.g., dishwashers, stoves, ovens, refrigerators, clothes washers, and dryers) and plumbing fixtures (e.g., water heater) shall be electric powered and be Energy Star–certified or of equivalent energy efficiency. Installation of Energy Star–certified or equivalent appliances and plumbing fixtures shall be verified by the City during plan check.
- Use exterior and interior paints that meet the South Coast Air Quality Management District super-compliant volatile organic compound standard of less than 10 grams per liter.
- No wood-burning or gas-powered fireplaces shall be installed.

The following mitigation measure was formerly WCE EIR AQ-1.

AQ-3 The ~~Project~~ proposed project shall comply with the requirements of South Coast AQMD Rule 445 with regard to the installation of permanent indoor wood-burning devices (such as fireplaces and stoves). The exemption for residential properties above 3,000 feet msl or more shall not apply to the ~~Project~~ proposed project.

Impact 5.3-3

Apply Mitigation Measures AQ-1.

Impact 5.3-4

Apply Mitigation Measures AQ-1.

Impact 5.3-5

Apply Mitigation Measure AQ-2.

AQ-4 New ~~industrial or warehousing~~ viticultural land uses that: 1) have the potential to generate 40 or more diesel trucks with diesel transport refrigeration units per day and/or more than 100 ~~40~~ diesel trucks per day, and 2) are located within 1,000 feet of a sensitive land use (e.g. residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the City of Yucaipa prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the applicable air quality management district. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the cumulative

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risk threshold, in the event such threshold is adopted by the South Coast Air Quality Management District, particulate matter concentrations would exceed 2.5 µg/m³, or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that best available control technologies for toxics (T-BACTs) are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, restricting idling onsite or electrifying truck docks to reduce diesel particulate matter, ~~or~~ requiring use of newer equipment and/or vehicles, or requiring use of electric-powered and/or zero-emission off-road equipment. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document, ~~and/or~~ incorporated into the site development plan as a component of the project, ~~and/or~~ incorporated as a standard condition of approval.

Impact 5.3-6

Mitigation measures applied to a development project's operational phase (Mitigation Measures AQ-2 and AQ-3) would reduce impacts associated with consistency with the South Coast AQMD.

5.3.8 Level of Significance After Mitigation

Impact 5.3-1

There are no additional mitigation measures available from Mitigation Measure AQ-1. Implementation of Mitigation Measure AQ-1 would ensure that construction-related regional emissions associated with the proposed project would be reduced to the extent feasible. However, individual projects accommodated under the proposed project may still exceed the South Coast AQMD regional significance thresholds. Furthermore, there is potential for multiple development projects accommodated under the proposed project to be constructed concurrently and result in combined emissions that exceed the regional significance thresholds. Therefore, like the 2016 General Plan, construction-related regional air quality impacts of developments that would be accommodated by the proposed project under Impact 5.3-1 would remain *significant and unavoidable*.

Impact 5.3-2

Implementation of Mitigation Measures AQ-2 and AQ-3 would ensure that operation-related regional emissions associated with the proposed project would be reduced to the extent feasible. However, individual projects accommodated under the proposed project may still exceed the South Coast AQMD regional significance thresholds. Furthermore, the collective emissions generated from the new land uses introduced under the proposed project could also exceed the South Coast AQMD regional thresholds on a cumulative basis. Therefore, like the 2016 General Plan, operation-related regional air quality impacts of developments that would be accommodated by the proposed project under Impact 5.3-2 would remain *significant and unavoidable*.

Contributing to the nonattainment status would also contribute to elevating health effects associated to these criteria air pollutants. Known health effects related to ozone include worsening of bronchitis, asthma, and

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emphysema and a decrease in lung function. Health effects associated with particulate matter include premature death of people with heart or lung disease, nonfatal heart attacks, irregular heartbeat, decreased lung function, and increased respiratory symptoms. Reducing emissions would further contribute to reducing possible health effects related to criteria air pollutants.

It is speculative for this program-level document to determine how exceeding the regional thresholds would affect the number of days the region is in nonattainment since mass emissions are not correlated with concentrations of emissions, or how many additional individuals in the air basin would be affected by the health effects cited above.

This Draft SEIR quantifies the increase in criteria air pollutants emissions in the City. However, at a programmatic level analysis, it is not feasible to quantify the increase in TACs from stationary sources associated with the proposed project or meaningfully correlate how regional criteria air pollutant emissions above the South Coast AQMD significance thresholds correlate with basinwide health impacts.

To determine cancer and noncancer health risk, the location, velocity of emissions, meteorology and topography of the area, and locations of receptors are equally important as model parameters as the quantity of TAC emissions. The white paper in Appendix C2 “We Can Model Regional Emissions, But Are the Results Meaningful for CEQA” describe several of the challenges of quantifying local effects—particularly health risks—for large-scale, regional projects, and these are applicable to both criteria air pollutants and TACs. Similarly, the two amicus briefs filed by the air districts on the Friant Ranch case (see Appendix C2) describe two positions regarding CEQA requirements, modeling feasibility, variables, and reliability of results for determining specific health risks associated with criteria air pollutants. The discussions also include the distinction between criteria air pollutant emissions and TACs with respect to health risks. Additionally, the South Coast AQMD’s Significance Thresholds and Monitoring demonstrate the infeasibility based on the current guidance/methodologies. The following summarizes major points about the infeasibility of assessing health risks of criteria air pollutant emissions and TACs associated with implementation of a general plan.

To achieve and maintain air quality standards, the South Coast AQMD has established numerical emission indicators of significance for regional and localized air quality impacts for both construction and operational phases of a local plan or project. The South Coast AQMD has established the thresholds based on “scientific and factual data that is contained in the federal and state Clean Air Acts” and recommends “that these thresholds be used by lead agencies in making a determination of significance.” The numerical emission indicators are based on the recognition that the air basin is a distinct geographic area with a critical air pollution problem for which ambient air quality standards have been promulgated to protect public health. The thresholds represent the maximum emissions from a plan or project that are expected not to cause or contribute to an exceedance of the most stringent applicable national or state ambient air quality standard. By analyzing the plan’s emissions against the thresholds, an EIR assesses whether these emissions directly contribute to any regional or local exceedances of the applicable ambient air quality standards and exposure levels.

South Coast AQMD currently does not have methodologies that would provide the City with a consistent, reliable, and meaningful analysis to correlate specific health impacts that may result from a proposed project’s

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mass emissions.¹⁴ For criteria air pollutants, exceedance of the regional significance thresholds cannot be used to correlate a project to quantifiable health impacts unless emissions are sufficiently high to use a regional model. South Coast AQMD has not provided methodology to assess the specific correlation between mass emissions generated and their effect on health (see Appendix C2: San Joaquin Valley Air Pollution Control District’s amicus brief, and South Coast AQMD’s amicus brief).

Ozone concentrations depend on a variety of complex factors, including the presence of sunlight and precursor pollutants, natural topography, nearby structures that cause building downwash, atmospheric stability, and wind patterns. Secondary formation of particulate matter (PM) and ozone can occur far from sources as a result of regional transport due to wind and topography (e.g., low-level jet stream). Photochemical modeling depends on all emission sources in the entire domain (i.e., modeling grid). Low resolution and spatial averaging produce “noise” and modeling errors that usually exceed individual source contributions. Because of the complexities of predicting ground-level ozone concentrations in relation to the National Ambient Air Quality Standards (AAQS) and California AAQS, it is not possible to link health risks to the magnitude of emissions exceeding the significance thresholds.

Current models used in CEQA air quality analyses are designed to estimate potential project construction and operation emissions for defined projects. The estimated emissions are compared to significance thresholds, which are keyed to reducing emissions to levels that will not interfere with the region’s ability to attain the health-based standards. This serves to protect public health in the overall region, but there is currently no CEQA methodology to determine the impact of emissions (e.g., pounds per day) on future concentration levels (e.g., parts per million or micrograms per cubic meter) in specific geographic areas. CEQA thresholds, therefore, are not specifically tied to potential health outcomes in the region.

The Draft SEIR must provide an analysis that is understandable for decision making and public disclosure. Regional-scale modeling may provide a technical method for this type of analysis, but it does not necessarily provide a meaningful way to connect the magnitude of a project’s criteria pollutant emissions to health effects without speculation. Additionally, this type of analysis is not feasible at a program level because the location of emissions sources and quantity of emissions are not known. However, because cumulative development within the City would exceed the regional significance thresholds, the proposed project could contribute to an increase in health effects in the basin until the attainment standards are met in the SoCAB.

¹⁴ In April 2019, the Sacramento Metropolitan Air Quality Management District (SMAQMD) published an Interim Recommendation on implementing *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502 (“Friant Ranch”) in the review and analysis of proposed projects under CEQA in Sacramento County. Consistent with the expert opinions submitted to the court in *Friant Ranch* by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and South Coast AQMD, the SMAQMD guidance confirms the absence of an acceptable or reliable quantitative methodology that would correlate the expected criteria air pollutant emissions of projects to likely health consequences for people from project-generated criteria air pollutant emissions. The SMAQMD guidance explains that while it is in the process of developing a methodology to assess these impacts, lead agencies should follow the *Friant Ranch* Court’s advice to explain in meaningful detail why this analysis is not yet feasible. Since this interim memorandum SMAQMD has provided methodology to address health impacts. However, a similar analysis is not available for projects within the South Coast AQMD region.

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Impact 5.3-3

Mitigation Measure AQ-1 would also be applicable for Impact 5.3-3. Its implementation would contribute to minimizing onsite construction-related criteria air pollutant emissions to the extent feasible. However, individual projects accommodated under the proposed project may still exceed the South Coast AQMD LSTs for construction. Therefore, Impact 5.3-3 would remain *significant and unavoidable*.

Impact 5.3-4

Mitigation Measure AQ-1 would also be applicable for Impact 5.3-4. Its implementation would contribute to minimizing construction-related emissions of toxic air contaminants. However, because the levels of risk are dependent on a multitude of various factors (e.g., number and size of off-road equipment in operation, the distance between source and receptor, topography, wind direction, the types and duration of construction activities, and the necessity of import or export of soil) specific to individual projects and the context in which they would be constructed, individual projects accommodated under the proposed project may still exceed the South Coast AQMD risk thresholds for construction. Therefore, Impact 5.3-4 would remain *significant and unavoidable*.

Impact 5.3-5

Implementation of Mitigation Measure AQ-4 would ensure that TACs not covered under the South Coast AQMD permitting process, such as mobile sources (e.g., heavy-duty trucks) and off-road equipment (e.g., forklift, tractor, etc.), are considered and evaluated in subsequent project-level environmental review. Development of individual projects would be required to achieve the incremental risk thresholds established by South Coast AQMD, and TAC-related impacts could be reduced to less than significant for some projects. However, due to the potential increase in the level of stringency for the cancer risk thresholds, some individual projects may not be able to reduce risk levels to below the cancer risk threshold. Thus, implementation of the proposed project could generate TACs (e.g., from heavy-duty diesel trucks and off-road equipment) that could contribute to elevated levels in the SoCAB. This effect is more substantial with the proposed project compared to the 2016 General Plan because of the introduction of viticultural uses accommodated under the proposed project. Therefore, Impact 5.3-5 would remain *significant and unavoidable*.

Impact 5.3-6

As discussed, implementation of Mitigation Measure AQ-2 and Mitigation Measures AQ-3 would reduce operation-related criteria pollutant emissions to the extent feasible. However, as previously stated, operation of the proposed uses introduced under the proposed project could still exceed the South Coast AQMD regional significance thresholds on an individual and cumulative basis. Thus, long-term emissions of the proposed project could cumulatively contribute to the nonattainment designations of the SoCAB and be inconsistent with the AQMP. Therefore, Impact 5.3-6 would remain *significant and unavoidable*.

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5.4 BIOLOGICAL RESOURCES

This section of the Draft SEIR evaluates the potential for the project to result in impacts to biological resources in comparison to the impacts evaluated for the project site in the General Plan EIR (GPEIR).

The analysis in this section is based in part on the following technical report(s):

- *Biological Resources Technical Report: Yucaipa Valley Wine Country Specific Plan (BTR)*, Dudek, March 2023
- *Aquatic Resources Delineation Report: Yucaipa Valley Wine Country Specific Plan (ARDR)*, Dudek, February 2023

Complete copies of the BTR and ARDR are in Appendix D and Appendix E of this Draft SEIR, respectively.

5.4.1 Environmental Setting

5.4.1.1 REGULATORY AND PLANNING FRAMEWORK

Federal, State, and local regulations are listed in Table 5.4-1. For descriptions of these regulations, see Chapter 2 of the biological resources technical report in Appendix D.

Table 5.4-1 Regulations for Biological Resources

Federal	
Federal Endangered Species Act (FESA) of 1973 (16 USC 1531 et seq.)	Protects and conserves endangered or threatened species of plants and animals as well as their habitats.
Migratory Bird Treaty Act (MBTA)	Governs the take, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests.
Clean Water Act (CWA) Section 404	U.S. Army Corps of Engineers (USACE) regulation of discharge of dredged or fill materials into the “waters of the United States”
CWA Sections 401 and 402	Requirement for applicants for a federal license or permit that involve discharge to navigable waters to comply with applicable CWA provisions. In California the Regional Water Quality Control Board (RWQCB) must certify that project complies with water quality standards.
State	
California Fish and Game Code (CFG), Section 1600	Requires California Department of Fish and Wildlife (CDFW) notification of any proposed alteration of streambeds, rivers and lakes.
California Endangered Species Act (CESA) (CFG Sections 2050–2068)	Prohibits “take” of listed native species and their habitats that are threatened with extinction or experiencing significant decline which would lead to a threatened or endangered designation if not protected.
Native Plant Protection Act of 1977 (CFG Section 1900 et seq.)	Directs CDFW to carry out the legislature’s intent to preserve, protect and enhance rare and endanger plants in the State.
CFG Section 3503	States that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird except as provided by this code.

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5.4.1.2 METHODOLOGY

Biological Resources Report

Data regarding biological resources present in the 1,193.4-acre “study area” (plan area plus a 100-foot buffer) was obtained through a review of pertinent literature, field reconnaissance, habitat assessments, and protocol/focused surveys.

Literature Review

Prior to conducting a field assessment, a literature search and database review were conducted by biologists to evaluate the natural resources found or potentially occurring in the study area. The database review included the most recent versions of the California Natural Diversity Database (CNDDDB) and special-status species lists, the California Native Plant Society (CNPS) Inventory of Rare Plants, and information from the Planning and Conservation Report. These databases were reviewed to identify sensitive biological resources present or potentially present for the US Geological Survey (USGS) 7.5-minute quadrangle on which the majority of the study area is located (Yucaipa) and the eight surrounding quadrangles (Redlands, Forest Falls, Harrison Mountain, Keller Peak, Big Bear Lake, Sunnymead, El Casco, and Beaumont). Additionally, potential and historical drainages and aquatic features were investigated based on a review of USGS topographic maps, aerial photographs, the US Fish and Wildlife Service (USFWS) National Wetland Inventory database, and the Natural Resource Conservation Service’s Web Soil Survey. Also reviewed were the Yucaipa General Plan Update Draft EIR and Final EIR; Wilson Creek Estates Final EIR; Revised Biological Resources Assessment for Wilson Creek Estates; Jurisdictional Delineation for the Casa Blanca Specific Plan; and the Biological Resources Assessment, Focused Rare Plant Survey, and Burrowing Owl Survey Results for the Casa Blanca Specific Plan.

Field Surveys

The following biological surveys were conducted between April 2022 and September 2022—vegetation mapping, a general habitat assessment, a focused small mammal habitat assessment, aquatic resources delineation, focused surveys for special-status plants, and protocol surveys for burrowing owl and coastal California gnatcatcher. Some of the surveys were conducted for the entire site, and others for one or more project phases (see Figure 3-13, *Conceptual Phasing Plan*, for phase boundaries).

- Vegetation Mapping/Habitat Assessment
 - Entire site: April 4, April 6, May 18, June 22, July 12, July 13, and August 18
- Small Mammal Habitat Assessment
 - Entire site: September 29
- Burrowing Owl Protocol Surveys
 - Phases 1 to 3 only: April 11 to April 15
 - Suitable habitat in Phases 1 to 3 only: May 10 to 12, June 15 to 16, June 22 to 23, and July 12 to 13

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- Coastal California Gnatcatcher Protocol Survey
 - Suitable habitat within Phases 1 to 3 only: May 16, May 23, May 31, June 6, June 16, and June 23
- Special-Status Plant Focused Surveys
 - Phases 1 to 3 only: May 18, May 19, May 20, and May 23
 - Suitable habitat in Phases 1 to 3 only: September 21 and September 22
- Aquatic Resources Delineation
 - Entire site: June 28, June 29, August 18, and September 30

Though surveys in Phases 4 and 5 were not conducted for burrowing owl, coastal California gnatcatcher, and special-status plants, mitigation measures would require that surveys be conducted for Phases 4 and 5 (see Section 5.4.4.1).

Figure 5.4-1, *Special-Status-Plant Focused Survey Area*, and Figure 5.4-2, *Special-Status-Wildlife Protocol Survey Areas*, show where focused surveys were conducted in Phases 1 through 3 of the WCSP area.

Vegetation Community and Land Cover Mapping

Vegetation communities and land uses in the study area were mapped in the field using Environmental Systems Research Institute (ESRI) Collector, a mobile data collection application, on a digital aerial-based background. Following completion of the fieldwork, all vegetation linework was finalized using ArcGIS.

Flora

Latin and common names for plant species with a California Rare Plant Rank (CRPR) follow the CNPS Rare Plant Inventory. For plant species without a CRPR, Latin names follow the Jepson Online Interchange for California Floristics, and common names follow the California Natural Community List or the US Department of Agriculture Natural Resources Conservation Service Plants Database.

Fauna

All wildlife species detected during the field surveys by sight, vocalizations, burrows, tracks, scat, and other signs were recorded. The site was visually scanned with and without binoculars to identify wildlife. Latin and common names of animals follow Crother for reptiles and amphibians, American Ornithological Society for birds, and Wildon and Reeder for mammals.

Jurisdictional Delineation

Prior to conducting the jurisdictional delineation, the USFWS Wetland Inventory and the USGS National Hydrography Dataset were reviewed to determine if the study area contained any features mapped by the USFWS or USGS. Site-specific topographical data were reviewed in conjunction with current and historical aerials to determine the potential presence of nonwetland waters. Jurisdictional boundaries were mapped in the field using ESRI Collector on a mobile device. Small portions of the study area were inaccessible and were delineated via topographical and available aerial imagery.

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The jurisdictional delineation was conducted on four days in 2022: June 28, June 29, August 18, and September 30.

5.4.1.3 EXISTING CONDITIONS

Land Use

The study area sits at the foothills of the San Bernardino National Forest and predominantly encompasses undeveloped vacant land that is intersected by incised drainages and numerous dirt roads. The majority of the study area burned in 2020 during the El Dorado Fire, and vegetation is still recovering. The fire burned much of the native vegetation throughout the site. This has led to a dominance of nonnative herbaceous species and allowed for other fire-following species to colonize the site. The portion of the study area west of Jefferson Street, south of Fir Avenue, and north of Wilson Creek has been previously graded as part of a former subdivision.

The WCSP area is divided into five “phases,” as shown in Figure 3-13, *Conceptual Phasing Plan*. In 2016, the City Council approved the Wilson Creek Estates project, a phased TTM to subdivide approximately 236 gross acres into 184 single-family lots. Figure 3-6, *Wilson Creek Estates, Approved TTM 19974*, shows the location of the Wilson Creek Estates TTM area (WCE–Wine Country Subdivision), which occupies the southern portion of the WCSP area.

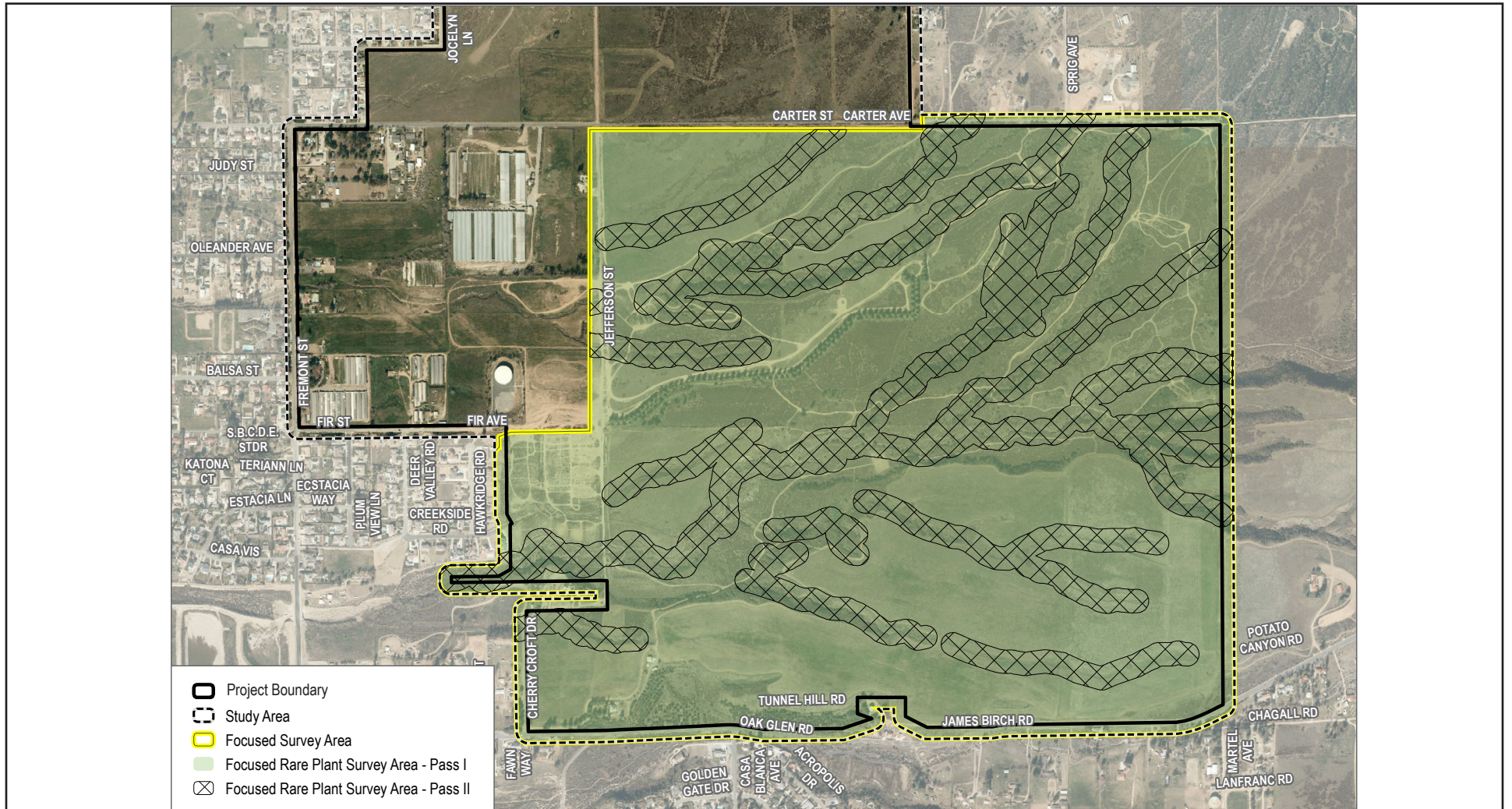
Drainage and Soils

Though unpaved roads intersect the majority of the study area, the central western portion of the study area is subject to the highest disturbance because this is where the WCSP abuts urban/developed areas, and there is a concentration of unpaved roads and graded areas, which have led to areas of exposed bare soils. The study area’s surface elevation ranges from approximately 2,930 to 3,600 feet above mean sea level and gently slopes down from the northern and eastern sides to the west. Drainages in the study area follow this pattern.

The study area consists of 12 soil complexes: Soboba-Hanford families association (2 percent to 15 percent slopes); Cieneba-Rock outcrop complex (30 percent to 50 percent slopes); Greenfield sandy loam (2 percent to 9 percent slopes); Greenfield cobbly sandy loam (5 percent to 15 percent slopes); Hanford coarse sandy loam (2 percent to 9 percent slopes); Ramona sandy loam (9 percent to 15 percent slopes); Saugus sandy loam (30 percent to 50 percent slopes); Soboba gravelly loamy sand (0 percent to 9 percent slopes); Soboba stony sandy loamy sand (2 percent to 9 percent slopes), Tujunga gravelly loamy sand (0 percent to 9 percent slopes); water; and psamments, fluvents, and frequently flooded soils. Figure 5.4-3, *Soils Map*, shows the locations of these soil types in the plan area.

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Figure 5.4-1 Special-Status-Plant Focused Survey Area



0 1,250
Scale (Feet)



Source: Dudek, 2023.

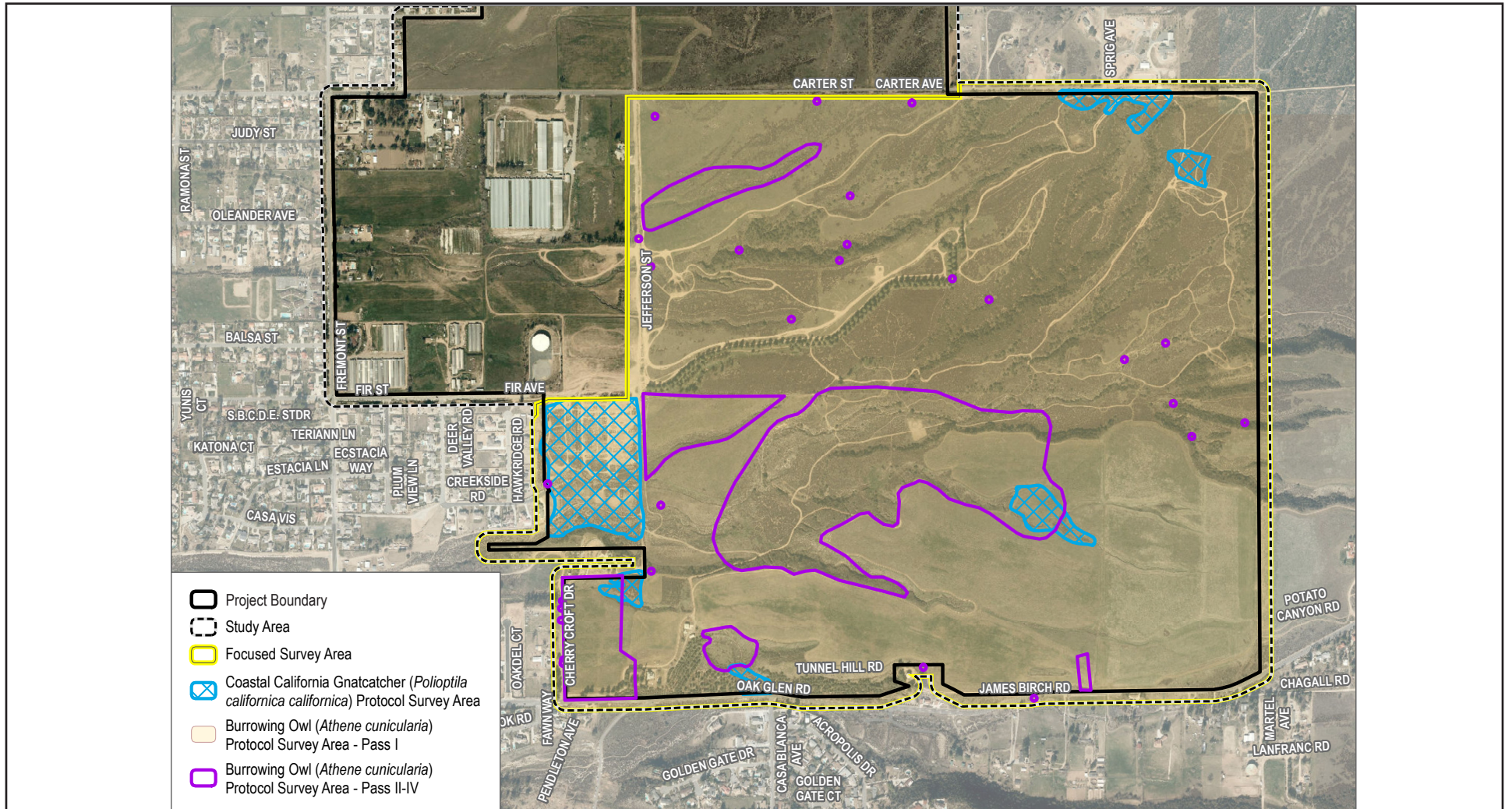
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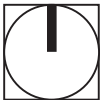
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Figure 5.4-2 Special-Status-Wildlife Protocol Survey Areas



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Scale (Feet)



Source: Dudek, 2023.

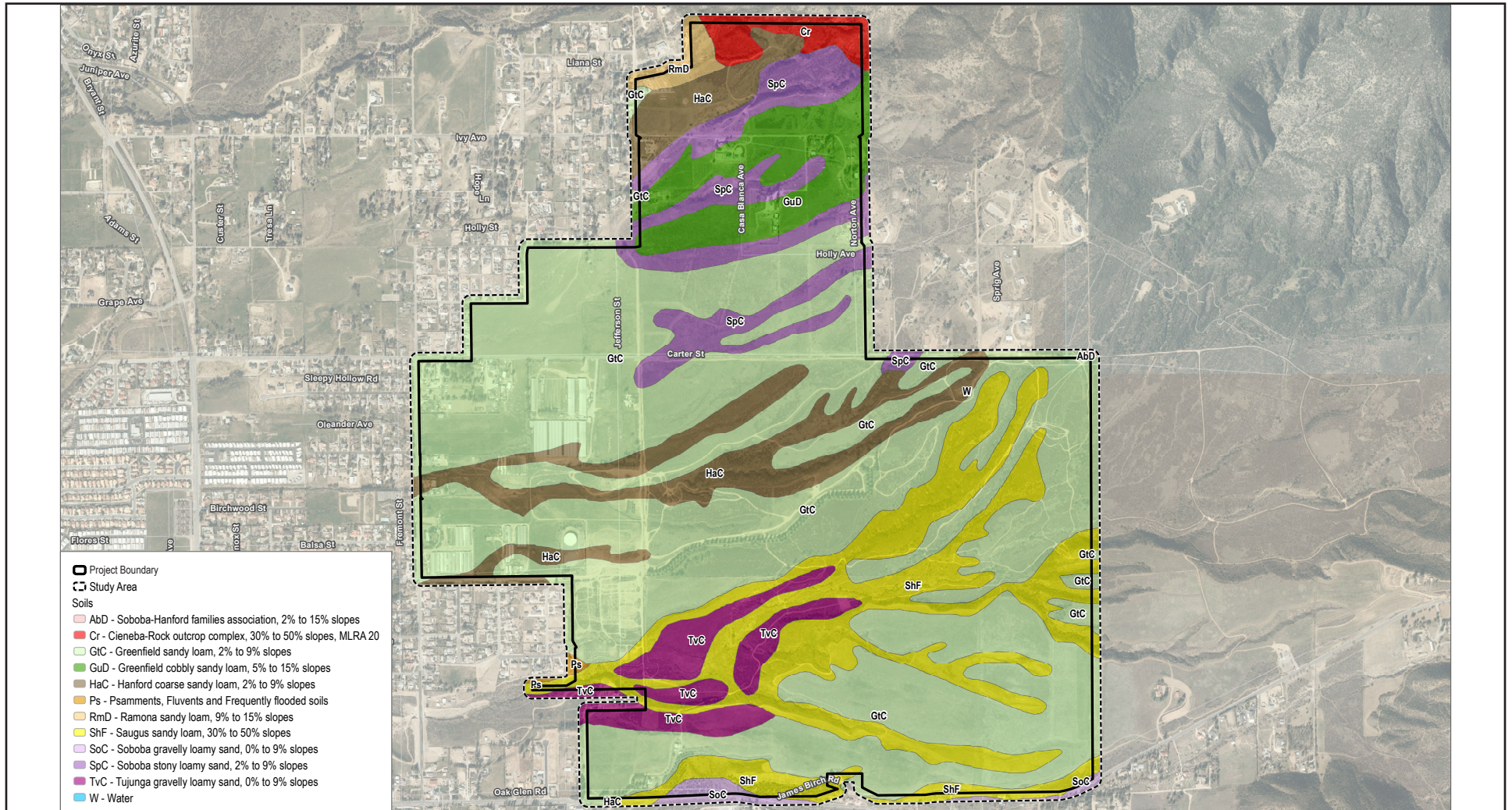
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Figure 5.4-3 Soils Map



0 1,800
Scale (Feet)



Source: Dudek, 2023.

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Watersheds and Hydrology

The study area is in the Yucaipa Creek subwatershed, which lies within the San Timoteo Wash watershed and the Santa Ana subbasin. The Yucaipa Creek subwatershed is 45.6 square miles and contains Yucaipa Creek, Wilson Creek, and Oak Glen Creek as prominent features in the watershed. Wilson Creek and Oak Glen Creek flow into Yucaipa Creek. Yucaipa Creek flows west and north through several downstream features before converging with the Santa Ana River. The Santa Ana River flows south and west, terminating at the Pacific Ocean. The study area is bisected by an upstream segment of Wilson Creek. Figure 5.4-4, *Hydrologic Resources Map*, shows the locations of the hydrologic resources in Yucaipa, including the WCSP area.

Vegetation Communities

A total of 21 vegetation communities or land cover types were mapped within the study area, as shown in Table 5.4-2, *Vegetation Communities and Land Cover Types in the Study Area*, and on Figure 5.4-5, *Vegetation Communities and Land Cover Types*. Due to historical agricultural activities and the El Dorado Fire, grass- and herb-dominated vegetation communities dominated the study area, covering 550.2 of 1,193.4 areas, or 46 percent of the study area. Of the remaining vegetation (643.3 acres), 150.7 acres (23 percent) were burned communities in post-fire recovery. Finally, 8.2 acres in the study area consist of special-status vegetation communities under CEQA. These communities include Palmer’s goldenbush scrub, white sage scrub, California Sycamore woodlands, basket bush–river hawthorn–desert olive patches, and scale broom scrub.

Table 5.4-2 Vegetation Communities and Land Cover Types in the Study Area

Vegetation Community or Land Cover Type	Floristic Alliance	Association	Ranking ¹	Acreage ²		
				Burned	Unburned	Total
Grass and Herb Dominated						
Post-fire herbaceous	<i>Erodium cicutarium</i> - <i>Hirschfeldia incana</i> - <i>Bromus</i> spp.- <i>Amsinckia</i> spp.	N/A	N/A	0.0	437.4	437.4
Upland mustards or star-thistle fields	<i>Hirschfeldia incana</i> Seminatural Alliance	<i>Hirschfeldia incana</i> (provisional)	GNA/SNA	0.0	80.9	80.9
Nonnative grassland	N/A	N/A	N/a	0.0	31.9	31.9
Grass and Herb Dominated Subtotal				0.0	550.2	550.2
Chaparral						
Chamise chaparral	<i>Adenostoma fasciculatum</i> Alliance	<i>Adenostoma fasciculatum</i>	G5/S5	46.8	5.2	52.0
		<i>Adenostoma fasciculatum</i> - <i>Eriogonum fasciculatum</i>	G4/S4	0.0	2.3	2.3
		<i>Adenostoma fasciculatum</i> -(<i>Lotus scoparius</i> - <i>Eriodictyon</i> spp.)	G5/S5	0.0	1.1	1.1

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Table 5.4-2 Vegetation Communities and Land Cover Types in the Study Area

Vegetation Community or Land Cover Type	Floristic Alliance	Association	Ranking ¹	Acreage ²		
				Burned	Unburned	Total
Scrub oak chaparral	<i>Quercus berberidifolia</i> Alliance	<i>Quercus berberidifolia-Adenostoma fasciculatum</i>	G4/S4	11.0	6.3	17.3
		<i>Quercus berberidifolia</i>	G4/S4	60.8	3.4	64.1
Deerweed silver lupine-yerba santa scrub	<i>Lotus scoparius-Lupinus albifrons-Erodiction spp.</i> Alliance	<i>Eriodictyon californicum-herbacous</i>	G5/S5	1.5	0.0	1.5
Chaparral Subtotal				120.1	18.2	138.3
Scrub						
California buckwheat scrub	<i>Eriogonum fasciculatum</i> Alliance	<i>Eriogonum fasciculatum</i>	G5/S5	17.8	44.2	61.9
Deer weed scrub	<i>Lotus scoparius</i> Alliance	<i>Lotus scoparius</i>	G5/S5	0.0	112.1	112.1
Palmer's goldenbush scrub ³	<i>Ericameria palmeri</i> Alliance	<i>Ericameria palemeri</i>	G3/S3 (provisional)	0.0	0.3	0.3
Sand-aster and perennial buckwheat fields	<i>Corethrogyne filaginoifolia-Eriogonum (elongatum, nudum)</i> Alliance	<i>Corethrogyne filaginifolia</i>	G4/S4	0.0	0.6	0.6
Bush mallow scrub	<i>Malacothamnus fasciculatus-Malacothamnus spp.</i> Alliance	<i>Malacothamnus fasciculatus</i>	G4/S4	0.0	1.4	1.4
White sage scrub ³	<i>Salvia apiana</i> Alliance	<i>Salvia apiana</i>	G3/S3	0.0	0.7	0.7
		<i>Salvia apiana-Hesperoyucca whipplei</i>	G4/S3	0.9	0.0	0.9
Scrub Subtotal				18.7	159.3	178.0
Riparian						
Mulefat thickets	<i>Baccharis salicifolia</i> Alliance	<i>Baccharis salicifolia-Sambucus nigra</i>	G4/S4	0.5	0.0	0.5
California sycamore woodlands ³	<i>Platanus racemose-Quercus agrifolia</i> Alliance	<i>Plantanus racemosa-Baccharis salicifolia</i>	G3/S3	0.0	1.7	1.7
Basket bush-river hawthorn-desert olive patches ³	<i>Rhus trilobata-Crataegus rivularis-Forestiera pubescens</i> Alliance	<i>Sambucus nigra</i>	G4/S3	0.0	0.7	0.7
Scale broom scrub ³	<i>Lepidospartum squamatum</i> Alliance	<i>Eriogonim fasciculatum-Lepidpspartum squamatum alluvial fan</i>	G3/S3	0.0	2.2	2.2
		<i>Lepidospartum squamatum-Amsinckia menziesii</i>	G3/S3	0.0	1.6	1.6
		<i>Lepidospartum squamatum-ephemeral annuals</i>	G2/S2	0.0	0.01	0.01

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Table 5.4-2 Vegetation Communities and Land Cover Types in the Study Area

Vegetation Community or Land Cover Type	Floristic Alliance	Association	Ranking ¹	Acreage ²		
				Burned	Unburned	Total
Riparian Subtotal				0.5	6.2	6.7
Woodland						
Coast live oak woodland and forest	<i>Quercus agrifolia</i> Alliance	<i>Quercus agrifolia</i>	G5/S4	2.0	0.0	2.0
Eucalyptus-tree of heaven-black locust groves	<i>Eucalyptus</i> spp.- <i>Alianthis altissima</i> - <i>Robinia pseudoacacia</i> <i>Eucalyptus-tree of heaven-black locust groves</i> Alliance	<i>Ailanthus altissima</i>	GNA/SNA	0.0	1.0	1.0
		<i>Eucalyptus (globulus, camaldulensis)</i>	GNA/SNA	0.0	2.0	2.0
Woodland subtotal				2.0	3.1	5.1
Unvegetated						
Unvegetated wash and river bottom	N/A	N/A	N/A	2.8	10.9	13.7
Unvegetated subtotal				2.8	10.9	13.7
Disturbed and Developed						
Ornamental plantings	N/A	N/A	N/A	6.7	12.0	18.7
Urban/developed	N/A	N/A	N/A	0.0	157.8	157.8
Disturbed habitat	N/A	N/A	N/A	0.0	125.0	125.0
Disturbed and developed subtotal				6.7	294.8	301.5
GRAND TOTAL²				150.7	1,042.6	1,193.4

Source: Dudek 2023.

¹ The conservation status of a vegetation community is designated by a number from 1 to 5, preceded by a letter reflecting the appropriate geographic scale of the assessment (G=global, N=national, and S=subnational). The numbers have the following meaning:

1 = critically imperiled, 2 = imperiled, 3 = vulnerable to extirpation or extinction, 4 = apparently secure, 5 = demonstrably widespread, abundant, and secure

N/A = not applicable, GNR = unranked, global rank not yet assessed, SNR = unranked, subnational rank not yet assessed

² Totals may not sum due to rounding.

³ Communities listed by California Department of Fish and Wildlife as high priority for inventory (i.e., State Rank [S] 1, 2, or 3).

The GPEIR lists the following land covers within the WCSP area: agriculture, Ceanothus mixed chaparral, Chamise chaparral, coastal sage scrub, and urban uses.

Plants and Wildlife Observed

Plants

A total of 217 species of native or naturalized plants, 157 native (72 percent) and 60 nonnative (28 percent), were recorded within the study area.

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Wildlife

A total of 71 wildlife species, consisting of 67 native species (94 percent) and 4 nonnative species (6 percent), were recorded within the study area or vicinity during surveys. Birds detected on or in the immediate vicinity of the study area included Bullock's oriole (*Icterus bullockii*), bushtit (*Psaltriparus minimus*), American kestrel (*Falco sparverius*), house finch (*Hoemorhous mexicanus*), ash-throated flycatcher (*Myiarchus cinerascens*), Cooper's hawk (*Accipiter cooperii*), Anna's hummingbird (*Calypte anna*), California scrub-jay (*Aphelocoma californica*), belted kingfisher (*Megaceryle alcyon*), northern mockingbird (*Mimus polyglottos*), California quail (*Callipepla californica*), turkey vulture (*Cathartes aura*), blue-gray gnatcatcher (*Poliophtila caerulea*), great horned owl (*Bubo virginianus*), band-tailed pigeon (*Patagioenas fasciata*), greater roadrunner (*Geococcyx californianus*), phainopepla (*Phainopepla nitens*), cliff swallow (*Petrochelidon pyrrhonota*), yellow-rumped warbler (*Setophaga coronata*), northern flicker (*Colaptes auratus*), house wren (*Troglodytes aedon*), lark sparrow (*Chondestes grammacus*), and wrentit (*Chamaea fasciata*). In addition, white-tailed kite (*Elanus leucurus*) was observed within the study area and bald eagle (*Haliaeetus leucoccephalus*) was observed flying overhead.

Mammals detected included coyote (*Canis latrans*), desert cottontail (*Sylvilagus audubonii*), Botta's pocket gopher (*Thomomys bottae*), California ground squirrel (*Otospermophilus beecheyi*), mule deer (*Odocoileus hemionus*), and northern raccoon (*Procyon lotor*).

Reptiles detected included western fence lizard (*Sceloporus occidentalis*), common side-blotched lizard (*Uta stansburiana*), coastal tiger whiptail (*Aspidoscelis tigris stejnegeri*), coachwhip (*Coluber flagellum*), and western rattlesnake (*Crotalus oreganus*).

Figure 5.4-6, *Wildlife Observed in the Study Area*, shows the locations where wildlife species were observed.

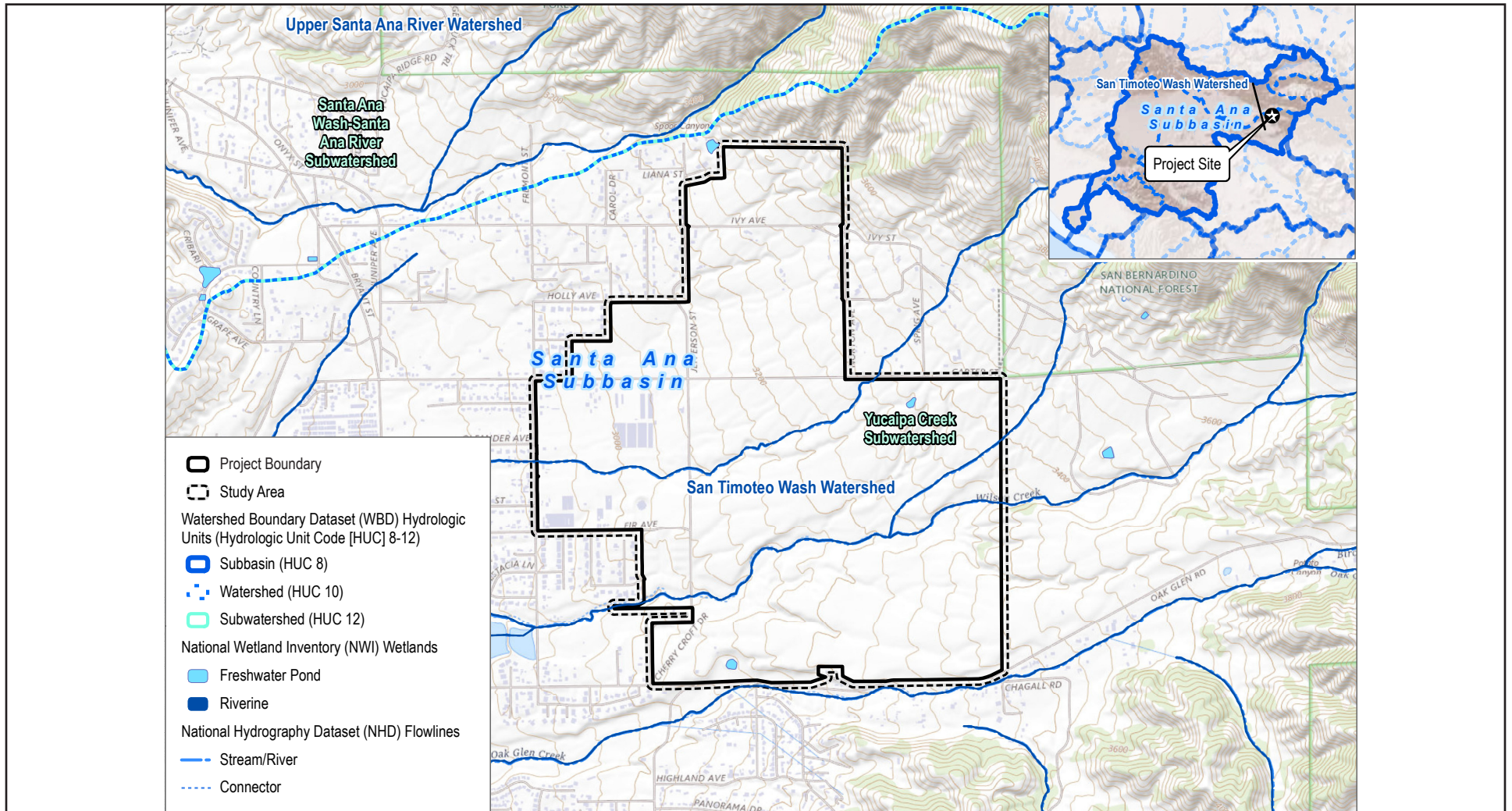
Special-Status Plants

Special-status plants include those listed or candidates for listing as threatened or endangered by the USFWS and CDFW, and species identified as rare by the CNPS—particularly with designations of CRPR 1A, presumed extinct in California; CRPRA 1B, rare, threatened, or endangered throughout its range; and CRPR 2, rare or endangered in California, more common elsewhere.

Based on the results of the literature review and database searches, 70 special-status plant species were reported in the CNDDDB and CNPS databases as occurring in the nine USGS 7.5-minute quadrangles containing and surrounding the study area.

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Figure 5.4-4 Hydrologic Resources Map



0 2,700
Scale (Feet)



Source: Dudek, 2023.

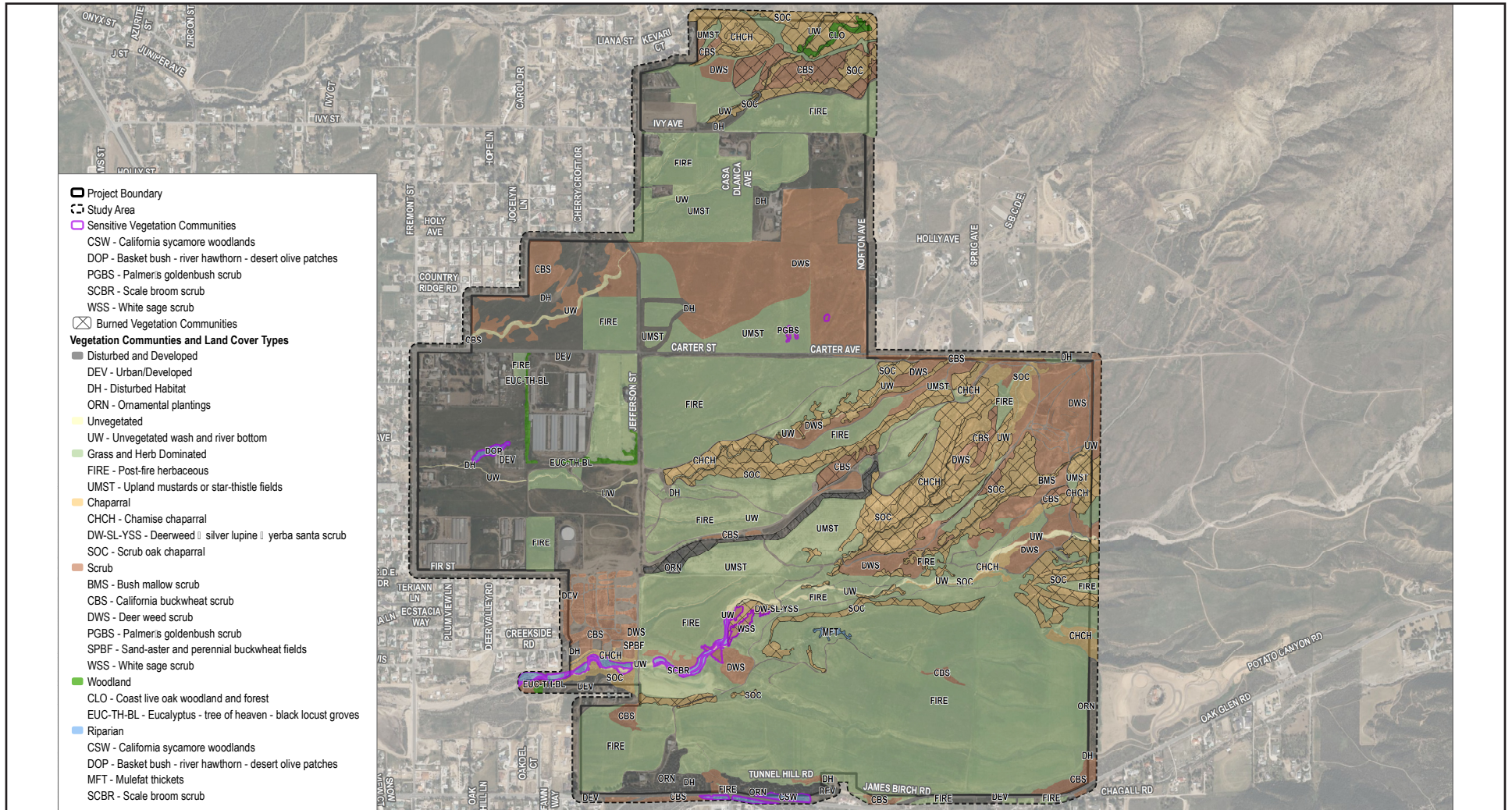
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Figure 5.4-5 Vegetation Communities and Land Cover Types



Source: Dudek, 2023.

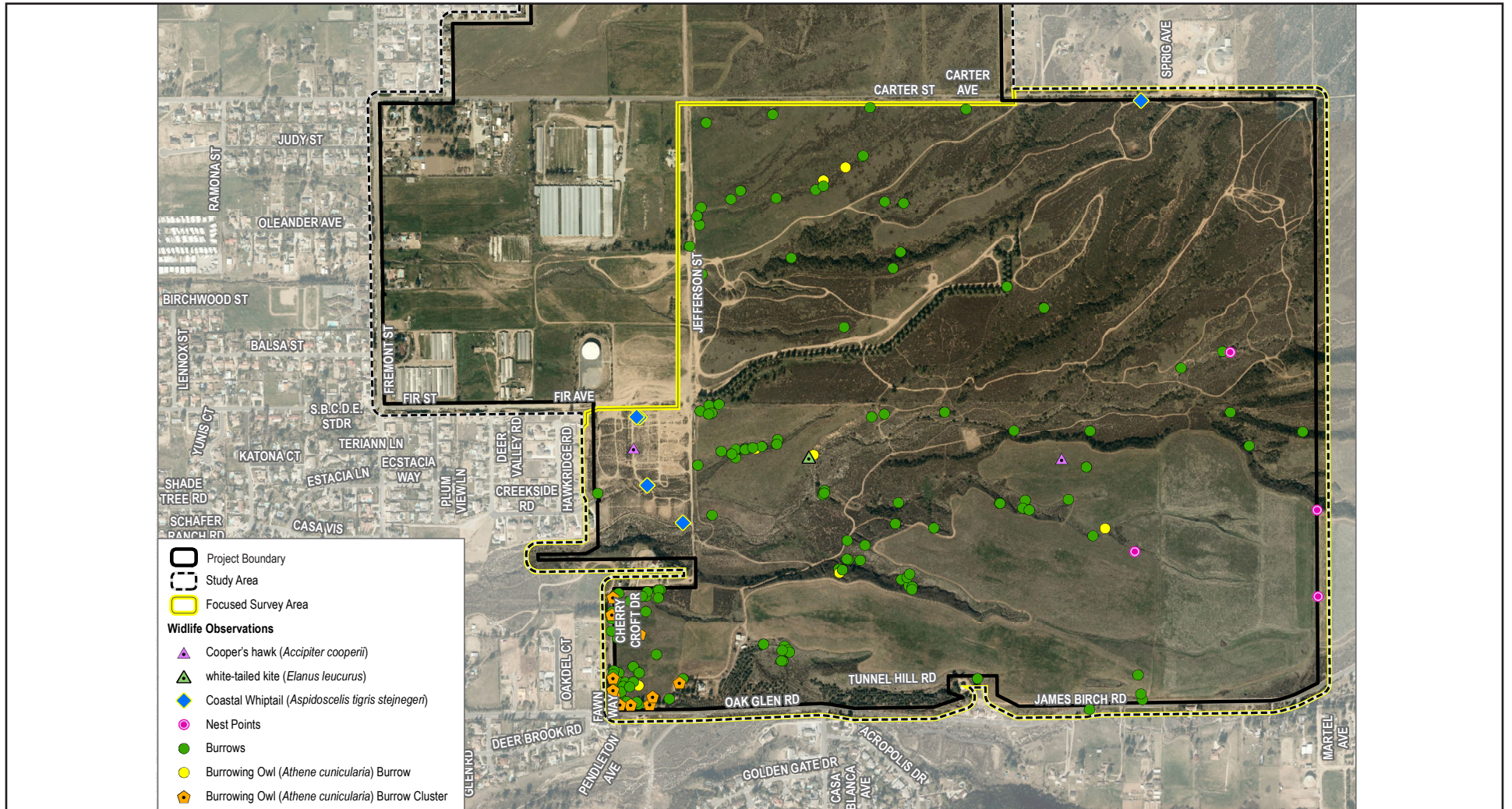
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Figure 5.4-6 Wildlife Observed in the Study Area



0 1,250
Scale (Feet)



Source: Dudek, 2023.

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Several species were determined to have a moderate to high potential to occur based on suitable soils and vegetation communities present in the study area and historical occurrences. These “target” species were Yucaipa onion, Jaeger’s milk-vetch, Parry’s spineflower, white-bracted spineflower, California satintail, Hall’s monardella, salt spring checkerbloom, southern jewelflower, and San Bernardino aster. Therefore, focused surveys for these species were conducted in Phases 1, 2, and 3, including in the WCE–Wine Country Subdivision area. No special-status plant species, including target species, were observed during the 2022 surveys. These target species are discussed in Table 5.4-3, *Special-Status Plant Species with Potential to Occur in the Study Area*. Table 5.4-3 also lists species with moderate potential to occur in Phases 4 and 5. There were no additional special-status plant species that were determined to have a moderate or high potential to occur in Phases 4 and 5 based on the soils, vegetation communities (habitat) present, elevation range, and previous known locations.

Table 5.4-3 Special-Status Plant Species with Potential to Occur in the Study Area

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations / Life Form / Blooming Period / Elevation Range (Feet)	Phases 1–3, Including WCE–Wine Country Subdivision Area Potential to Occur	Phases 4 and 5 Potential to Occur
<i>Allium marvinii</i>	Yucaipa onion	None/None/1B.2	Chaparral / perennial bulbiferous herb / Apr–May / 2,490–3,490	Low Potential. While the study area is within the species’ known elevation range and suitable chaparral vegetation is present, this species was not detected during the May 2022 focused surveys. The study area is just north of the species’ known geographic range.	Moderate Potential. The study area is within the species’ known elevation range and suitable chaparral vegetation is present. The study area is just north of the species’ known geographic range.
<i>Astragalus pachypus</i> var. <i>jaegeri</i>	Jaeger’s milk-vetch	None/None/1B.1	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland; rocky (sometimes), sandy (sometimes) / perennial shrub / Dec–June / 1,195–3,195	Low Potential. While the study area is within the species’ known elevation range and contains suitable chaparral and coastal scrub, this species was not detected during the May 2022 focused surveys.	Moderate Potential. The study area is within the species’ known elevation range and contains suitable chaparral and coastal scrub to support this species.
<i>Chorizanthe parryi</i> var. <i>parryi</i>	Parry’s spineflower	None/None/1B.1	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland; openings, rocky (sometimes), sandy (sometimes) / annual herb / Apr–June / 900–4,000	Low Potential. While the study area is within the species’ known elevation range and contains suitable chaparral, coastal scrub, and grassland vegetation, this species was not detected during the May 2022 focused surveys.	Moderate Potential. The study area is located within the known elevation range and contains suitable chaparral, coastal scrub, and grassland vegetation to support this species.

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Table 5.4-3 Special-Status Plant Species with Potential to Occur in the Study Area

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations / Life Form / Blooming Period / Elevation Range (Feet)	Phases 1–3, Including WCE–Wine Country Subdivision Area Potential to Occur	Phases 4 and 5 Potential to Occur
<i>Chorizanthe xanti</i> var. <i>leucotheca</i>	White-bracted spineflower	None/None/1B.2	Coastal scrub, Mojavean desert scrub, pinyon and juniper woodland; gravelly (sometimes), sandy (sometimes) / annual herb / Apr–June / 985–3,935	Low Potential. While the study area is within the species' known elevation range and contains suitable chaparral vegetation, this species was not detected during the May 2022 focused surveys.	Moderate Potential. The study area is within the species' known elevation range and contains suitable chaparral vegetation to support this species.
<i>Imperata brevifolia</i>	California satintail	None/None/2B.1	Chaparral, coastal scrub, meadows and seeps, Mojavean desert scrub, riparian scrub; mesic / perennial rhizomatous herb / Sep–May / 0–3,985	Low Potential. While the study area is within the species' known elevation range and contains suitable chaparral and coastal scrub vegetation, this species was not detected during the May or September 2022 focused surveys.	Moderate Potential. The study area is within the species' known elevation range and contains suitable chaparral and coastal scrub vegetation to support this species.
<i>Monardella macrantha</i> ssp. <i>hallii</i>	Hall's monardella	None/None/1B.3	Broadleaved upland forest, chaparral, cismontane woodland, lower montane coniferous forest, valley and foothill grassland / perennial rhizomatous herb / June–Oct / 2,395–7,200	Low Potential. While the study area is within the species' known elevation range and contains suitable chaparral and grassland vegetation, this species was not detected during the May 2022 focused surveys.	Moderate Potential. The study area is within the species' known elevation range and contains suitable chaparral and grassland vegetation to support this species.
<i>Sidalcea neomexicana</i>	Salt spring checkerbloom	None/None/2B.2	Chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, playas; alkaline, mesic/perennial herb / Mar–June / 50–5,015	Low Potential. While the study area is within the species' known elevation and geographic range and contains suitable chaparral and coastal scrub vegetation, this species was not detected during the May 2022 focused surveys.	Moderate Potential. The study area is within the species' known elevation and geographic range and contains suitable chaparral and coastal scrub vegetation to support this species.
<i>Streptanthus campestris</i>	Southern jewelflower	None/None/1B.3	Chaparral, lower montane coniferous forest, pinyon and juniper woodland; rocky / perennial herb / (Apr) May–July / 2,950–7,545	Low Potential. While the study area is within the species' known elevation range and contains suitable chaparral vegetation, this species was not detected during the May 2022 focused surveys.	Moderate Potential. The study area is within the species' known elevation range and contains suitable chaparral vegetation to support this species.

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Table 5.4-3 Special-Status Plant Species with Potential to Occur in the Study Area

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations / Life Form / Blooming Period / Elevation Range (Feet)	Phases 1–3, Including WCE–Wine Country Subdivision Area Potential to Occur	Phases 4 and 5 Potential to Occur
<i>Symphotrichum defoliatum</i>	San Bernardino aster	None/None/1B.2	Cismontane woodland, coastal scrub, lower montane coniferous forest, marshes and swamps, meadows and seeps, valley and foothill grassland; streambanks / perennial rhizomatous herb / July–Nov / 5–6,690	Low Potential. While the study area is within the species' known elevation range and contains suitable coastal scrub and grassland vegetation, this species was not detected during the September 2022 focused surveys.	Moderate Potential. The study area is within the species' known elevations range and contains suitable coastal scrub, grassland vegetation, and streambanks to support this species.

Source: Dudek 2023.

Notes: CRPR = California Rare Plant Rank

CRPR 1B: Plants rare, threatened, or endangered in California and elsewhere.

CRPR 2B: Plants rare, threatened, or endangered in California, but more common elsewhere.

Threat Rank:

1: Seriously threatened in California (over 80 percent of occurrences threatened/high/degree and immediacy of threat)

2: Moderately threatened in California (20 percent to 80 percent of occurrences threatened/moderate degree and immediacy of threat)

3: Not very threatened in California (<20 percent of occurrence threatened/low degree and immediacy of threat or no current threats known)

The GPEIR also identified that a majority of the City, including the WCSP area, has been known to have Plummer's mariposa lily.

Special-Status Wildlife

Special-status wildlife include those listed, or candidates for listing, as threatened or endangered by the USFWS and CDFW and those designated as Species of Special Concern by CDFW and as sensitive by USFWS.

Based on the result of the literature review and database searches, 62 special-status wildlife species were reported in the CNDDDB and USFWS databases as occurring in the plan area. Of these, burrowing owl, coastal California gnatcatcher, San Bernardino kangaroo rat, and Stephens' kangaroo rat were determined to have potential to occur based on suitable habitat present in the study area and historical occurrences. Therefore, focused protocol-level surveys were conducted for burrowing owl and coastal California gnatcatcher, and a focused habitat assessment was conducted for San Bernardino kangaroo rat and Stephens' kangaroo rat. There is no USFWS-designated critical habitat for listed wildlife species overlapping the study area (Dudek 2023).

Three special-status wildlife species (white-tailed kite, bald eagle, and coastal tiger whiptail) were observed within the study area. An additional 15 special-status wildlife species were determined to have a moderate or high potential to occur within the study area based on habitat present and/or previous known locations in CNDDDB records. The details of these species are presented in Table 5.4-4, *Special-Status Wildlife Species Observed or with Moderate or High Potential to Occur in the Study Area*. No other nonlisted, special-status wildlife species were observed or determined to have at least a moderate potential to occur in the study area. No other listed, special-status species were observed or determined to have at least a low potential to occur in the study area.

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Protocol-level surveys for burrowing owl were positive for burrowing owl signs, but no individuals were observed. Protocol-level surveys for coastal California gnatcatcher were negative (Dudek 2023). The focused habitat assessments for both San Bernardino kangaroo rat and Stephens' kangaroo rat were negative.

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Table 5.4-4 Special-Status Wildlife Species Observed or with Moderate or High Potential to Occur in the Study Area

Scientific Name	Common Name	Status (Federal/State)	Habitat	Phases 1-3, including WCE–Wine Country Subdivision Area Potential to Occur	Phases 4 and 5 Potential to Occur
Amphibians					
<i>Spea hammondi</i>	Western spadefoot	None/SSC	Primary grassland and vernal pools, but also ephemeral wetlands that persist at least 3 weeks in chaparral, coastal scrub, valley-foothill woodlands, pastures, and other agriculture.	Moderate Potential. The study area contains suitable ephemeral water features in chaparral, coastal scrub, and valley-foothill woodlands habitat. The nearest mapped CNDDDB occurrence is 3 miles from the study area in temporary rain pools where adult, larvae, and egg masses were observed.	Moderate Potential. The study area contains suitable ephemeral water features in chaparral, coastal scrub, and valley-foothill woodlands habitat. The nearest mapped CNDDDB occurrence is 3 miles from the study area in temporary rain pools where adult, larvae, and egg masses were observed.
Birds					
<i>Athene cucularia</i> (burrow sites and some wintering sites)	Burrowing owl	BCC/SSC	Nests and forages in grassland, open scrub, and agriculture, particularly with ground squirrel burrows.	High Potential. The study area contains suitable grassland and scrub habitat. Field surveys conducted in spring 2022 were positive for burrowing owl sign (i.e., pellets) from a previous season, but no individuals were observed.	High Potential. The study area contains suitable grassland and scrub habitat. In addition, suitable burrows and burrowing owl sign (i.e., pellets) were mapped within Phases 1 to 3 during the 2022 focused surveys.
<i>Elanus leucurus</i> (nesting)	White-tailed kite	None/FP	Nests in woodland, riparian, and individual trees near open lands; forages opportunistically in grassland, meadows, scrubs, agriculture, emergent wetland, savanna, and disturbed lands.	Present. The study area contains grasslands and disturbed areas suitable for foraging. Additionally, the study area contains some trees suitable for nesting; however, many were burned as a result of the El Dorado Fire and therefore do not contain sufficient canopy structure to support nesting.	High Potential. The study area contains grasslands and disturbed areas suitable for foraging. Additionally, the study area contains some trees suitable for nesting; however, many were burned as a result of the El Dorado Fire and therefore do not contain sufficient canopy structure to support nesting.
<i>Haliaeetus leucocephalus</i> (nesting and wintering)	Bald eagle	FPD/FP, SE	Nests in forested areas adjacent to large bodies of water, including seacoasts, rivers, swamps, large lakes; winters near large bodies of water in lowlands and mountains.	Present. While the study area lacks suitable forest habitats and surface water features necessary for nesting and foraging, a bald eagle was observed flying overhead during the 2022 field surveys. This individual may move through the study area, but is not expected to nest or winter.	Not Expected to Nest or Winter. While the study area lacks suitable forest habitats and surface water features necessary for nesting and foraging, a bald eagle was observed flying overhead of Phases 1 to 3 during the 2022 field surveys. Bald eagle may move through the study area, but is not expected to nest or winter.
<i>Lanius ludovicianus</i> (nesting)	Loggerhead shrike	None/SSC	Nests and forages in open habitats with scattered shrubs, trees, or other perches	Moderate Potential. The study area contains open habitats with scattered shrubs and trees suitable for nesting/foraging. The nearest CNDDDB occurrence	Moderate Potential. The study area contains open habitats with scattered shrubs and trees suitable for nesting/foraging. The nearest CNDDDB

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Table 5.4-4 Special-Status Wildlife Species Observed or with Moderate or High Potential to Occur in the Study Area

Scientific Name	Common Name	Status (Federal/State)	Habitat	Phases 1-3, including WCE–Wine Country Subdivision Area Potential to Occur	Phases 4 and 5 Potential to Occur
				is approximately 9 miles away near San Timoteo Canyon Road.	occurrence is approximately 9 miles away near San Timoteo Canyon Road.
<i>Polioptila californica californica</i>	Coastal California gnatcatcher	FT/SSC	Nests and forages in various sage scrub communities, often dominated by California sagebrush and buckwheat; generally avoids nesting in areas with a slope of greater than 40 percent; majority of nesting at less than 1,000 feet above mean sea level.	Not Expected to Occur. The study area lacks large stands of sage scrub habitat and is located at an elevation well above the range in which the majority of coastal California gnatcatchers nest. Additionally, coastal California gnatcatcher field surveys conducted in 2022 were negative.	Low Potential to Occur. The study area is located at the northern limit of this species' geographic range, lacks large strands of sage scrub habitat, and is located at an elevation well above the range in which the majority of coastal California gnatcatchers nest. In addition, field surveys conducted in 2022 for coastal California gnatcatcher within Phases 1 to 3 were negative. However, fragmented strands of California buckwheat are present within this portion of the study area and could support this species.
Mammals					
<i>Chaetodipus californicus femoralis</i>	Dulzura pocket mouse	None/SSC	Open habitat, coastal scrub, chaparral, oak woodland, chamise chaparral, mixed-conifer habitats; disturbance specialist; 0 to 3,000 feet above mean sea level.	High Potential. The study area contains suitable coastal scrub, oak woodland, and open habitat. Additionally, a large portion of the study area has been disturbed by fire, which could be suitable to this disturbance-adapted species. The nearest mapped CNDDDB occurrence is approximately 10 miles southwest in Banning.	High Potential. The study area contains suitable coastal scrub, oak woodland and open habitat. Additionally, a large portion of the study area has been disturbed by fire, which could be suitable to this disturbance-adapted species. The nearest mapped CNDDDB occurrence is approximately 10 miles southwest in Banning.
<i>Chaetodipus fallax fallax</i>	Northwestern San Diego pocket mouse	None/SSC	Coastal scrub, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinyon-juniper, and annual grassland.	High Potential. The study area contains coastal scrub, chaparral, and annual grassland habitat. There are multiple CNDDDB occurrences less than 5 miles west of the study area.	High Potential. The study area contains suitable coastal scrub, chaparral, and annual grassland habitat. There are multiple CNDDDB occurrences less than 5 miles of study area.
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	None/SSC	Coastal scrub, desert scrub, chaparral, cacti, rocky areas.	High Potential. The study area contains suitable chaparral and coastal scrub habitat. The nearest CNDDDB occurrence is approximately 2.5 miles west of the study area near Mill Creek Road.	High Potential. The study area contains suitable chaparral and coastal scrub habitat. The nearest CNDDDB occurrence is approximately 2.5 miles west of the study area near Mill Creek Road.

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Table 5.4-4 Special-Status Wildlife Species Observed or with Moderate or High Potential to Occur in the Study Area

Scientific Name	Common Name	Status (Federal/State)	Habitat	Phases 1-3, including WCE–Wine Country Subdivision Area Potential to Occur	Phases 4 and 5 Potential to Occur
<i>Onychomys torridus ramona</i>	Southern grasshopper mouse	None/SSC	Grassland and sparse coastal scrub.	Moderate Potential. The study area grassland and coastal scrub, but the substrate is not as sandy as typically preferred by this species. The nearest CNDDDB occurrence is a historical record, mapped approximately 8 miles south of the study area.	Moderate Potential. The study area contains suitable grassland and coastal scrub, but the substrate is not as sandy as typically preferred by this species. The nearest CNDDDB occurrence is a historical record, mapped approximately 8 miles south of the study area.
<i>Perognathus longimembris brevinasus</i>	Los Angeles pocket mouse	None/SSC	Lower-elevation grassland, alluvial sage scrub, and coastal scrub	Moderate Potential. The study area contains suitable grassland and coastal scrub. Additionally, the study area is primarily composed of sandy soils, a preferred microhabitat characteristic of the Los Angeles pocket mouse. The nearest CNDDDB occurrence is approximately 5 miles away in Highland Springs.	Moderate Potential. The study area contains suitable grassland and coastal scrub. Additionally, the study area is primarily composed of sandy soils, a preferred microhabitat characteristic of the Los Angeles pocket mouse. The nearest CNBBD occurrence is approximately 5 miles away in Highland Springs.
<i>Dipodomus merriami parvis</i>	San Bernardino kangaroo rat	FE/SSC, SCE	Sparse scrub habitat, alluvial scrub/coastal scrub habitats on gravelly and sandy soils near river and stream terraces.	Not Expected to Occur. While the study area contains suitable coastal scrub habitat, it lacks river and stream terraces. Most local CNDDDB occurrences are associated with the Santa Ana River floodplain. A focused habitat assessment for the San Bernardino kangaroo rat was conducted within the study area by a permitted biologist. The habitat assessment found that the study area primarily consists of chamise and chaparral at higher elevations and grasslands and disturbed habitats at lower elevations. Wilson Creek runs through the southern part of the study area, but lacks habitat suitable for this species. Focused surveys for San Bernardino kangaroo rat along Wilson Creek immediately west of the study area did not record any in 2012. Other focused surveys for San Bernardino kangaroo rat in other areas of the North Bench (including the Oak Glen Creek Specific Plan) have also been negative.	Not Expected to Occur. While the study area contains suitable coastal scrub habitat, it lacks river and stream terraces. Most local CNDDDB occurrences are associated with the Santa Ana River floodplain. A focused habitat assessment for the San Bernardino kangaroo rat was conducted within the study area by a permitted biologist. The habitat assessment found that the study area primarily consists of chamise and chaparral at higher elevations and grasslands and disturbed habitats at lower elevations. Wilson Creek runs through the southern part of the study area, but lacks habitat suitable for this species. Other focused surveys for San Bernardino kangaroo rat in other areas of the North Bench (including the Oak Glen Creek Specific Plan) have also been negative.

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Table 5.4-4 Special-Status Wildlife Species Observed or with Moderate or High Potential to Occur in the Study Area

Scientific Name	Common Name	Status (Federal/State)	Habitat	Phases 1-3, including WCE–Wine Country Subdivision Area Potential to Occur	Phases 4 and 5 Potential to Occur
<i>Dipodomys stephensi</i>	Stephens' kangaroo rat	FE/ST	Annual and perennial grassland habitats, coastal scrub or sage or sagebrush with sparse canopy cover, or disturbed areas.	Not Expected to Occur. The study area contains suitable perennial and annual grassland and coastal scrub general habitat. The study area is north of all known records, with the nearest mapped CNDDDB occurrence being approximately 8 miles south of the study area in Nicklin. A focused habitat assessment for the Stephens' kangaroo rat was conducted within the study area by a permitted biologist. The habitat assessment concluded that there is no suitable habitat for this species.	Not Expected to Occur. The study area contains suitable perennial and annual grassland and coastal scrub general habitat. The study area is north of all known records, with the nearest mapped CNDDDB occurrence being approximately 8 miles south of the study area in Nicklin. A focused habitat assessment for the Stephens' kangaroo rat was conducted within the study area by a permitted biologist. The habitat assessment concluded that there is no suitable habitat for this species.
<i>Taxidea taxus</i>	American badger	None/SSC	Dry, open, treeless areas; grasslands, coastal scrub, agriculture, and pastures, especially with friable soils.	High Potential. The study area contains suitable dry, open, treeless areas and grassland and coastal scrub habitat. Additionally, the two most prominent soils series mapped in the area (Greenfield and Saugus) are friable. Finally, the study area contains burrows that have the potential to support American badger. The nearest CNDDDB occurrence is approximately 2 miles northwest near Mill Creek Road.	High Potential. The study area contains suitable dry, open, treeless areas and grassland and coastal scrub habitat. Additionally, the two most prominent soils series mapped in the area (Greenfield and Saugus) are friable. Finally, the study area contains burrows that have potential to support American badger. The nearest CNDDDB occurrence is approximately 2 miles northeast near Mill Creek Road.
Reptiles					
<i>Anniella stebbinsi</i>	Southern California legless lizard	None/SSC	Coastal dunes, stabilized dunes, beaches, dry washes, valley-foothill, chaparral, and scrubs; pine, oak, and riparian woodlands; associated with sparse vegetation and moist sandy or loose, loamy soils.	Moderate Potential. The study area contains suitable dry washes and valley-foothill, chaparral, and scrub habitat. Additionally, the most prominent soils series mapped in the area are described as sandy loam soils. However, the study area is generally dominated by annual grass and forbs, so the vegetation may be too dense for this species to occur. The nearest CNDDDB occurrence is approximately 0.5 mile southwest in Yucaipa.	Moderate Potential. The study area contains suitable dry washes and valley-foothill, chaparral, and scrub habitat. Additionally, the most prominent soils series mapped in the area are described as sandy loam soils. However, the study area is generally dominated by annual grass and forbs, so the vegetation may be too dense for this species to occur. The nearest CNDDDB occurrence is approximately 0.5 mile southwest in Yucaipa.

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Table 5.4-4 Special-Status Wildlife Species Observed or with Moderate or High Potential to Occur in the Study Area

Scientific Name	Common Name	Status (Federal/State)	Habitat	Phases 1-3, including WCE–Wine Country Subdivision Area Potential to Occur	Phases 4 and 5 Potential to Occur
<i>Arizona elegans occidentalis</i>	California glossy snake	None/SSC	Arid scrub, rocky washes, grasslands, chaparral, open areas with loose soil	Moderate Potential. The study area contains suitable grassland and chaparral habitat with some open areas. Additionally, the most prominent soils series mapped in the area are described as generally loose, sandy loam soils. The nearest CNDDB occurrence is approximately 6 miles northwest along Greenspot Road.	Moderate Potential. The study area contains suitable grassland and chaparral habitat with some open areas. Additionally, the most prominent soils series mapped in the area are described as generally loose, sandy loam soils. The nearest CNDDB occurrence is approximately 6 miles northwest along Greenspot Road.
<i>Aspidoscelis tigris stejnegeri</i>	Coastal tiger whiptail	None/SSC	Hot and dry areas with sparse foliage, including chaparral, woodland, and riparian areas.	Present. The study area contains suitable chaparral and woodland habitat. This species was detected during the 2022 surveys.	High Potential. The study area contains suitable chaparral and woodland habitat. This species was not detected within Phases 4 and 5 during 2022 surveys, but was detected immediately south in the remainder of the study area.
<i>Crotalus ruber</i>	Red diamondback rattlesnake	None/SSC	Coastal scrub, chaparral, oak and pine woodlands, rocky grasslands, cultivated areas, and desert flats.	Moderate Potential. The study area contains suitable coastal scrub, chaparral, and oak woodland habitat. The nearest CNDDB occurrence is approximately 8 miles northwest near Greenspot Road. All local CNDDB occurrences record dead adult individuals found on roads.	Moderate Potential. The study area contains suitable coastal scrub, chaparral, and oak woodland habitat. The nearest CNDDB occurrence is approximately eight miles northwest near Greenspot Road. All local CNDDB occurrences record dead adult individuals found on roads.
<i>Phrynosoma blainvillii</i>	Blainville's horned lizard	None/SSC	Open areas of sandy soil in valleys, foothills, and semi-arid mountains including coastal scrub, chaparral, valley-foothill hardwood, conifer, riparian, pine-cypress, juniper, and annual grassland habitats.	High Potential. The study area contains suitable coastal scrub, chaparral, and annual grassland habitat. Additionally, the most prominent soils series mapped in the area are described as generally sandy loam soils. The nearest mapped CNDDB occurrence is 0.5 mile west of the study area where one adult was observed.	High Potential. The study area contains suitable coastal scrub, chaparral, and annual grassland habitat. Additionally, the most prominent soils series mapped in the area are described as generally sandy loam soils. The nearest mapped CNDDB occurrence is approximately 0.5 mile west of the study area where one adult was observed.
<i>Salvadora hexalepis virgulata</i>	Coast patch-nosed snakes	None/SSC	Brushy or shrubby vegetation; requires small mammal burrows for refuge and overwintering sites.	High Potential. The study area contains shrubby coastal scrub and chaparral vegetation. The nearest CNDDB occurrence is approximately 2 miles northwest of the study area near Mill Creek Road.	High Potential. The study area contains suitable shrubby coastal scrub and chaparral vegetation. The nearest CNDDB occurrence is approximately 2 miles northwest of the study area near Mill Creek Road.

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Table 5.4-4 Special-Status Wildlife Species Observed or with Moderate or High Potential to Occur in the Study Area

Scientific Name	Common Name	Status (Federal/State)	Habitat	Phases 1-3, including WCE–Wine Country Subdivision Area Potential to Occur	Phases 4 and 5 Potential to Occur
Invertebrates					
<i>Bombus crotchii</i>	Crotch bumble bee	None/SCT	Open grassland and scrub communities supporting suitable floral resources.	High Potential. The study area contains grassland and scrub communities with <i>Phacelia</i> , <i>Clarkia</i> , <i>Eriogonum</i> , <i>Eschscholzia</i> , and <i>Antirrhinum</i> species, which have been identified as preferred food plant genera. The eastern portion of the study area overlaps with CNDDB record of this species in Calimesa; however, the exact location of the record is unknown.	High Potential. The study area contains grassland and scrub communities with <i>Phacelia</i> , <i>Clarkia</i> , <i>Eriogonum</i> , <i>Eschscholzia</i> , and <i>Antirrhinum</i> species, which have been identified as preferred food plant genera. The eastern portion of the study area overlaps with CNDDB record of this species in Calimesa; however, the exact location of the record is unknown.

Source: Dudek 2023.

Notes: CNDDB: California Natural Diversity Database

FE: Federally listed as endangered; FT: Federally listed as threatened; FPD: Federally proposed for delisting; BCC: US Fish and Wildlife Service Bird of Conservation Concern;

SSC: California Species of Special Concern; FP: California Fully Protected Species; WL: California Watch List Species; SE: State listed as endangered; ST: State listed as threatened; SCE: State candidate for listing as endangered;

SCT: State candidate for listing as threatened.

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Potential Aquatic Resources

The jurisdictional aquatic resources delineation identified numerous ephemeral drainages within the study area. The results of the jurisdictional delineation concluded there are approximately 5.6 acres of nonwetland waters potentially regulated by USACE. Additionally, 5.8 acres of nonwetland waters (below ordinary high water mark) fall under RWQCB jurisdiction, and 19.2 acres of CDFW streambed (below and above ordinary high water mark, to top of bank) and associated riparian habitat occur in the study area. A breakdown of the jurisdictional aquatic features is provided in Table 5.4-5, *Aquatic Resources Summary for the Study Area*. Figure 5.4-7, *Jurisdictional Aquatic Resources*, shows the aquatic resources in the WCSP area.

Table 5.4-5 Aquatic Resources Summary for the Study Area

Feature Name	Vegetation Community or Land Cover Type	Nonwetland Waters of the United States (USACE/RWQCB/CDFW) Acreage	Nonwetland Waters of the State (RWQCB/CDFW)	Jurisdictional Streambed (CDFW Only)	Jurisdictional Riparian (CDFW Only)
NWW-1	Scale broom scrub	0.0	0.0	1.6	0.0
	Unvegetated wash and river bottom	3.1	0.0	3.2	0.0
NWW-2	Unvegetated wash and river bottom	0.1	0.0	0.3	0.0
NWW-3	Unvegetated wash and river bottom	0.0	0.2	0.0	0.0
NWW-4	Unvegetated wash and river bottom	1.4	0.0	1.0	0.0
NWW-5	Unvegetated wash and river bottom	1.0	0.0	2.1	0.0
RIP-1	Scale broom scrub	0.0	0.0	0.0	2.1
RIP-2	Mulefat thickets	0.0	0.0	0.0	0.5
RIP-3	California sycamore woodlands	0.0	0.0	0.0	1.7
RIP-4	Basket bush – river hawthorn – desert olive patches	0.0	0.0	0.0	0.7
Grand Totals¹		5.6	0.2	8.3	5.0

Source: Dudek 2023.

Notes: USACE = US Army Corps of Engineers; RWQCB = Regional Water Quality Control Board; CDFW = California Department of Fish and Wildlife

¹ Totals may not sum due to rounding.

Regional Wildlife Movement

The study area is in the far southwestern portion of the San Bernardino County and in the northeastern corner of the city of Yucaipa, which lies at the foothills between the San Bernardino Mountains to the north, the Crafton Hills Conservation Area to the west, the San Jacinto Mountains to the south, and the San Gorgonio Wilderness Area to the east.

There are several parks and open spaces within the city that provide regional wildlife movement opportunities between the San Bernardino Mountains (to the north) and San Jacinto Mountains (to the south). These include

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El Dorado Ranch Park and Wildwood Canyon State Park, which are to the east and south of the study area. Both parks provide connectivity to the westernmost area of land identified by the South Coast Missing Linkages Project as part of the San Bernardino and the San Geronio Wilderness Area to the San Jacinto Mountains. In addition, Yucaipa Regional Park, west of the study area, provides connectivity to the Crafton Hills Conservation Area, which provides further connectivity to the San Bernardino Mountains via Mill Creek.

The study area provides for local wildlife movement through the open lands and drainages (i.e., Wilson Creek). The northern portion of the study area overlaps with a Natural Landscape Block, which is a relatively intact large area of land. Wilson Creek may provide opportunities for local and regional wildlife movements, including through the study area, although the drainages are constrained outside of the study area. While the study area is adjacent to Oak Glen Creek and overlaps with the San Bernardino National Forest Natural Landscape Block, the majority of the study area was not identified as being significant for regional wildlife connectivity (Dudek 2023).

Similarly, the GPEIR identified Wilson Creek and Oak Glen Creek as being wildlife linkages that traverse the city, including the WCSP area.

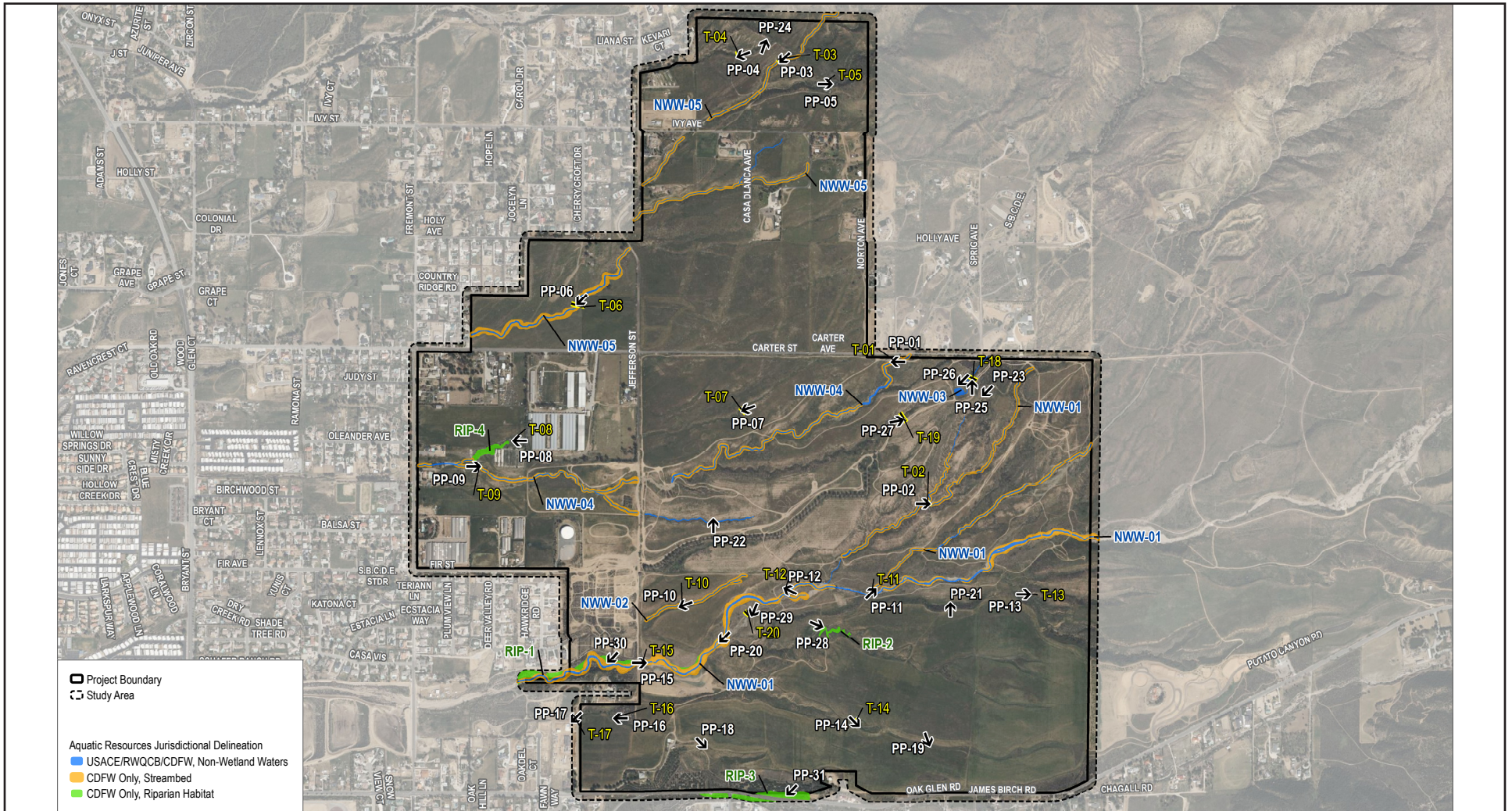
5.4.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- B-1 Have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
- B-2 Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
- B-3 Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- B-4 Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.
- B-5 Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- B-6 Conflict with the provisions of an adopted habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

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Figure 5.4-7 Jurisdictional Aquatic Resources



Source: Dudek, 2023.



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5.4.3 Applicable WCSP Development Standards and Design Features

5.4.3.1 DEVELOPMENT STANDARDS

The WCSP designates 73.6 acres of natural habitat along Wilson Creek as open space. The following uses are permitted in the Water District and Open Spaces:

- Natural channels, levees, spreading grounds, detention basins, roads, trails, culverts, and diversion drains.
- Wildlife nature preserves; water bodies; general recreation, leisure, and parks open to general public.

The following uses are permitted in the Water District:

- Nature preserves and mitigation “banks,” including habitat restoration.

5.4.3.2 DESIGN GUIDELINES

- Design Considerations
 - Neighborhoods and wineries shall include a 100-foot landscaped buffer zone between residential and nonresidential uses.
 - Landscape plant material along slopes and within the buffer areas between wineries and residential neighborhoods shall consist of California native species that will not invade or hybridize with agricultural areas.
 - Contour grading principles, which include rounded grading corners and changes in hillside slope, should be used along publicly accessible slopes to provide for a more naturalistic appearance.
 - Streets are encouraged to follow the natural elevation form of the area and create additional streetscape interest.
 - Preserve natural features and views with appropriately scaled development that works with the surrounding environment.
- Landscaping
 - Detention basins within neighborhoods should be integrated into the overall grading and designed to appear as a natural drainage channel, surrounding landscaping to tie into the neighborhood design.

5.4.4 Environmental Impacts

5.4.4.1 2016 GENERAL PLAN

The 2014 Initial Study prepared for the 2016 General Plan indicated that the City is not a part of any habitat conservation plan (HCP) or natural community conservation plan (NCCP). The General Plan, therefore, is not inconsistent with an HCP.

The GPEIR indicated that future projects as part of the 2016 General Plan would be required to comply with local biological resources policies and ordinances, including Division 9 of the Yucaipa Municipal Code.

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Therefore, future projects as part of the 2016 General Plan would not conflict with any local policies or ordinances protecting biological resources; impacts would be less than significant.

The GPEIR prepared for the 2016 General Plan indicated that development under the General Plan buildout would impact sensitive species. With the implementation of Mitigation Measures 4-1 through 4-4, which require preparation of a biological resources assessment surveying existing biological resources in the project area in compliance with CESA and FESA, impacts to sensitive plant and animal species were determined to be less than significant.

The GPEIR stated that implementation of the 2016 General Plan could cause the loss of undetermined amounts of riparian habitat, including jurisdictional waters. With the implementation of Mitigation Measure 4-5, which would require preparation of jurisdictional delineations mapping waters, wetlands, and riparian habitats jurisdictional to the USACE, CDFW, and RWQCB and would require project applicants to obtain permits and authorizations from the USACE, CDFW, and RWQCB, impacts were determined to be less than significant.

The GPEIR indicated that implementation of the 2016 General Plan would involve development in areas that may impact existing connectivity areas and wildlife linkages. With the implementation of Mitigation Measure 4-6, which would require preparation of habitat connectivity/wildlife corridors evaluations for each proposed project in an existing connectivity area or wildlife linkage, impacts were determined to be less than significant.

The GPEIR determined that the 2016 General Plan could impact migratory birds protected under the MBTA and CFGC. With the implementation of Mitigation Measure 4-7, which would require preconstruction general nesting bird surveys and avoidance of impacts to active nests of bird species protected by federal and state laws, impacts were determined to be less than significant.

The GPEIR indicated that the 2016 General Plan would result in significant loss of habitat. Implementation of Mitigation Measures 4-1 through 4-4 would mitigate impacts for each individual project site. However, no regional habitat conservation plan/natural communities conservation plan has been prepared for the San Bernardino valley region that mitigates for the cumulative loss of habitat as a result of future development. Consequently, while impacts from loss of habitat would be mitigated for each individual development through consultation with the relevant federal and state agencies, the GPEIR determined that cumulative impacts of habitat loss associated with full buildout of the General Plan are considered significant and unavoidable.

5.4.4.2 WILSON CREEK ESTATES

The biological reports prepared for the WCE project included surveys conducted in 2013 and 2015. Sensitive wildlife species on the site included the white-tailed kite and Cooper's hawk, and habitat suitable for burrowing was observed. Sensitive plant species observed included Parry's spineflower and Plummer's mariposa lily. A total of 0.64 acre of potential waters of the U.S. were recorded and 1.202 acres of CDFG habitat area were identified. Protected oak trees subject to the City's Oak Tree Conservation ordinance were also found on the project site. Recommended mitigation for these sources was concluded to mitigate impacts to less than significant.

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5.4.4.3 WINE COUNTRY SPECIFIC PLAN

The following impact analysis addresses the thresholds of significance detailed in Section 5.4.2. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.4-1: As with the 2016 General Plan, development pursuant to the WCSP could impact sensitive species. [Threshold B-1]

Special-Status Plants

Nine special-status plant species were determined to have a moderate potential to occur within the WCSP study area based on known species distribution, species-specific habitat preferences, and habitat conditions in the study area: Yucaipa onion, Jaeger's milk-vetch, Parry's spineflower, white-bracted spineflower, California satintail, Hall's monardella, salt spring checkerbloom, southern jewelflower, and San Bernardino aster.

Phases 1, 2, and 3 (including WCE TTM)

Focused surveys for special-status plants conducted in 2022 as a part of the modified project were negative for special-status plants in the WCE–Wine Country Subdivision area and Phases 1, 2, and 3 (outside of the WCE area). Therefore, indirect and direct impacts to special-status plant species would be less than significant.

Phases 4 and 5

Focused surveys for special-status plants conducted in 2022 as a part of the modified project did not include Phases 4 and 5. Since the Conceptual Phasing Plan (see Figure 3-13) anticipates an approximate 20-year buildout for this project, focused surveys for Phases 4 and 5 would require updating prior to construction whether or not they were conducted for this EIR. Mitigation Measures BIO-01 requires the focused surveys for these phases prior to ground disturbance. Future development of Phases 4 and 5 has the potential to result in impacts to special-status plants through unintentional clearing, trampling, or grading outside of the proposed construction zone. Additionally, special-status plant species and suitable habitat for special-status plant species may be indirectly impacted during future construction of Phases 4 and 5. Potential short-term or temporary indirect impacts to special-status plant species resulting from construction activities, including inadvertent spillover impacts, would be potentially significant. Any potential impact to a federal- or state-listed plant species would be significant. Project implementation of Mitigation Measure BIO-1 and Mitigation Measure BIO-2 would reduce potential indirect and direct impacts to less than significant.

Long-Term Impacts

Potential long-term indirect impacts that could result from development near special-status plant species or their suitable habitat include chemical releases such as oils and grease from vehicles that could degrade habitat; increased human presence that could lead to unauthorized access to potential habitat for special-status plants; increased invasive plant species that may degrade habitat; and trampling of vegetation and soil compaction by humans, which could affect soil moisture, water penetration, surface flows, and erosion. Project implementation of Mitigation Measure BIO-3 would reduce potential indirect and direct impacts to less than significant.

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Special-Status Wildlife

For 19 special-status wildlife species, nonlisted species with a moderate or high potential to occur or listed species with a low potential to occur in the study area based on known species distribution, species-specific habitat preferences, and habitat conditions were western spadefoot, burrowing owl, white-tailed kite, bald eagle, loggerhead shrike, coastal California gnatcatcher, Dulzura pocket mouse, northwestern San Diego pocket mouse, San Diego desert woodrat, southern grasshopper mouse, Los Angeles pocket mouse, American badger, Southern California legless lizard, California glossy snake, coastal tiger whiptail, red diamondback rattlesnake, Blainville's horned lizard, coast patch-nosed snake, and Crotch bumble bee.

Wilson Estates TTM

Western Spadefoot (California Species of Special Concern)

Western spadefoot was not detected during the 2022 surveys. Wilson Creek and its associated floodplain provides potential habitat for western spadefoot, if present. Project implementation of Mitigation Measure BIO-4 and Mitigation Measure BIO-5 would reduce direct impacts to western spadefoot. Potential short-term indirect impacts to western spadefoot could result from construction activities. Project implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-4 would reduce short-term indirect impacts to less than significant.

Potential long-term indirect impacts that could result from development near western spadefoot or their suitable habitat include chemical releases, increased human presence that could lead to unauthorized access to potential habitat for western spadefoot, increased invasive plant species that may degrade habitat, and trampling of habitat and soil compaction by humans. Project implementation of Mitigation Measure BIO-3 would reduce long-term indirect impacts to less than significant.

White-Tailed Kite (California Fully Protected Species) and Bald Eagle (California Fully Protected Species, State Listed as Endangered)

White-tailed kites and bald eagles were observed flying through the study area or overhead during 2022 biological surveys. Bald eagles are not expected to nest or winter in the WCE–Wine Country Subdivision area because this portion of the study area does not contain suitable forested habitat that can support bald eagles. White-tailed kites have a low potential to nest in the WCE–Wine Country Subdivision area because it does not contain woodland vegetation communities. However, a stand of common olive trees lines the southern border of the WCE–Wine Country Subdivision area and was undamaged by the El Dorado fire, and these would provide marginal nesting habitat for white-tailed kites. Direct impacts to white-tailed kites from construction are generally unlikely due to their high mobility and access to adjacent habitat; however, potential impacts may occur to nesting white-tailed kites during vegetation removal. Development of the WCE–Wine Country Subdivision area has the potential to result in impacts to nesting white-tailed kites. Project implementation of Mitigation Measure BIO-6 would minimize potential direct impacts to less than significant. It should be noted that the stand of common olive trees that provide for the marginal nesting habitat is expected to remain with development of the WCSP.

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Potential short-term or temporary indirect impacts to nesting white-tailed kites resulting from construction activities include adverse effects from noise, vibration, and increased human presence. Project implementation of Mitigation Measure BIO-6 would reduce short-term indirect impacts to less than significant.

White-tailed kites are relatively mobile and are expected to avoid the development portions of the plan and instead occur within the proposed open space. As such, long-term indirect impacts would be less than significant.

Coastal California Gnatcatcher (California Species of Special Concern)

Protocol surveys for coastal California gnatcatcher were negative; this species is not expected to occur within the WCE–Wine Country Subdivision area. Therefore, direct and indirect impacts would be less than significant.

Burrowing Owl (California Species of Special Concern)

Protocol surveys for burrowing owl conducted in 2022 as a part of the modified project were negative within the WCE–Wine Country Subdivision area but positive for burrowing owl pellets to the north within the Phase 3 area. In general, the herbaceous vegetation communities within the study area included high cover of nonnative grasses and forbs and did not support openings, clearings, or areas where burrowing owl could have direct line-of-sight. Similarly, shrub and chaparral communities within the study area are recovering from the El Dorado Fire and supported a high cover of nonnative grasses and forbs in the understory, with limited areas of bare ground or short vegetation. As such, potential for burrowing owl is low. Project implementation of Mitigation Measure BIO-5 and Mitigation Measure BIO-7 would reduce direct impacts to less than significant.

Potential short-term or temporary indirect impacts to burrowing owl resulting from construction activities include the release of chemicals; adverse effects from noise, vibration, and increased human presence; and nighttime lighting. Project implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-7 would reduce potential short-term indirect impacts to less than significant.

Potential long-term indirect impacts that could result from development near burrowing owl or their habitat include chemical releases, increased human presence, and increased invasive plant species that may degrade habitat. Project implementation of Mitigation Measure BIO-3 would reduce long-term indirect impacts to less than significant.

Loggerhead Shrike (California Species of Special Concern)

Loggerhead shrikes were not detected within the WCE–Wine Country Subdivision area during the 2022 surveys. However, this portion of the study area contains suitable nesting habitat for the species, and development of the WCE–Wine Country Subdivision area could result in the loss of 10.9 acres of potential habitat for loggerhead shrike. Project implementation of Mitigation Measure BIO-6 would reduce direct impacts to less than significant.

Potential short-term or temporary indirect impacts to loggerhead shrike resulting from construction activities include the release of chemical pollutants; adverse effects from noise, vibration, and increased human presence;

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and nighttime lighting. Project implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-6 would reduce short-term indirect impacts to less than significant.

Loggerhead shrikes are relatively mobile and are not especially susceptible to impacts from vehicle or building collisions. Therefore, long-term indirect impacts would be less than significant.

Dulzua Pocket Mouse, Northwestern San Diego Pocket Mouse, San Diego Desert Woodrat, Southern Grasshopper Mouse, Los Angeles Pocket Mouse (California Species of Special Concern)

No special-status fossorial small mammals were incidentally detected within the WCE–Wine Country Subdivision area during 2022 surveys. However, this portion of the study area contains suitable habitat for these species and development of the WCE–Wine Country Subdivision area would result in the loss of 178.8 acres of potential habitat for fossorial small mammals. Project implementation of Mitigation Measure BIO-5 and Mitigation Measures BIO-8 would reduce direct impacts to less than significant.

Potential short-term impacts to fossorial small mammals resulting from construction activities include the release of chemical pollutants; generation of fugitive dust; adverse effects from noise, vibration, and increased human presence; and nighttime lighting. Project implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-8 would reduce short-term indirect impacts to less than significant.

Potential long-term indirect impacts that could result from development near fossorial small mammal species or their suitable habitat include chemical releases, increased human presence, increased invasive plant species, trampling of vegetation and soil compaction by human, and nighttime lighting. Project implementation of Mitigation Measure BIO-3 and Mitigation Measure BIO-5 would reduce long-term indirect impacts to less than significant.

American Badger (California Species of Special Concern)

American badger was not incidentally detected within the WCE–Wine Country Subdivision area during the 2022 surveys. However, this portion of the study area contains suitable habitat, including burrows, and development of the WCE–Wine Country Subdivision area could result in the loss of up to 177.7 acres of potential habitat for American badgers. Project implementation of Mitigation Measure BIO-5 and Mitigation Measure BIO-9 would reduce direct impacts to less than significant.

Potential short-term impacts to American badger from construction activities include the release of chemicals; generation of fugitive dust; adverse effects from noise, vibration, and increased human presence; and nighttime lighting. Project implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-9 would reduce short-term indirect impacts to less than significant.

Potential long-term indirect impacts that could result from development near American badgers or their habitat include chemical releases, increased human presence, increased invasive plant species, trampling of vegetation, and nighttime lighting. Project implementation of Mitigation Measure BIO-3 and Mitigation Measure BIO-5 would reduce long-term indirect impacts to less than significant.

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Southern California Legless Lizard, California Glossy Snake, Coastal Tiger Whiptail, Red Diamondback Rattlesnake, Blainville's Horned Lizard, Coast Patch-Nosed Snake (California Species of Special Concern)

Coastal tiger whiptail was observed immediately west of the WCE–Wine Country Subdivision area during the 2022 surveys. No other special-status lizard or snake was incidentally detected; however, this portion of the study area contains suitable habitat, and development of the WCE–Wine Country Subdivision area could result in the loss of up to 178.8 acres of potential habitat for special-status lizards and snakes. Project implementation of Mitigation Measure BIO-5 and Mitigation Measure BIO-8 would reduce direct impacts to less than significant.

Potential short-term indirect impacts to lizards and snakes can occur from construction activities. Project implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-8 would reduce short-term indirect impacts to less than significant.

Potential long-term indirect impacts from development could impact lizards and snakes and their suitable habitat. Project implementation of Mitigation measure BIO-3 and Mitigation Measure BIO-5 would reduce long-term indirect impacts to less than significant.

Crotch Bumble Bee (State Candidate for Listing as Threatened)

Crotch bumble bee has a high potential to occur within the study area. Direct impacts to individuals of this uncommon species could occur with project implementation. Wilson Creek Estates could result in the loss of up to 178.8 acres of potential habitat supporting potential floral resources for this species, which could be used for nesting by Crotch bumble bee if present onsite. Although the project site supports suitable floral resources within these communities, the actual area occupied by specific resources with potential to support nesting for the species is likely a much lower acreage. In addition, microhabitats, such as small mammal burrows where the species may nest, and debris and other loose matter suitable for hibernation, likely occur onsite in more limited areas. Project implementation of Mitigation Measure BIO-5 and Mitigation Measure BIO-10 would reduce direct impacts to less than significant.

Potential short-term or temporary impacts to nest resources for Crotch bumble bee resulting from construction activities include the release of chemical pollutants; generation of fugitive dust; and adverse effects from noise, vibration, and increased human presence. Project implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-10 would reduce indirect short-term impacts to less than significant.

Potential long-term indirect impacts that could result from development near Crotch bumble bee nest resources include chemical releases such as oils and greases from vehicles; increased human presence, increased invasive plant species, trampling of vegetation and soil compaction, and night-time lighting. Implementation of Mitigation Measure BIO-3 and Mitigation Measure BIO-5 would reduce impacts to less than significant.

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Phases 1, 2, and 3 (Outside of the WCE–Wine Country Subdivision Area)

Western Spadefoot (California Species of Special Concern)

Western spadefoot was not incidentally detected during the 2022 surveys. This portion of the plan area has largely been disturbed by the El Dorado Fire and includes dense, nonnative grasses and forbs and recovering shrub and chaparral communities interspersed with ephemeral streams. Wilson Creek flows through Phases 2 and 3 of the study area, and ephemeral ponding was also observed within the western portion of Phase 2. While Wilson Creek meanders through the open space and therefore has a varying buffer on either side of the waterway, sufficient upland adjacent to the waterway could support western spadefoot, if present. However, there is still potential that western spadefoot could be present within the uplands outside of the Wilson Creek floodplain and outside of the proposed open space. Project implementation of Mitigation Measure BIO-4 and Mitigation Measure BIO-5 would reduce direct impacts to less than significant.

Potential short-term indirect impacts could occur to western spadefoot as a result of construction activities. Project implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-4 would reduce short-term indirect impacts to less than significant.

Potential long-term indirect impacts could occur to western spadefoot or their suitable habitat as a result of development. Project implementation of Mitigation Measure BIO-3 and Mitigation Measure BIO-5 would reduce long-term indirect impacts to less than significant.

White-Tailed Kite (California Fully Protected Species) and Bald Eagle (California Fully Protected Species, State Listed as Endangered)

White-tailed kites and bald eagles were both observed flying through the study area or overhead during the 2022 biological surveys. Bald eagles are not expected to nest in Phases 1, 2, and 3 because this portion of the study area does not contain suitable forested habitat that can support bald eagles. White-tailed kites have a low potential to nest in Phases 1, 2, and 3. This portion of the study area contains minimal (0.1 acre) woodland vegetation communities with some trees that can support the nesting of these species, but many trees have been damaged by the El Dorado Fire and do not contain sufficient canopy structure to support nesting. Project implementation of Mitigation Measure BIO-5 would reduce direct impacts to less than significant.

Potential short-term indirect impacts to nesting white-tailed kites as a result of construction activities would be reduced to less than significant upon implementation of Mitigation Measure BIO-6.

White-tailed kite are relatively mobile and are expected to avoid the developed portions of the study area and instead occur within the proposed open space. Therefore, long-term indirect impacts to white-tailed kites would be less than significant.

Coastal California Gnatcatcher (California Species of Special Concern)

Protocol surveys for coastal California gnatcatcher conducted in 2022 as a part of the modified project were negative. As such, coastal California gnatcatcher is not expected to occur within Phases 1, 2, and 3. Therefore, direct and indirect impacts would be less than significant.

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Burrowing Owl (California Species of Special Concern)

Burrowing owl pellets were observed within the study area during the 2022 protocol surveys; however, the sign was not fresh and indicated that burrowing owls may have been present during a previous season. No active burrowing owl individuals, burrows, or sign were detected. In general, the herbaceous vegetation communities within the study area included high cover or nonnative grasses and forbs and did not support openings, clearings, or areas where burrowing owl could have direct line-of-sight. Similarly, shrub and chaparral communities in the study area are recovering from El Dorado Fire and supported a high cover of nonnative grasses and forbs in the understory with limited areas of bare ground or short vegetation. As such, potential for burrowing owl at the time of the protocol surveys was low. Project implementation of Mitigation Measure BIO-5 and Mitigation Measure BIO-7 would reduce direct impacts to less than significant.

Potential short-term indirect impacts to burrowing owls could occur as a result of construction activities. However, project implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-7 would reduce short-term indirect impacts to less than significant.

Potential long-term indirect impacts to burrowing owls and their habitat as a result of development would be reduced to less than significant with the implementation of Mitigation Measure BIO-3 and Mitigation Measure BIO-5.

Loggerhead Shrike (California Species of Special Concern)

Loggerhead shrike was not incidentally detected within Phases 1, 2, and 3 during the 2022 biological surveys. However, this portion of the study area contains suitable nesting habitat for the species, and future development of Phases 1, 2, and 3 would result in the loss of up to 170.5 acres of suitable habitat for loggerhead shrike. Adults of this species are very mobile and not susceptible to direct impacts from construction-related activities. However, future development could have direct impacts on bird nests, eggs, and young should nesting occur within the impact footprint. Project implementation of Mitigation Measure BIO-6 would reduce direct impacts to less than significant.

Potential short-term indirect impacts to loggerhead shrike could occur from project construction. However, project implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-6 would reduce short-term indirect impacts to less than significant.

Loggerhead shrikes are relatively mobile and are not especially susceptible to impacts from vehicle or building collisions. Therefore, long-term indirect impacts would be less than significant.

Dulzura Pocket Mouse, Northwestern San Diego Pocket Mouse, San Diego Desert Woodrat, Southern Grasshopper Mouse, Los Angeles Pocket Mouse (California Species of Special Concern)

No special-status fossorial small mammals were incidentally detected within Phases 1, 2, and 3 during 2022 biological surveys. However, this portion of the study area contains suitable habitat for these species, and future development of Phases 1, 2, and 3 could result in the loss of up to 397.5 acres of potential habitat for fossorial small mammals. Project implementation of Mitigation Measure BIO-5 and Mitigation Measure BIO-8 would reduce direct impacts to less than significant.

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Potential indirect short-term impacts to fossorial small mammals could occur as a result of project construction. Project implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-8 would reduce indirect short-term impacts to less than significant.

Potential long-term indirect impacts to fossorial small mammals and their suitable habitat could occur as a result of development. However, project implementation of Mitigation Measure BIO-3 and Mitigation Measure BIO-5 would reduce long-term indirect impacts to less than significant.

American Badger (California Species of Special Concern)

American badgers were not incidentally detected within Phases 1, 2, and 3 during 2022 surveys. However, this portion of the study area contains suitable habitat, including potential burrows, for the species, and future development of this portion of the study area could result in the loss of up to 390.8 acres of suitable habitat for American badgers. Project implementation of Mitigation Measure BIO-5 and Mitigation Measure BIO-9 would reduce direct impacts to less than significant.

Potential short-term impacts to American badgers could occur as a result of project construction. Project implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-9 would reduce short-term indirect impacts to less than significant.

Potential long-term indirect impacts that could impact American badgers and their habitat could occur from development. Project implementation of Mitigation Measure BIO-3 and Mitigation Measure BIO-5 would reduce long-term indirect impacts to less than significant.

Southern California Legless Lizard, California Glossy Snake, Coastal Tiger Whiptail, Red Diamond Rattlesnake, Blainville's Horned Lizard, Coast Patch-Nose Snake (California Species of Special Concern)

Coastal tiger whiptail was incidentally detected four times during the 2022 surveys. No other special-status lizard or snake was detected. However, this portion of the study area contains suitable habitat and future development of Phases 1, 2, and 3 could result in the loss of up to 397.5 acres of potential habitat for special-status lizards and snakes. Project implementation of Mitigation Measure BIO-5 and Mitigation Measure BIO-8 would reduce direct impacts to less than significant.

Potential short-term impact to lizards and snakes could occur as a result of construction activities. Implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-8 would reduce indirect short-term impacts to less than significant.

Potential long-term indirect impacts to lizards and snakes and their habitat could occur as a result of development. Project implementation of Mitigation Measure BIO-3 and Mitigation Measure BIO-5 would reduce long-term impacts to less than significant.

Crotch Bumble Bee (State Candidate for Listing as Threatened)

Crotch bumble bee has a high potential to occur within the study area. Direct impacts to individuals of this uncommon species could occur with project implementation. Future development of Phases 1, 2, and 3 could

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result in the loss of up to 397.5 acres of potential habitat supporting potential floral resources for the species, which could be used for nesting by Crotch bumble bee if present onsite. Although the project site supports suitable floral resources within these communities, the actual area occupied by specific resources with potential to support nesting for the species is likely a much lower acreage. In addition, microhabitats, such as small mammal burrows where the species may nest, and debris and other loose matter suitable for hibernation, likely occur onsite in more limited areas. Project implementation of Mitigation Measure BIO-5 and Mitigation Measure BIO-10 would reduce direct impacts to less than significant.

Potential short-term or temporary impacts to nest resources for Crotch bumble bee resulting from construction activities include the release of chemical pollutants; generation of fugitive dust; and adverse effects from noise, vibration, and increased human presence. Project implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-10 would reduce indirect short-term impacts to less than significant.

Potential long-term indirect impacts that could result from development near Crotch bumble bee nest resources include chemical releases such as oils and greases from vehicles; increased human presence, increased invasive plant species, trampling of vegetation and soil compaction, and night-time lighting. Implementation of Mitigation Measure BIO-3 and Mitigation Measure BIO-5 would reduce impacts to less than significant.

Phases 4 and 5

Western Spadefoot (California Species of Special Concern)

Western spadefoot was not incidentally detected during the 2022 surveys. This portion of the study area has largely been disturbed by the El Dorado Fire and includes dense, nonnative grasses and forbs and recovering shrub and chaparral communities interspersed with ephemeral streams. The ephemeral streams and associated uplands provide potential habitat for western spadefoot, if present. Because adults of these species are below ground during a large part of the year, they are susceptible to injury and mortality during construction activities. Project implementation of Mitigation Measure BIO-4 and Mitigation Measures BIO-5 would reduce direct impacts to less than significant.

Potential short-term indirect impacts could occur to western spadefoot as a result of construction activities. Project implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-4 would reduce short-term indirect impacts to less than significant.

Potential long-term indirect impacts to western spadefoot and their habitat could occur as a result of construction. Project implementation of Mitigation Measure BIO-3 and Mitigation Measure BIO-5 would reduce long-term indirect impacts to less than significant.

White-Tailed Kite (California Fully Protected Species) and Bald Eagle (California Fully Protected Species, State Listed as Endangered)

White-tailed kites and bald eagles were both observed flying through the study area or overhead during the 2022 surveys. Bald eagles are not expected to nest within Phases 4 and 5 because this portion of the plan area does not contain suitable forested habitat that can support bald eagle nesting or an adjacent water body that can support bald eagle foraging. White-tailed kites have a low potential to nest within Phases 4 and 5. This

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portion of the study area contains 4.6 acres of woodland vegetation communities with some trees that can support the nesting of this species, but many have been damaged by the El Dorado Fire and do not contain sufficient canopy structure to support nesting. Project implementation of Mitigation Measure BIO-5 would reduce direct impacts to less than significant.

Potential short-term indirect impacts could occur to white-tailed kites as a result of construction activities. Project implementation of Mitigation Measure BIO-6 would reduce short-term indirect impacts to less than significant.

White-tailed kites are relatively mobile and are expected to avoid the developed portions of the study area, and instead occur within the proposed open space. This species is not particularly susceptible to vehicle or building collisions. Therefore, long-term indirect impacts would be less than significant.

Coastal California Gnatcatcher (California Species of Special Concern)

Protocol surveys conducted for coastal California gnatcatcher conducted in 2022 as a part of the modified project did not include Phases 4 and 5. Phases 4 and 5 contain 26.2 acres of potential habitat (California buckwheat scrub) for coastal California gnatcatcher. Project implementation of Mitigation Measure BIO-10 would reduce direct impacts to less than significant.

Potential short-term indirect impacts could occur to coastal California gnatcatchers as a result of construction activities. Project implementation of Mitigation Measure BIO-6 and Mitigation Measure BIO-11 would reduce short-term indirect impacts to less than significant.

Coastal California gnatcatchers have a lower mobility than other birds, but are expected to avoid developed portions of the study area and instead occur in the proposed open space. This species is not particularly susceptible to vehicle or building collisions. Therefore, long-term indirect impacts to coastal California gnatcatchers would be less than significant.

Burrowing Owl (California Species of Special Concern)

Protocol surveys for burrowing owl conducted in 2022 as part of the modified project did not include Phases 4 and 5; Phases 4 and 5 contain 324.4 acres of potential habitat for burrowing owl. Future development of Phases 4 and 5 has the potential to result in impacts to burrowing owl through unintentional clearing, trampling, or grading outside of the construction zone. Project implementation of Mitigation Measure BIO-5, Mitigation Measure BIO-7, and Mitigation Measure BIO-12 would reduce direct impacts to less than significant.

Potential short-term indirect impacts could occur to burrowing owls as a result of construction activities. Project implementation of Mitigation Measure BIO-2, Mitigation Measure BIO-7, and Mitigation Measure BIO-12 would reduce short-term indirect impacts to less than significant.

Potential long-term indirect impacts to burrowing owls and their habitat could occur as a result of construction. Project implementation of Mitigation Measure BIO-3 and Mitigation Measure BIO-5 would reduce long-term indirect impacts to less than significant.

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Loggerhead Shrike (California Species of Special Concern)

Loggerhead shrike was not incidentally detected within Phases 4 and 5 during the 2022 surveys. However, this portion of the study area contains suitable nesting habitat for the species, and future development of Phases 4 and 5 could result in the loss of up to 111.9 acres of suitable habitat for loggerhead shrike. Project implementation of Mitigation Measure BIO-6 would reduce direct impacts to less than significant.

Potential short-term indirect impacts could occur to loggerhead shrikes as a result of construction activities. Project implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-6 would reduce short-term indirect impacts to less than significant.

Loggerhead shrikes are relatively mobile and are not especially susceptible to impacts from collisions with vehicles or buildings. Therefore, long-term indirect impacts to loggerhead shrikes would be less than significant.

Dulzura Pocket Mouse, Northwestern San Diego Pocket Mouse, San Diego Desert Woodrat, Southern Grasshopper Mouse, Los Angeles Pocket Mouse (California Species of Special Concern)

No special-status fossorial small mammals were incidentally detected within Phases 4 and 5 during the 2022 surveys. However, this portion of the study area contains suitable habitat for these species, and future development of Phases 4 and 5 could result in the loss of up to 245.2 acres of potential habitat for fossorial small mammals. Project implementation of Mitigation Measure BIO-5 and Mitigation Measure-BIO-8 would reduce direct impacts to less than significant.

Potential short-term indirect impacts could occur to fossorial small mammals as a result of construction activities. Project implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-8 would reduce short-term indirect impacts to less than significant.

Potential long-term indirect impacts to fossorial small mammals and their habitat could occur as a result of construction. Project implementation of Mitigation Measure BIO-3 and Mitigation Measure BIO-5 would reduce long-term indirect impacts to less than significant.

American Badger (California Species of Special Concern)

American badger was not incidentally detected within Phases 4 and 5 during the 2022 surveys. However, this portion of the study area contains suitable habitat for the species, and future development of Phases 4 and 5 could result in the loss of up to 235.9 acres of suitable habitat for American badger. Adults of this species typically reside below ground and therefore are susceptible to injury and mortality during construction activities. Project implementation of Mitigation Measure BIO-5 and Mitigation Measure BIO-9 would reduce direct impacts to less than significant.

Potential short-term indirect impacts could occur to American badgers as a result of construction activities. Project implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-9 would reduce short-term indirect impacts to less than significant.

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Potential long-term indirect impacts to American badgers and their habitat could occur as a result of construction. Project implementation of Mitigation Measure BIO-3 and Mitigation Measure BIO-5 would reduce long-term indirect impacts to less than significant.

Southern California Legless Lizard, California Glossy Snake, Coastal Tiger Whiptail, Red Diamondback Rattlesnake, Blainville's Horned Lizard, Coast Patch-Nosed Snake (California Species of Special Concern)

Coastal tiger whiptail was not incidentally detected during 2022 surveys. However, it was observed immediately south of Phases 4 and 5 within other phases of the study area. No other special-status lizard or snake was incidentally detected. However, this portion of the study area contains suitable habitat, and future development of Phases 4 and 5 could result in loss of up to 245.2 acres of potential habitat for special-status lizards and snakes. Project implementation of Mitigation Measure BIO-5 and Mitigation Measure BIO-8 would reduce direct impacts to less than significant.

Potential short-term indirect impacts could occur to lizards and snakes as a result of construction activities. Project implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-8 would reduce short-term indirect impacts to less than significant.

Potential long-term indirect impacts to lizards and snakes and their habitat could occur as a result of construction. Project implementation of Mitigation Measure BIO-3 and Mitigation Measure BIO-5 would reduce long-term indirect impacts to less than significant.

Crotch Bumble Bee (State Candidate for Listing as Threatened)

Crotch bumble bee has a high potential to occur within the study area. Direct impacts to individuals of this uncommon species could occur with project implementation. Future development of Phases 4 and 5 could result in the loss of up to 245.2 acre of potential habitat supporting potential floral resources for the species, which could be used for nesting Crotch bumble bee if present onsite. Although the project site supports suitable floral resources within these communities, the actual area occupied by species resources with potential to support nesting for the species is likely a much lower acreage. In addition, microhabitats, such as small mammal burrows where the species may nest, and debris and other loose matter suitable for hibernation, likely occur onsite in more limited areas. Project implementation of Mitigation Measure BIO-5 and Mitigation Measure BIO-10 would reduce direct impacts to less than significant.

Potential short-term or temporary impacts to nest resources for Crotch bumble bee resulting from construction activities include the release of chemical pollutants; generation of fugitive dust; and adverse effects from noise, vibration, and increased human presence. Project implementation of Mitigation Measure BIO-2 and Mitigation Measure BIO-10 would reduce indirect short-term impacts to less than significant.

Potential long-term indirect impacts that could result from development near Crotch bumble bee nest resources include chemical releases such as oils and greases from vehicles; increased human presence, increased invasive plant species, trampling of vegetation and soil compaction, and night-time lighting. Implementation of Mitigation Measure BIO-3 and Mitigation Measure BIO-5 would reduce impacts to less than significant.

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Conclusion

As with the GPEIR, which found impacts to be less than significant with the incorporated of mitigation, impacts under the modified project would also result in less than significant impacts with the incorporation of Mitigation Measure BIO-1 through Mitigation Measure BIO-12.

Therefore, the modified project would not result in new or substantially more severe significant impacts in this regard, compared to the approved project.

Level of Significance Before Mitigation: Impact 5.4-1 would be potentially significant.

Impact 5.4-2: As with the 2016 General Plan, development pursuant to the WCSP could result in the loss of sensitive vegetation communities. [Threshold B-2]

Direct Impacts

A total of 21 vegetation communities or land cover types were mapped within the plan area. Of these, five communities are considered special-status vegetation communities by CDFW and are sensitive under CEQA—Palmer’s goldenbush scrub, white sage scrub, California sycamore woodlands, basket bush–river hawthorn–desert olive patches, and scale broom scrub. A total of 2.3 acres of sensitive vegetation communities would be impacted, including 0.2 acre within the WCE–Wine Country Subdivision area; up to 1.2 acres within Phases 1, 2, and 3; and up to 1 acre within Phases 4 and 5.

WCE–Wine Country Subdivision Area

Vegetation mapping identified 0.2 acre of impacts to California sycamore woodlands and negligible (less than 0.01 acre) impacts to scale broom scrub and white sage scrub. Project implementation of Mitigation Measure BIO-13 would reduce direct impacts to less than significant.

Phases 1, 2, and 3 Outside of the WCE–Wine Country Subdivision Area

Vegetation mapping for Phases 1, 2, and 3 identified 1.2 acres of scale broom scrub that could be impacted by future development. Implementation of Mitigation Measure BIO-13 would reduce impacts to less than significant.

Phases 4 and 5

Vegetation mapping for Phases 4 and 5 identified 0.3 acre of Palmer’s goldenbush scrub and 0.7 acre of basket bush–river hawthorn–desert olive patches that could be impacted by future development. This community comprises two individual patches that are disconnected from Palmer’s goldenbush scrub in the region. Impacts to this community is not expected to result in adverse effects to the community regionally. Therefore, impacts would be less than significant.

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Indirect Impacts

Construction

Special-status vegetation communities may be indirectly impacted during future construction of the modified project. Potential short-term indirect impacts to special-status vegetation as a result of construction activities include inadvertent spillover impacts, generation of fugitive dust, changes in hydrology, and adverse effects of invasive plant species. Implementation of Mitigation Measure BIO-2 would reduce impacts to less than significant.

Long-Term Impacts

Potential long-term indirect impacts that could result from development near special-status vegetation communities include chemical releases, increased plant species that may degrade habitat, and trampling of vegetation and soil compaction by humans. Implementation of Mitigation Measure BIO-3 would reduce impacts to less than significant.

Conclusion

The GPEIR found that impacts to special-status vegetation could be mitigated to less than significant for individual projects, but cumulative impacts associated with full buildout of the 2016 General Plan would result in significant and unavoidable impacts. As with the GPEIR, project-specific impacts under the modified project would be reduced to less than significant with the implementation of Mitigation Measure BIO-2, Mitigation Measure BIO-3, and Mitigation Measure BIO-13.

Therefore, the modified project would not result in new or substantially more severe significant impacts in this regard, compared to the approved project.

Level of Significance Before Mitigation: Impact 5.4-2 would be potentially significant.

Impact 5.4-3: As with the 2016 General Plan, development pursuant to the WCSP could impact state- or federally protected wetlands. [Threshold B-3]

Direct Impacts

WCE–Wine Country Subdivision Area

Table 5.4-6, *Impacts to Aquatic Resources in the WCE–Wine Country Subdivision Area*, identifies the aquatic resources in the WCE–Wine Country Subdivision area, which are shown on Figure 5.4-7.

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Table 5.4-6 Impacts to Aquatic Resources in the WCE–Wine Country Subdivision Area

Feature Name	Vegetation Community or Land Cover Type	Nonwetland Waters of the United States (USACE/RWQCB/CDFW) Acreage	Nonwetland Waters of the State (RWQCB/CDFW)	Jurisdictional Streambed (CDFW Only)	Jurisdictional Riparian (CDFW Only)
NWW-1	Scale broom scrub	0.0	0.0	0.0	0.0
	Unvegetated wash and river bottom	0.01	0.0	0.03	0.0
NWW-2	Unvegetated wash and river bottom	0.09	0.0	0.32	0.0
RIP-1	Scale broom scrub	0.0	0.0	0.0	<0.1
RIP-2	Mulefat thickets	0.0	0.0	0.0	0.43
RIP-3	California sycamore woodlands	0.0	0.0	0.0	0.18
Grand Total¹		0.11	0.0	0.35	0.62

Source: Dudek 2023.

Notes: USACE = US Army Corps of Engineers; RWQCB = Regional Water Quality Control Board; CDFW = California Department of Fish and Wildlife; NWW = non-wetland water; RIP = riparian.

¹ Totals may not sum due to rounding.

Project implementation of Mitigation Measure BIO-13 would reduce impacts to less than significant.

Phases 1, 2, and 3 Outside of the WCE–Wine Country Subdivision Area

Table 5.4-7, *Impacts to Aquatic Resources Within Phases 1, 2, and 3 Outside the WCE–Wine Country Subdivision Area*, identifies the aquatic resources in Phases 1, 2, and 3, which are shown on Figure 5.4-7.

Table 5.4-7 Impacts to Aquatic Resources Within the Phases 1, 2, and 3 Outside WCE–Wine Country Subdivision Area

Feature Name	Vegetation Community or Land Cover Type	Nonwetland Waters of the United States (USACE/RWQCB/CDFW) Acreage	Nonwetland Waters of the State (RWQCB/CDFW)	Jurisdictional Streambed (CDFW Only)	Jurisdictional Riparian (CDFW Only)
NWW-1	Scale broom scrub	0.0	0.0	0.38	0.0
	Unvegetated wash and river bottom	1.66	0.0	1.94	0.0
NWW-3	Unvegetated wash and river bottom	0.0	0.23	0.0	0.0
NWW-4	Unvegetated wash and river bottom	1.02	0.0	0.44	0.0
RIP-1	Scale broom scrub	0.0	0.0	0.0	0.79
Grand Total¹		2.68	0.23	2.76	0.79

Source: Dudek 2023.

Notes: USACE = US Army Corps of Engineers; RWQCB = Regional Water Quality Control Board; CDFW = California Department of Fish and Wildlife; NWW = non-wetland water; RIP = riparian.

¹ Totals may not sum due to rounding.

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Project implementation of Mitigation Measure BIO-13 would reduce impacts to less than significant.

Phases 4 and 5

Table 5.4-8, *Impacts to Aquatic Resources in Phases 4 and 5*, identifies the aquatic resources within Phases 4 and 5, which are shown on Figure 5.4-7.

Table 5.4-8 Impacts to Aquatic Resources in the Phases 4 and 5

Feature Name	Vegetation Community or Land Cover Type	Nonwetland Waters of the United States (USACE/RWQCB/CDFW) Acreage	Nonwetland Waters of the State (RWQCB/CDFW)	Jurisdictional Streambed (CDFW Only)	Jurisdictional Riparian (CDFW Only)
NWW-4	Unvegetated wash and river bottom	0.39	0.0	0.61	0.0
NWW-5	Unvegetated wash and river bottom	0.94	0.0	2.11	0.0
RIP-4	Basket bush-river hawthorn-desert olive patches	0.0	0.0	0.0	0.70
Grand Total¹		1.33	0.0	2.72	0.70

Source: Dudek 2023.

Notes: USACE = US Army Corps of Engineers; RWQCB = Regional Water Quality Control Board; CDFW = California Department of Fish and Wildlife; NWW = non-wetland water; RIP = riparian.

¹ Totals may not sum due to rounding.

Project implementation of Mitigation Measure BIO-13 would reduce impacts to less than significant.

Indirect Impacts

Construction

Jurisdictional waters of the United States may be indirectly impacted during construction. Potential short-term indirect impacts to jurisdictional waters resulting from construction activities include the generation of fugitive dust; changes to hydrology; the release of chemicals, and unintentional clearing, trampling, or grading outside of the proposed construction zone. Implementation of Mitigation Measure BIO-2 would reduce impacts to less than significant.

Long-Term

Potential long-term indirect impacts that could result from development near waters of the United States communities include pollutants that could degrade water quality and habitat; increased invasive plant species that may degrade habitat, and trampling of vegetation and soil compaction. Implementation of Mitigation Measure BIO-3 would reduce impacts to less than significant.

Conclusion

The proposed WCSP includes development standards and design guidelines to protect drainages and wetland resources. For example, the following uses are permitted in the Water District and Open Spaces areas: natural

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channels, levees, spreading grounds, detention basins, culverts, diversion drains, wildlife nature preserves, and water bodies. Nature preserves and mitigation banks, including habitat restoration, are permitted in the Water District.

Similarly, the WCSP proposed design guidelines include adding a 100-foot landscaped buffer zone between residential and nonresidential uses and ensuring that detention basins in neighborhoods are integrated into the overall grading and designed to appear as natural drainage channels.

The GPEIR found that impacts to wetlands could be mitigated to less than significant. Impacts under the modified project would also be reduced to less than significant with the implementation of Mitigation Measure BIO-2, Mitigation Measure BIO-3, and Mitigation Measure BIO-13.

Therefore, the modified project would not result in new or substantially more severe significant impacts in this regard, compared to the approved project.

Level of Significance Before Mitigation: Impact 5.4-3 would be potentially significant.

Impact 5.4-4: As with the 2016 General Plan, development pursuant to the WCSP could affect wildlife corridors and linkages. [Threshold B-4]

Direct Impacts

The study area does not contain nursery sites and is not in an area identified as a wildlife corridor or linkage. However, the Final EIR for the 2016 General Plan identified Wilson Creek as a potential wildlife linkage. Mitigation Measure GP-4-6 states that a habitat connectivity/corridor evaluation should be conducted over projects that affect local wildlife corridors, particularly areas between Yucaipa Regional Park, Crafton Hills Open Space, Wildwood Canyon State Park, and El Dorado Ranch Park; the WCSP plan area is open space between these parks and open space areas.

Development of the WCE–Wine Country Subdivision area and future development of the WCSP may interfere with the movement of native wildlife that uses Wilson Creek as a local linkage. Wilson Creek bisects the study area and is not expected to be directly impacted by WCE–Wine Country Subdivision or future development for the study area. However, development is expected to encroach into its associated uplands, which may constrain wildlife use of the study area.

The WCE–Wine Country Subdivision proposes open space on either side of Wilson Creek, creating a corridor that ranges from approximately 300 feet to 970 feet in width. The WCE–Wine Country Subdivision also includes development of a manufactured lake and a water quality control basin south of Wilson Creek. The creation of these features has the potential to constrain Wilson Creek at the western side of the study area; however, the proposed land uses are expected to continue to facilitate some wildlife movement through this segment of Wilson Creek. The WCE–Wine Country Subdivision contains a planned roadway improvement to Jefferson Street that would intersect Wilson Creek at the western end of the study area. Development of this roadway has potential to impact local wildlife movement along Wilson Creek. Implementation Mitigation Measure BIO-14 would minimize potential impacts to this corridor through the creation of an undercrossing

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that will facilitate wildlife movement beneath the roadway. Implementation of Mitigation Measure BIO-15 would codify the recommendations in Mitigation Measure GP-4-6.

Future development of the rest of the study area identifies open space for the remainder of the Wilson Creek alignment. Wilson Creek will be buffered by open space that would create a corridor ranging from approximately 430 to 660 feet wide. The Yucaipa Valley Water District owns 2.4 acres of land at the upstream end of Wilson Creek. The land has a conditional use permit for public utilities and public services/use structures. Future plans for this land are currently unknown but future projects would undergo their own CEQA review. Project implementation of Mitigation Measure BIO-5, Mitigation Measure BIO-14, and Mitigation Measure BIO-15 would reduce impacts to less than significant.

Indirect Impacts

Construction

Potential short-term indirect impacts to wildlife movement resulting from construction activities include adverse effects from noise, vibration, and increased human presence as well as nighttime lighting. Implementation of Mitigation Measure BIO-2 would reduce impacts to less than significant.

Long-Term

Potential long-term indirect impacts to wildlife movement include chemical releases, increased human presence, increased invasive plant species, trampling of vegetation and soil compaction by humans, and nighttime lighting. Implementation of Mitigation Measure BIO-3 would reduce impacts to less than significant.

Conclusion

The GPEIR found that impacts to wildlife corridors and linkages could be mitigated to less than significant. Impacts under the modified project would also be reduced to less than significant with the implementation of Mitigation Measure BIO-2, Mitigation Measure BIO-3, Mitigation Measure BIO-5, Mitigation Measure BIO-14, and Mitigation Measure BIO-15.

Therefore, the modified project would not result in new or substantially more severe significant impacts in this regard, compared to the approved project.

Level of Significance Before Mitigation: Impact 5.4-4 would be potentially significant.

Impact 5.4-5: As with the 2016 General Plan, development pursuant to the WCSP would be required to comply with local biological resources policies and ordinances, and would not impact a habitat conservation plan. [Thresholds B-5 and B-6]

The City of Yucaipa's Municipal Code, Division 9, Plant Protection and Management, includes ordinances related to the removal of trees, including oak trees, as well as the removal of plants within 200 feet of a streambank. The study area contains trees, including oak trees, and streambanks within its boundary. Implementation of Mitigation Measures BIO-16 would reduce impacts to less than significant.

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The study area does not overlap any habitat conservation plans. Therefore, no impact to habitat conservation plans would occur.

Conclusion

The GPEIR found that impacts to complying with local ordinances to be less than significant. Impacts under the modified project would be reduced to less than significant with the implementation of Mitigation Measure BIO-16, which calls for obtaining tree removal permits, which is required by the municipal code.

Therefore, the modified project would not result in new or substantially more severe significant impacts in this regard, compared to the approved project.

Level of Significance Before Mitigation: Impact 5.4-5 would be potentially significant.

5.4.5 Cumulative Impacts

The area considered for cumulative impacts to biological resources is the region. Development in the study area would not result in the significant and adverse impacts to wildlife, plants, habitat, and special-status species. All impacts will be mitigated to a less than significant. As with the 2016 General Plan, implementation of the modified project for the study area would not result in significant and unavoidable impacts. Therefore, impacts of the modified project would not be cumulatively considerable.

5.4.6 Level of Significance Before Mitigation

Without mitigation, these impacts would be **potentially significant**:

- **Impact 5.4-1** Development pursuant to the WCSP could impact sensitive species.
- **Impact 5.4-2** Development pursuant to the WCSP could result in the loss of sensitive vegetation.
- **Impact 5.4-3** Development pursuant to the WCSP could impact state- or federally protected wetlands.
- **Impact 5.4-4** Development pursuant to the WCSP could affect wildlife corridors and linkages.
- **Impact 5.4-5** Development pursuant to the WCSP would be required to comply with local biological resources policies and ordinances, and would not impact a habitat conservation plan.

5.4.7 Mitigation Measures

The mitigation measures in this section incorporate applicable mitigation measures from the certified GPEIR and from the Wilson Creek Estates TTM EIR. Complete mitigation measures from the GPEIR and WCE EIR have been incorporated into the WCSP mitigation measures that follow.

- GPEIR Mitigation Measures: 4-1, -2, -3, -4, -5, -6, -7, -8, -9 (nesting birds), -9 (bats)

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- WCE EIR Mitigation Measures: BIO-1, -2, -3, -4, -5, -6, -7

Impact 5.4-1

BIO-1: **Focused Special-Status Plant Survey and Avoidance.** Within Phases 4 and 5, a focused special-status plant survey shall be conducted prior to ground-disturbing activities. The survey shall be conducted for Yucaipa onion, Jaeger's milk-vetch, Parry's spineflower, white-bracted spineflower, California satintail, Hall's monardella, salt spring checkerbloom, southern jewelflower, and San Bernardino aster, or as otherwise required by an updated habitat assessment conducted by a qualified biologist. Surveys shall occur at the appropriate time of year to capture the characteristics necessary to identify the taxon. Surveys shall be conducted consistent with California Native Plant Society protocols and by a qualified botanist knowledgeable of the local flora. The results of the survey shall be summarized in a report and would be valid for a maximum of 2 years. If no special-status plants are found during the survey, no further mitigation would be required.

If special-status plants are observed, the full extent of the occurrence of a special-status plant species within the survey area shall be recorded using GPS. The location of each special-status plant occurrence shall be mapped and number of individuals for each occurrence documented. The outer extent of each occurrence shall be flagged for avoidance (to the extent feasible).

For direct impacts to special-status plant species, one or a combination of the following strategies shall be implemented:

- **Avoidance and Minimization.** Impacts to special-status plant populations shall be avoided to the greatest extent possible and minimized where avoidance is not feasible. Where project impacts to special-status plant species cannot be avoided, mitigation is required and is discussed further below.
- **Salvage.** If impacts to special-status plants cannot be avoided and it is feasible to effectively salvage the plants, a qualified ecologist shall develop a restoration and mitigation plan based on the life history of the species impacted, as necessary, to mitigate project impacts. The plan shall include, at minimum, (a) collection/salvage measures for plants and/or seed banks to retain intact soil conditions and maximize success likelihood; (b) details regarding storage of plants and/or seed banks; (c) location of the proposed recipient site and detailed site preparation and plant introduction techniques details for top soil storage, as applicable; (d) time of year that the salvage and replanting or seeding shall occur and the methodology of the replanting; (e) a description of the irrigation, if used; (f) success criteria; and (g) a detailed monitoring program, commensurate with the plan's goals.

BIO-2: **Construction-Related Indirect Impacts to Special-Status Plants, Wildlife, and Aquatic Resources.** Prior to issuance of a construction permit within 500 feet of proposed open space or suitable habitat for special-status species (i.e., all undeveloped land within the project site)

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with potential to occur in the project site, construction plans and conditions of approval shall include the following to address indirect impacts to special-status species:

- **Biological Monitoring.** A qualified project biologist approved by the City of Yucaipa shall monitor ground-disturbing and vegetation clearing activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat, species of concern, and other sensitive biological resources outside the project footprint. Once ground-disturbing and vegetation clearing activities are complete, the project biologist shall conduct weekly checks in order to inspect construction fencing and ensure that all applicable requirements from the mitigation measures are being upheld.
- **Worker Environmental Awareness Training.** Prior to grading, a preconstruction meeting shall be required that includes a training session for project personnel by a qualified biologist. The training shall include (1) a description of the species of concern and its habitats; (2) the general provisions of the applicable regulations pertaining to biological resources, including the Endangered Species Act and the Clean Water Act; (3) the need to adhere to the provisions of the Endangered Species Act, the Clean Water Act, and other applicable regulations; (4) the penalties associated with violating the provisions of the Endangered Species Act, Clean Water Act, and other applicable regulations; (5) the general measures that are being implemented to conserve the species of concern as they relate to the project; and (6) the access routes to and project site boundaries within which the project activities must be accomplished. Additionally, the training shall include the measures and mitigation requirements for the applicable resources. Copies of the mitigation measures and any required permits from the resource agencies will be made available to construction personnel.
- **Delineation of Property Boundaries.** Before beginning activities that would cause impacts, the contractor shall, in consultation with the biological monitor, clearly delineate the boundaries with fencing, stakes, or flags, consistent with the grading plan, within which the impacts will take place. All impacts outside the fenced, staked, or flagged areas shall be avoided, and all fencing, stakes, and flags shall be maintained until the completion of impacts in that area. In addition, any avoided environmental resources will be clearly delineated. Prior to implementing construction activities, the biological monitor shall verify that the flagging clearly delineates the construction limits and any sensitive environmental resources to be avoided.
- **Standard Dust Control Measures.** Standard dust control measures as per the South Coast Air Quality Management District shall be implemented to reduce impacts on nearby plants and wildlife. Measures include controlling speed to 15 mph or less on unpaved roads, replacing ground cover in disturbed areas as quickly as possible, frequently watering active work sites, installation of shaker plates, and suspending excavation and grading operations during periods of high winds.

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- **Stormwater Pollution Prevention Plan.** Prior to issuance of a grading permit for construction, the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) to the City of Yucaipa that specifies best management practices to prevent all construction pollutants from contacting stormwater, with the intent of keeping sedimentation or any other pollutants from moving off site and into receiving waters. The requirements of the SWPPP shall be incorporated into design specifications and construction contracts. Best management practices categories employed on site would include erosion control, sediment control, and non-stormwater (good housekeeping). Best management practices recommended for the construction phase shall include, but not be limited to, the following:
 - Limiting grading to the minimum area necessary for construction, operation, and decommissioning of the project.
 - Limiting vegetation disturbance/removal to the maximum extent practicable.
 - Implementing fiber rolls and sandbags around drainage areas and the site perimeter.
 - Stockpiling and disposing of demolition debris, concrete, and soil properly.
 - Installation of a stabilized construction entrance/exit and stabilization of disturbed areas.
 - Proper protections for fueling and maintenance of equipment and vehicles.
 - Managing waste, aggressively controlling litter, and implementing sediment controls.
 - Soil stabilization in disturbed areas by revegetation.

The following water quality measures will be included in the SWPPP:

- Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
- Projects shall be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern, as feasible. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats shall be timed to avoid the breeding season of riparian species.
- When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing or other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments off site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.

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- Water pollution and erosion control plans shall be developed and implemented in accordance with the Regional Water Quality Control Board.
- **Minimize Spills of Hazardous Materials.** All vehicles and equipment shall be maintained in proper condition to minimize the potential for fugitive emissions of motor oil, antifreeze, hydraulic fluid, grease, or other hazardous materials. Hazardous spills shall be immediately cleaned up and the contaminated soil shall be immediately cleaned up and the contaminated soil shall be properly handled or disposed of at a licensed facility. Servicing of construction equipment shall take place only at a designated staging area.
- **Wildlife Hazards.** The following measures will be implemented to ensure that wildlife do not become trapped, entangled, injured, or poisoned by construction activities:
 - Structures in which wildlife may become trapped (e.g, open pipes, pits, trenches, etc.) shall be tightly covered at the end of each work day. If covering the structure is not possible, an escape ramp shall be provided to allow any wildlife that falls in to safely escape.
 - Debris piles, construction materials, equipment, and other items that may be used as wildlife refuge shall be inspected for wildlife at the start of each work day and prior to disturbance. If wildlife is discovered, it shall either be moved out of harm's way by a qualified biologist, or allowed to move off of the project site on its own.
 - Nets and mesh shall be made of loose weave material that is not fused at the intersections of the weave, as nets with welded weaves present an entanglement risk.
 - Toxic materials and garbage shall be removed from the work site and safely stored or disposed of at the end of each work day.
- **Invasive Weeds.** In order to reduce the spread of invasive plant species, landscape plants shall not be on the most recent version of the Cal-IPC California Invasive Plant Inventory (<http://www.cal-ipc.org/ip/inventory/index.php>).
- **Night Work.** All construction activities will be conducted during the daytime and lights will not be kept on overnight in the construction area, as practicable. If night-lighting is required during construction activities, all exterior lighting along undeveloped land shall be fully shielded and directed downward in a manner that will prevent light spillage or glare into the adjacent open space.

BIO-3: **Long-Term Indirect Impacts to Special-Status Plants, Wildlife, and Aquatic Resources.** Prior to issuance of a construction permit within 500 feet of suitable habitat for special-status species with potential to occur in the project site, construction plans and conditions of approval shall include the following to address indirect impacts to special-status species:

- **Runoff.** Future development within 500 feet of suitable habitat for special-status species shall incorporate measures, including measures required through the National Pollutant

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Discharge Elimination System requirements, to ensure that the quantity and quality of runoff discharged is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into proposed open space or suitable habitat for special-status species. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes. This can be accomplished using a variety of methods including natural detention basins, grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

- **Toxicants.** Land uses that use chemicals or generate bioproducts such as manure, fertilizer, or vineyard waste that are potentially toxic or may adversely affect plant species, wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharges. Measures such as those employed to address drainage issues shall be implemented.
- **Lighting.** Night lighting shall be directed away from proposed open space and/or suitable habitat for special-status species to protect species from direct night lighting. Shielding shall be incorporated in Project designs to ensure ambient lighting is not increased. Any trails that intersect proposed open space will not include night lighting.
- **Noise.** Proposed noise-generating land uses affecting suitable habitat for special-status species shall incorporate setbacks, berms, or walls to minimize the effects of noise on resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards. For planning purposes, wildlife should not be subject to noise that would exceed residential noise standards.
- **Invasive Species.** When approving landscape plans for future development, emphasis will be placed on using native species that occur in the region. Invasive, nonnative plant species listed on the most recent California Invasive Plant Council inventory (<https://www.cal-ipc.org/plants/inventory/>) with a rating of moderate or high shall not be included in landscaping.
- **Barriers.** Future development shall incorporate barriers, where appropriate in individual project designs, to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in proposed open space and/or suitable habitat for special-status wildlife. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms. Any proposed trails through open space will have gates that close at nighttime, as well as signage and appropriate barriers to keep people and domestic animals on the trail.
- **Restoration of Temporary Impacts.** Prior to issuance of a grading or construction permit within the Project, grading and construction plans shall include the following note regarding any temporary impacts to uplands:

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Site construction areas subjected to temporary ground disturbance in undeveloped areas shall be subjected to revegetation with an application of a native seed mix, if necessary, prior to or during seasonal rains to promote passive restoration of the area to pre-Project conditions (except that no invasive plant species will be restored). An area subjected to “temporary” disturbance means any area that is disturbed but will not be subjected to further disturbance as part of the project. If any grading occurred in areas intended to remain undeveloped, the site will be recontoured to natural grade. This measure does not apply to situations in urban/developed areas that are temporarily impacted and will be returned to an urban/developed land use. Prior to seeding temporary ground disturbance areas, the project biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur.

BIO-4: Pre-construction Pond Check. A pre-construction pond check shall occur within the construction area prior to the rainy season before start of construction activities. If no potential habitat for western spadefoot is found during the survey, no further mitigation would be required.

If potential habitat for western spadefoot is identified, construction fencing appropriate for amphibian exclusion will be installed around the construction area. A pre-construction pond check and focused survey for western spadefoot will be conducted the winter prior to grading activities within the construction area. The pond check will occur within 24 hours of the winter season’s first three rain events and prioritize ponded features that hold water for 45 days or greater. Ideally, these rain events would produce a minimum of 0.2 inches during a 24-hour period.

If western spadefoot are detected during surveys within the fenced construction footprint, then biologists shall collect western spadefoot adults from areas within 300 feet of known occupied pools. Adults shall be relocated outside of the construction footprint to portions of Wilson Creek (see **MM BIO-5**) that have suitable breeding habitat and few or no western spadefoot individuals. Relocation of western spadefoot will follow the latest amphibian handling guidelines provided by the U.S. Geological Survey.

BIO-5: Open Space Conservation. Future development of the project outside of Wilson Creek Estates will prioritize the configuration of open space such that a minimum 1,000-foot corridor is created along Wilson Creek where feasible with the limits of the project boundary. In areas where creating a minimum 1,000 foot corridor is not feasible, the constricted part of the corridor will occupy a length no longer than 500 feet. Throughout the open space, the following measures will be implemented:

- Lighting will be directed toward development and shielded away from the open space.
- Trails will not be in use from dusk to dawn, pets must be on leashes, and the trails will only be used for hiking and biking.

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- Trails may be temporarily closed to control unauthorized access.
- When feasible, the open space corridor will be buffered by vineyards, parks, or naturally landscaped berms to reduce light and noise affects within the corridor.

BIO-6: **Pre-construction Nesting Bird Survey.** Construction activities shall avoid the migratory bird nesting season (typically January 1 through September 30) to reduce any potential significant impact to birds that may be nesting within the construction area. If construction activities must occur during the migratory bird nesting season, an avian nesting survey of the Project site and within 500 feet of all impact areas must be conducted to determine the presence/absence of fully protected species (including white-tailed kite), protected migratory birds, and active nests. The avian nesting survey shall be performed by a qualified wildlife biologist within 72 hours prior to the start of construction in accordance with the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513. If an active bird nest is found, the nest shall be flagged and mapped on the construction plans along with an appropriate buffer established around the nest, which will be determined by the biologist based on the species' sensitivity to disturbance (typically 300 feet for passerines and 500 feet for raptors and special-status species). The nest area shall be avoided until the nest is vacated and the juveniles have fledged. The nest area shall be demarcated in the field with flagging and stakes or construction fencing. On-site construction monitoring shall also be conducted when an active nest buffer is in place. No project activities may encroach into established buffers without the consent of a monitoring biologist. The buffer shall remain in place until it is determined the nestlings have fledged and the nest is no longer considered active.

BIO-7: **Pre-construction Burrowing Owl Surveys and Avoidance.** One pre-construction burrowing owl survey shall be completed no more than 14 days before initiation of site preparation or grading activities and a second survey shall be completed within 24 hours of the start of site preparation or grading activities. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction surveys, the project site shall be resurveyed. Surveys for burrowing owl shall be conducted in accordance with protocols established in the Staff Report on Burrowing Owl Mitigation (prepared by the California Department of Fish and Game [now California Department of Fish and Wildlife; CDFW]) in 2012 or current version.

- If burrowing owls are detected, a burrowing owl relocation plan shall be prepared and implemented in consultation with the City of Yucaipa. The relocation plan shall discuss the avoidance of disturbance to burrows during the nesting season for burrowing owls (February 1 through August 31), as well as appropriate buffers to be established around occupied burrows as determined by a qualified biologist. No project activities shall be allowed to encroach into established buffers without the consent of a monitoring biologist. The buffer shall remain in place until it is determined that occupied burrows have been vacated or the nesting season has completed.

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- Outside of the nesting season, passive owl relocation techniques approved by CDFW shall be implemented. Owls shall be excluded from burrows in the immediate Project area and within a buffer zone if there is a threat to the surface or subterranean burrow structure by installing one-way doors in burrow entrances. These doors will be placed at least 48 hours prior to ground-disturbing activities. The project area shall be monitored daily for 1 week to confirm owl departure from burrows prior to any ground-disturbing activities. Compensatory mitigation for permanent loss of owl habitat will be provided following the guidance in the CDFW 2012 Staff Report on Burrowing Owl Mitigation or current version.
- Where possible, burrows will be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe shall be inserted into the tunnels during excavation to maintain an escape route for any wildlife inside the burrow.

BIO-8:

Pre-construction Clearance Surveys. Pre-construction clearance surveys for special-status wildlife shall be conducted by a qualified Project biologist within 14 days of the initiation of ground disturbance or vegetation clearing within and adjacent to construction areas. Surveys shall be appropriate for detecting potentially occurring species, such as Dulzura pocket mouse, northwestern San Diego pocket mouse, San Diego desert woodrat, southern grasshopper mouse, Los Angeles pocket mouse, Southern California legless lizard, California glossy snake, coastal whiptail, red diamondback rattlesnake, Blainville's horned lizard, and coast patch-nosed snake. Surveys need not be conducted in all areas simultaneously, as long as they are conducted within 14 days of the initiation of ground disturbance or vegetation clearing in each area individually. If special-status species are detected, appropriate buffers shall be established, as necessary and as appropriate for the species, unless it is not feasible to avoid the species. If possible, nonlisted special-status wildlife species may be captured and relocated to suitable habitat nearby where they are safe from construction activities. Surveys and relocation of these species may only be conducted by the qualified project biologist.

- If nonlisted special-status reptiles or small mammals are detected, they will be moved out of harm's way.
- The project biologist shall remain available at all times after initiation of ground disturbance or vegetation clearing, in case special-status wildlife species enter the construction area. If non-listed special-status species are detected in the construction area after initiation of ground disturbance or vegetation clearing, the qualified project biologist shall take measures to move the species, or encourage it to move, to a safe place away from construction activities.

BIO-9:

Pre-construction American Badger Surveys and Avoidance. Impacts to American badger individuals and wintering and natal dens shall be avoided and minimized during construction activities through the following measures.

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- **Pre-construction Surveys (Wintering).** During the colder months (generally between November 1 and February 15, when daily temperatures do not exceed 45°F), pre-construction surveys shall be conducted by the project biologist in suitable habitat no earlier than 14 days prior to construction activities to determine whether American badger winter dens are present within the construction zone or within 100 feet of the construction zone boundary.
- **Avoidance Measures (Wintering).** If an American badger winter den is occupied within the construction zone or within 100 feet of the construction zone, then the den location shall be clearly marked with fencing or flagging in a manner that does not isolate the badger from intact adjacent habitat or prevent the badger from accessing the den, to avoid inadvertent impacts on the den. If it is not practicable to avoid the wintering den during construction activities, an attempt will be made to trap or flush the individual and relocate it to suitable open space habitat. Additionally, badgers can be relocated by slowly excavating the burrow, either by hand or mechanized equipment under the direct supervision of the project biologist, removing no more than 4 inches at a time. After necessary trapping, flushing, or burrow excavation is completed, construction may proceed and the vacated winter den may be collapsed. If trapping is required, trapping will be limited to November 16 through the last day of February in accordance with Section 461, Title 14 of the California Code of Regulations (14 CCR 461). A written report documenting the badger removal shall be provided to the California Department of Fish and Wildlife within 30 days of relocation.
- **Pre-construction Surveys (Natal Dens).** During the late winter and summer (generally from March 15 through July 31), when American badgers may use natal dens for birthing and pup rearing, pre-construction surveys shall be conducted by the project biologist no earlier than 14 days prior to ground-disturbing construction activities to determine whether American badger natal dens are present within the project construction zone or within 200 feet of the construction zone.
- **Avoidance Measures (Natal Dens).** If natal dens are detected during construction, construction activities shall be halted within 200 feet of the natal den. This buffer may be reduced based on the location of the den or type of construction activity, based on the direction of the project biologist. Construction activities shall not preclude the ability of the documented badgers to disperse to on-site open space or off-site habitat when the natal den is vacated (i.e., habitat suitable for dispersal must be maintained until dispersal occurs). Construction will be postponed or halted in these areas until it is determined by the project biologist that the young are no longer dependent on the natal den. To avoid inadvertent impacts during construction and to ensure that construction activities are at least 200 feet from active natal dens, any active natal dens within the survey area shall be clearly marked with fencing or flagging in a manner that will not inhibit normal behavioral activities (e.g., foraging and dispersing from the site) by the mother and pups.

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BIO-10: **Pre-construction Survey for Crotch Bumble Bee.** A pre-construction survey for Crotch bumble bee shall occur within the construction area during the primary flight period for workers and males (March 1 through June 30) prior to the start of construction activities. The survey shall ensure that no nests for Crotch bumble bee are located within the construction area. Crotch bumble bee is a habitat generalist, ground-nesting bee. For the purposes of this mitigation measure, nest resources are defined as small mammal burrows, bunch grasses with a duff layer, thatch, hollow trees, rock walls, and brush piles. While no standardized survey methodology is currently available from the California Department of Fish and Wildlife (CDFW) for Crotch bumble bee, the following survey methods were reviewed to develop one: (1) *U.S. National Protocol Framework for the Inventory Monitoring of Bees* (2017) for North American bumble bees, prepared by S. Droege, J.D. Engler, E. Sellers and L.E. O'Brien; and (2) Survey Protocols for the Rusty Patched Bumble Bee (*Bombus affinis*), a federally listed bumble bee located in the Midwestern United States, prepared by the U.S. Fish and Wildlife Service in 2019. This protocol generally follows previous CDFW-approved methods developed to accomplish similar surveys related to 1600 Streambed Alteration Agreement conditions and Incidental Take Permit conditions. Any official protocol released by CDFW will supersede the protocol outlined in this mitigation measure.

The pre-construction survey will be performed by a biologist with expertise in surveying for bumble bees and include four survey passes that are disturbed throughout the survey period. The timing of these surveys shall coincide with the flight period for workers and males (March 1 through June 30), which avoids the peak flight times for mature and new queen bees. Surveys shall occur between 0800 and 1600 hours, or when there are sunny to partly sunny skies that are greater than 65° Fahrenheit. Surveys may be conducted earlier if other bees or butterflies are flying. Surveys shall not be conducted when it is windy (i.e., sustained winds greater than 8 mph). Within non-developed habitats, the biologist shall look for nest resources suitable for bumble bee use. Ensuring that all nest resources receive 100% visual coverage, the biologist shall watch the nest resources for up to 5 minutes, looking for exiting or entering worker bumble bees. Worker bees should arrive and exit an active nest site with frequency, such that their presence would be apparent after 5 minutes of observation. If a bumble bee worker is detected, then a representative shall be identified to species. Biologists should be able view several burrows at one time to sufficiently determine if bees are entering/exiting them depending on their proximity to one another. It is up to the discretion of the biologist regarding the actual survey viewshed limits from the chosen vantage point which would provide 100 percent visual coverage; this could include a 30- to 50-foot-wide area.

Identification will include trained biologists netting/capturing the representative bumble bee in appropriate insect nets, per the protocol in *U.S. National Protocol Framework for the Inventory and Monitoring of Bees*. The bee shall be placed in a clear container for observation and photographic documentation if able. The bee will be photographed using a macro lens from various angles to ensure recordation of key identifying characteristics. If bumble bee identifying characteristics cannot be adequately captured in the container due to movement,

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the container will be placed in a cooler with ice until the bumble bee becomes inactive (generally within 15 minutes). Once inert, the bumble bee shall be removed from the container and placed on a white sheet of paper or card for examination and photographic documentation. The bumble bee shall be released into the same area from which it was captured upon completion of identification. Based on implementation of this method on a variety of other bumble bee species, they become active shortly after removal from the cold environment, so photography must be performed quickly. If Crotch bumble bee nests are not detected, no further mitigation would be required. The mere presence of foraging Crotch bumble bees would not require implementation of additional minimization measures because they can forage up to 10 kilometers from their nests.

If nest resources occupied by Crotch bumble bee are detected within the construction area, no construction activities shall occur within 100 feet of the construction zone, or as determined by a qualified biologist through evaluation of topographic features or distribution of floral resources. The nest resources will be avoided for the duration of the Crotch bumble bee nesting period (February 1 through October 31). Outside of the nesting season, it is assumed that no live individuals would be present within the nest as the daughter queens (gynes) usually leave by September, and all other individuals (original queen, workers, males) die. The gyne is highly mobile and can independently disperse to outside of the construction footprint to proposed open space (see **MM BIO-5**) or other suitable areas beyond that have suitable hibernacula resources. Because construction will have occurred in the area outside of the occupied nesting resources, no suitable habitat will be present in the impact area, and it is assumed that new queens will disperse to habitat outside of the construction area.

A written survey report will be submitted to the City and CDFW within 30 days of the pre-construction survey. The report will include survey methods, weather conditions, and survey results, including a list of insect species observed and a figure showing the locations of any Crotch bumble bee nest sites or individuals observed. If Crotch bumble bee nests are observed, the survey report will also include recommendations for avoidance, and the location information will be submitted to the California Natural Diversity Database (CNDDB) at the time of, or prior to, submittal of the survey report.

If the above measures are followed, it is assumed that the project shall not need to obtain authorization from CDFW through the California Endangered Species Act Incidental Take Permit process.

If the nest resources cannot be avoided, as outlined in this measure, the project applicant will consult with CDFW regarding the need to obtain an Incidental Take Permit.

Any measures determined to be necessary through the Incidental Take Permit process to offset impacts to Crotch bumble bee may supersede measures provided in this CEQA document and shall be incorporated into the habitat mitigation and monitoring plan.

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

BIO-11: Coastal California Gnatcatcher Protocol Survey. A protocol coastal California gnatcatcher shall be conducted by a qualified biologist in Phases 4 and 5 prior to ground-disturbing activities. Surveys shall be conducted in accordance with the U.S. Fish and Wildlife (USFWS) 2019 Coastal California Gnatcatcher Presence/Absence Survey Protocol, or current version. The results of the survey shall be summarized in a report and would be valid for a maximum of 2 years. If no coastal California gnatcatcher are found during the survey, no further mitigation would be required.

If coastal California gnatcatcher are detected, the Project shall receive authorization from the USFWS through the federal Endangered Species Act Incidental Take Permit process, including the preparation of a Biological Assessment, for take of coastal California gnatcatcher. Any measures determined to be necessary through the Incidental Take Permit process to offset impacts to coastal California gnatcatcher may supersede measures provided in this CEQA document and shall be incorporated into the habitat mitigation and monitoring plan.

Mitigation for direct impacts to coastal California gnatcatcher will be fulfilled through compensatory mitigation at a 2:1 habitat replacement of equal or better functions and values to those impacted by the Project, or as otherwise determined through the Incidental Take Permit process. Mitigation will be accomplished either through off-site conservation or through a USFWS-approved mitigation bank. If mitigation is not purchased through a mitigation bank and lands are conserved separately, a cost estimate will be prepared to estimate the initial start-up costs and ongoing annual costs of management activities for the management of the conservation easement area(s) in perpetuity. The funding source will be in the form of an endowment to help the qualified natural lands management entity that is ultimately selected to hold the conservation easement(s). The endowment amount will be established following the completion of a Project-specific Property Analysis Record to

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calculate the costs of in-perpetuity land management. The Property Analysis Record will take into account all management activities required in the Incidental Take Permit to fulfill the requirements of the conservation easement(s), which are currently in review and development.

BIO-12: Burrowing Owl Protocol Survey. A protocol burrowing owl survey shall be conducted by a qualified biologist in Phases 4 and 5 prior to ground-disturbing activities. Surveys shall be conducted in accordance with the California Department of Fish and Wildlife 2012 Staff Report on Burrowing Owl Mitigation or current version. The results of the survey shall be summarized in a report and would be valid for a maximum of 2 years. If no burrowing owl are found during the survey, no further mitigation would be required; however, the project must comply with **MM BIO-7**.

If burrowing owl are detected, the full extent of the occurrence of occupied burrowing owl habitat within the survey area shall be recorded using GPS. The outer extent of each occurrence shall be flagged for avoidance (to the extent feasible).

For direct impacts to burrowing owl, impacts to burrowing owl shall be avoided to the greatest extent possible and minimized where avoidance is not feasible. Where project impacts to burrowing owl cannot be avoided, a burrowing owl protection plan will be prepared and implemented, as summarized in **MM BIO-7**.

Impact 5.4-2 and Impact 5.4-3

Mitigation Measures BIO-2 and BIO-3.

BIO-13: Aquatic Resource Avoidance, Permitting, and Protection. The project site supports aquatic resources that are considered jurisdictional under the U.S. Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB), and the California Department of Fish and Wildlife (CDFW). Future development will fully avoid aquatic resources. If aquatic resources are fully avoided, no further mitigation would be required; however, the project must comply with **MM BIO-2** and **MM BIO-3**.

If full avoidance is not possible, prior to construction activity, the applicant shall coordinate with USACE and the Santa Ana RWQCB (Region 8) to assure conformance with the requirements of Section 401 of the Clean Water Act and the Porter–Cologne Water Quality Control Act. Prior to activity within CDFW-jurisdictional streambed or associated riparian habitat, the applicant shall coordinate with CDFW (Inland Deserts Region 6) relative to conformance to the Lake and Streambed Alteration permit requirements.

Future development shall mitigate to ensure no-net-loss of waters at a minimum of 1:1 with establishment or re-establishment credits for impacts on aquatic resources as a part of an overall strategy to ensure no net loss, or at a higher ratio if establishment or re-establishment credits are not available. Mitigation shall be completed through use of a mitigation bank or other applicant-sponsored mitigation. Final mitigation ratios and credits shall be determined

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in consultation with USACE, RWQCB and/or CDFW based on agency evaluation of current resource functions and values and through each agency's respective permitting process.

Should applicant-sponsored mitigation be implemented, a habitat mitigation and monitoring plan shall be prepared in accordance with resource agency guidelines and approved by the agencies in accordance with the proposed program permits. The habitat mitigation and monitoring plan will include but is not limited to a conceptual planting plan including planting zones, grading, and irrigation, as applicable; a conceptual planting plant palette; a long-term maintenance and monitoring plan; annual reporting requirements; and proposed success criteria. Any off-site applicant-sponsored mitigation shall be conserved and managed in perpetuity.

Impact 5.4-4

See Mitigation Measures BIO-2, BIO-3, and BIO-5.

BIO-14: Culvert Undercrossing. A wildlife undercrossing shall be constructed where proposed improvements to Jefferson Street cross over Wilson Creek. The undercrossing will adequately convey coyotes, mule deer, and smaller-sized wildlife. The wildlife undercrossing shall utilize existing or manufactured topography. The crossing shall be designed to provide a greater or equal to 0.6 openness ratio (calculated as width times height divided by length in meters). Crossing shall have a raised floor and/or side platform to allow dry passage for wildlife when water is flowing. The design should consider the use of berms to protect the undercrossing from light and noise.

BIO-15: Wildlife Movement. In accordance with the recommendations of General Plan Mitigation Measure 4-6, the future development will implement the following design standards to facilitate wildlife movement through the project site:

- Adhere to clustering of development.
- Provide shielded lighting adjacent to sensitive habitat areas.
- Encourage wildlife-passable fence designs (e.g., 3-strand barbless wire fence) on property boundaries.
- Encourage preservation of native habitat on the undeveloped remainder of developed parcels.
- Minimize road/driveway development to help prevent loss of habitat due to roadkill and habitat loss.
- Use native, drought-resistant plant species in landscape design.
- Participate in local/regional recreational trail design effort.

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Impact 5.4-5

BIO-16: **Tree Removal Permit.** Prior to the issuance of grading permits it will be the responsibility of the Project proponent to obtain the necessary permits for removal of trees, including oak trees, as well as the removal of plants within 200 feet of a streambank. The project proponent will provide the appropriate plot plan or other documentation required by the City of Yucaipa.

5.4.8 Level of Significance After Mitigation

The mitigation measures would reduce potential impacts to biological resources to a level that is less than significant. No significant unavoidable adverse impacts to biological resources have been identified.

5.4.9 References

Dudek. 2023, March. Biological Resources Technical Report: Yucaipa Valley Wine Country Specific Plan. SEIR Appendix D.

Dudek, 2023, February. Aquatic Resources Delineation Report: Yucaipa Valley Wine Country Specific Plan. SEIR Appendix E.

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5.5 CULTURAL RESOURCES

This section of the Draft SEIR discusses the potential for the project to result in impacts to cultural resources in comparison to the impacts evaluated for the project site in the General Plan EIR (GPEIR). This section focuses on cultural resources in the WCSP area, including the prehistoric, ethnographic, and historical settings of the area. Cultural resources include prehistoric and historic sites, structures, districts, places, and landscapes or any other physical evidence associated with human activity considered important to a culture, a subculture, or a community for scientific, traditional, religious, or any other reason. For this analysis, paleontological resources, although not associated with past human activity, are grouped within cultural resources. The analysis in this section is based in part on the results of the Native American consultation conducted by the City in compliance with State Bill 18 (SB 18) and Assembly Bill 52 (AB 52), a Sacred Lands File search, California Historical Resources Information System (CHRIS) search, and a paleontological resources records search.

The analysis in this section is also based in part on the following technical report(s):

- *Cultural Resources Inventory and Evaluation for the Casa Blanca Specific Plan*, ECORP Consulting, September 2015

A complete copy of this study is in the technical appendices to this Draft SEIR (Appendix F).

Due to the sensitive and confidential nature of the CHRIS cultural resources records search, the maps and records are omitted from the Draft SEIR appendices. The SB 18 and AB 52 tribal consultation correspondence is provided in Appendix L of this Draft SEIR.

5.5.1 Environmental Setting

5.5.1.1 REGULATORY BACKGROUND

Federal, State, and local regulations are listed in Table 5.5-1. For descriptions of these regulations, see Appendix C.

Table 5.5-1 Regulatory and Planning Framework

Federal	
National Historic Preservation Act	Coordinates public and private efforts to identify, evaluate, and protect the nation's historic and archaeological resources. The act authorized the National Register of Historic Places, which lists districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture.
Archaeological Resources Protection Act	Regulates the protection of archaeological resources and sites on federal and Indian lands.
National Register of Historic Places	The National Register of Historic Places is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation because of their significance in American history, architecture, archaeology, engineering, and culture.
American Indian Religious Freedom Act and Native American Graves Protection and Repatriation Act	Recognizes that Native American religious practices, sacred sites, and sacred objects have not been properly protected under other statutes. It establishes as national policy that traditional practices

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Table 5.5-1 Regulatory and Planning Framework

	and beliefs, sites (including rights of access), and the use of sacred objects shall be protected and preserved, NAGPRA is a federal law that mandates museums and federal agencies to return certain Native American cultural items—such as human remains, funerary objects, sacred objects, or objects of cultural patrimony—to lineal descendants or cultural affiliated Indian tribes.
Paleontological Resources Preservation Act	Limits the collection of vertebrate fossils and other rare and scientifically significant fossils to qualified researchers who have obtained a permit from the appropriate state or federal agency.
State	
California Register of Historical Resources	The CRHR is “an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Sections 21083.2 and 21084.1).
Native American Graves Protection and Repatriation Act	The Native American Graves Protection and Repatriation Act is a federal law passed in 1990 that mandates museums and federal agencies to return certain Native American cultural items—such as human remains, funerary objects, sacred objects, or objects of cultural patrimony—to lineal descendants or culturally affiliated Indian tribes.
California Health and Safety Code Section 7050.5; CEQA Guidelines Section 15064.5; Public Resources Code Section 5097	These state laws mandate procedures in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered within the project site, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the PRC.
Senate Bill (SB) 18: Native American Consultation Assembly Bill (AB) 52: Native American Historic Resource Protection Act	<p>SB 18 on Traditional Tribal Cultural Places was signed into law in September 2004 and went into effect on March 1, 2005. It places requirements upon local governments for developments within or near traditional tribal cultural places (TTCP). SB 18 requires local jurisdictions to provide opportunities for involvement of California Native Americans tribes in the land planning process for the purpose of preserving traditional tribal cultural places. Per SB 18, the law requires a city or county to consult with the NAHC and any appropriate Native American tribe for the purpose of preserving relevant TTCP prior to the adoption, revision, amendment, or update of a city’s or county’s general plan.</p> <p>AB 52 or the Native American Historic Resource Protection Act took effect July 1, 2015, and incorporates tribal consultation and analysis of impacts to tribal cultural resources (TCR) into the CEQA process. It requires TCRs to be analyzed like any other CEQA topic and establishes a consultation process for lead agencies and California tribes. Projects that require a Notice of Preparation of an EIR or Notice of Intent to adopt a ND or MND on or after July 1, 2015, are subject to AB 52.</p>

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5.5.1.2 EXISTING CONDITIONS

Natural Setting and Land Uses

The WCSP plan area is in the northeastern portion of Yucaipa in the North Bench area. The 1,093.6-acre project site is bounded by Martell Avenue to the east, Oak Glen Road on the south, and Fremont Street on the west. The northern boundary of the project site is irregularly shaped; east of Jefferson Street the northern border abuts jagged residential lots, and east of Jefferson Street the northern boundary extends to the base of the San Bernardino mountains. Major north-south thoroughfares include Fremont Street, Jefferson Street, and Martell Avenue; major east-west thoroughfares include Ivy Street, Carter Street, and Oak Glen Road.

The WCSP plan area is largely undeveloped, with open grasslands and other vegetation throughout the site. The site is entirely designated for Rural Living, which allows limited, low-density development. Several residential uses are spread across the plan area. Wilson Creek traverses the southern portion of the area and proceeds past Jefferson Street. Multipurpose trails go through or border the plan area on Carter Street, Jefferson Street, Oak Glen Road, and Fremont Street. The plan area supports limited agricultural uses—three chicken ranches, olive groves, scattered grazing areas, dry farming of winter wheat, and other agricultural uses. Oak Glen Road is a prominent scenic corridor for the city of Yucaipa.

The drainage in the plan area follows the northeast to southwest topography, which slopes gently down at approximately 8 percent, and the elevation ranges from 2,920 feet to 3,600 feet above sea level. The many waterways in the City may be subject to flooding during storm events, notably areas within the 100-year floodplains adjacent to Wilson and Wildwood Creeks.

The WCSP area is in sections 19, 20, 29, and 30 of the United States Geologic Survey (USGS) Yucaipa 7.5-minute Quadrangle.

Geologic Setting

The City of Yucaipa is on the southern margin of the Transverse Ranges Geomorphic Province, an east-west-trending series of steep mountain ranges and valleys; the San Bernardino Mountains are the nearest of Transverse Ranges. The Transverse Ranges are the result of the Pacific Plate and the North American Plate grinding past each other and “catching” along the bend in the San Andreas; specifically, the San Andreas fault zone travels up Cajon Pass creating the boundary between the two plates. The boundary between the Peninsular and the Transverse Ranges geometric provinces is the San Bernardino segment of the San Andreas fault at the base of Yucaipa Ridge. The Peninsular Ranges geomorphic province is a series of northwest-southeast-oriented fault blocks that form mountain ranges and valleys. Yucaipa Valley is an alluvial plain.

The WCSP area geologic profile includes very young surficial deposits that consist of sediment transported and deposited in channels and washes, on surfaces of alluvial fans and alluvial valleys, and on hillslopes. Soil-profile development is nonexistent to minimal. The WCSP area also includes old surficial deposits consisting of sedimentary units that are moderately consolidated and slightly to moderately dissected. Based on the Geological Map of the Yucaipa 7.5' Quadrangle (USGS 2003), the WCSP area contains the following surficial deposits:

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- **Qvyf Very young alluvial-fan deposits (latest Holocene).** Unconsolidated to slightly consolidated sand and sandy gravel deposits that form active parts of alluvial fans.
- **Qyf3 Young alluvial-fan deposits, Unit 3 (middle Holocene).** Slightly to moderately consolidated sand and gravel. Units distinguished from each other on the basis of soil-profile development and relative position in local terrace-riser succession.
- **Qya3 Young axial-valley deposits, Unit 3 (middle Holocene).** Slightly to moderately consolidated silt, sand, and gravel. Units distinguished from each other on the basis of soil-profile development and relative position in local terrace-riser succession.
- **Qya4 Young axial-valley deposits, Unit 4 (late Holocene).**
- **Qof2 Old alluvial-fan deposits, Unit 2 (late to middle Pleistocene).**

Prehistoric Setting

It is generally believed that human occupation of southern California dates to at least 12,000 years before present (B.P.). Five cultural periods of prehistoric occupation of California during the Terminal Pleistocene Epoch/Holocene Epoch (12,000 years B.P. to present) include: the Paleo-Indian Period, the Early Archaic Period, the Archaic or Milling Stone Period, the Intermediate Period, and the Late Prehistoric Period.

In prehistoric times, water was much more abundant locally, and a variety of vegetation communities, including riparian, oak woodland, chaparral, and mixed chamise-chaparral-scrub, would have been present. The inland peoples did not switch from manos/metates to pestles/mortars like coastal peoples (circa 5,000 years ago); this may reflect their closer relationship with desert groups who did not exploit acorns. The toolkit is dominated by manos and metates throughout a 7,500-year extent. Other typical characteristics were pinto dart points for atlatls or spears, charmstones, coggled stones, absence of shell artifacts, and flexed position burials. Later Elko dart points for atlatls or spears and core tools are observed along with increased indications of gathering. Stone tools, including scraper planes, choppers, and hammerstones, are added to the tool kit; yucca and seeds are staple foods; animals bones are heavily processed (broken and crushed to extract marrow); and burials have cairns above.

Early sites tend to be near sources of fresh water in valleys, some of which are now considered desert areas. Earlier pattern phases are marked by small points for arrows, appearance of bedrock mortars indicating use of acorns, pottery, increased shell ornaments, pit cremations, continued hunting and gathering of terrestrial resources, and exploitation of lacustrine resources including new technologies for decoys, traps, and/or nets. Later phases include new material traits, including brownware pottery, ceramic pipes, ceramic figurines, and secondary burials in containers.

Ethnographic Context

Archival and published reports suggest that the project area is situated along the fringes of territories traditionally assigned to the Cahuilla and Serrano Native American cultural groups. The Cahuilla and Serrano

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belonged to cultural nationalities speaking languages belonging to the Takic branch of the Shoshonean family, a part of the larger Uto-Aztecan language.

The Serrano occupied an area in and around the San Bernardino Mountains between approximately 1,500 and 11,000 feet above mean sea level. Their territory extended west into the Cajon Pass, east as far as Twentynine Palms, north to Victorville, and south to the Yucaipa Valley. The Serrano were mainly hunters and gatherers who occasionally fished. Game that was hunted included mountain sheep, deer, antelope, rabbits, small rodents, and various birds, particularly quail. Vegetable staples consisted of acorns, piñon nuts, bulbs and tubers, shoots and roots, berries, mesquite, barrel cacti, and Joshua tree.

The WCSP area also overlaps with known areas of the Cahuilla Native American group. The Cahuilla territory was bounded by the San Bernardino Mountains to the north, Orocopia Mountains to the east, the Santa Ana River to the west, the San Jacinto Plain and the eastern slope of the Palomar Mountains, and the Chocolate Mountains and Borrego Springs to the south. The Cahuilla were mostly gatherers that hunted small animals and fished from Ancient Lake Cahuilla. A marginal agricultural existence provided corn, beans, squashes, and melons.

Historical Setting

In 1869, a cattleman from Texas named John W. Dunlap and his partner William Standefer purchased the Rancho Yucaipa (3,820 acres) and expanded agricultural operations. Dunlap and Standefer planted 1,500 acres in grain, 100 acres in alfalfa, and raised cattle and sheep. Dunlap also kept horses, oxen, and hogs. Around the same time (1869), John Dunlap may have been the first farmer to plant apple orchards in the Yucaipa area. By the 1890s, the Dunlap family was among the leading apple growers in the region. The western portion of Yucaipa Valley came to be known as “Dunlap,” or “Dunlap Acres.”

In August of 1874, W. W. Standefer conveyed a parcel to John Dunlap and William R. Standefer for \$1,000.00. This land, adjoining their Rancho Yucaipa holdings, increased the size of their property and was to be the site of the ranch known in later years as Casa Blanca. John and Mary Ann Dunlap’s oldest son, Franklin Pierce Dunlap, known to family and friends as “Pierce,” began construction of a large, two-story farmhouse on a hill overlooking the road to Oak Glen, made of bricks formed and fired on the property. The home, long known as “Yucaipa Valley’s showplace,” also served as the local schoolhouse, church, post office, and stage stop during its early years. The Dunlap Ranch, as Casa Blanca Ranch was called in the late 19th and early 20th centuries, was the largest in Yucaipa Valley and was headquarters for Pierce’s agricultural activities, which consisted mainly of raising cattle, goats, grain crops, and fruit trees. A small vineyard occupied the yard west of the house. The residence was also the center of social activities for neighbors for miles around, and receptions and parties were held there regularly. The historical ranch no longer operates any agricultural/ranching uses beside olive trees at the north edge of the lawn. The main Casa Blanca Ranch residence, built in 1882, was found to have historical and archeological significance. Although the Casa Blanca Ranch has six buildings, only the main Casa Blanca residence possesses historical and architectural significance.

According to early deeds, most of Section 29 of the USGS Yucaipa Quadrangle Map (WCSP Planning Areas [PA] 11, 12, 13, and portions of PA 14, 15, and 17B, as shown on Figure 3-7), was owned by members of the Dunlap family and Southern Pacific Railroad Company. In 1890 “Pierce” Dunlap sold approximately 90 acres

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to Howard Andrews, Cyrus N. Andrews, William Sibley, and H. D. Clark. At the time of the first assessor's lot book (1895–1903), about 240 acres in Section 29 was under the ownership of the Mount Carmel Fruit Company. The Howard and Cyrus Andrews were associated with this company. The Mt. Carmel Fruit Company was reported to have 32 acres of cherry orchards in Yucaipa. In 1908, Mt. Carmel Fruit Company conveyed approximately 137 acres in the east half of Section 29 to Jennie Andrews. This change in ownership may represent the time this area became known as Cherrycroft Ranch. By the 1920s, Cherrycroft Ranch had become the largest cherry orchard in Southern California. In the early 1930s, Dr. Louis D. LeGear bought the Cherrycroft Ranch from the Andrews family. LeGear commissioned a hired hand to plan a three-quarter-mile long driveway with a double row of deodar and eucalyptus trees. Following the passing of LeGear, the Burton family purchased Cherrycroft Ranch. The Burtons built a single-story house adjacent to the Andrews' house between 1946 and 1947.

Yucaipa Valley agriculture changed from large-scale ranching to apple orchards, which soon became a staple of the local economy. However, with the Great Depression, growers soon shifted production to peaches, citrus, walnuts, grain, and other fruit. As time went on apple orchards were replaced with peach production and poultry operations. Also, in the early 20th century, land companies began to develop Yucaipa. Streets, homes, churches, and businesses began to populate Yucaipa. The later half of the 20th century could be characterized as the development and urbanization of Yucaipa when former agricultural land was developed into housing tracts, a mobile home park, a hospital, fire services, schools, roads, and parks. On November 27, 1989, Yucaipa became an incorporated city.

5.5.1.3 CULTURAL RESOURCES IN THE WCSP AREA

Figure 5.5-2 of the GPEIR, Cultural Resources Sensitivity Map, shows that part of the project site has areas of prehistoric and cultural sensitivity.

Records Search

In June 2023, a records search of CHRIS was conducted at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. The purpose of the records search was to determine the extent and location of previous cultural resources studies, cultural resources surveys, previously identified prehistoric or historic archaeological site locations, architectural resources, historic properties, cultural landscapes, or tribal cultural resources within a half-mile radius of the WCSP area. Additional sources consulted included the National Register of Historic Places (NRHP), the Historic Property Data File, the listing of California Historical Landmarks, the California Register of Historic Resources (CRHR), the California Inventory of Historic Resources, and the California Points of Historical Interest.

The results of the records search indicated that 19 cultural resources studies have been conducted within one-half mile of the WCSP area. Of these studies, 6 were conducted within the WCSP area (SB-01653, SB-03615, SB-03959, SB-04226, SB-04847, and SB-05677). These 6 studies are listed in Table 5.5-2, *Previous Cultural Resources Studies in the WCSP Area*.

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Table 5.5-2 Previous Cultural Resources Studies in the WCSP Area

Report No. (LA)	Author(s)	Title	Year
SB-01653	Yohe II, Robert M.	Environmental Impact Evaluation: Archaeological Assessment Of Tentative Tract 13484 Near Yucaipa In San Bernardino County, California	1987
SB-03615	Love, Bruce	YVWD R15.1 Reservoir Site. 13PP	2000
SB-03959	Dice, Michael	An Archaeological Mitigation-Monitoring Report And Phase 2 Site Evaluation for the Yucaipa Glen Project, TTM 15967, City Of Yucaipa, Ca. 35pp	2002
SB-04226	Budinger, Fred E.	Verizon Site: Bryant. 11PP	2001
SB-04847	White, Robert S. and Laura S. White	Cultural Resources Assessment of the 317.59-Acre Cherrycroft Project Site, Southeast Corner of Carter Avenue and Jefferson Street, City of Yucaipa, San Bernardino County.	2005
SB-05677	Mason, Roger D.	Cultural Resources Survey Report for Ridgecrest Ranch, Tract 16785, Yucaipa, San Bernardino County, California	2007

Source: PlaceWorks 2023.

The records search also indicated 11 previously recorded cultural resources within one-half mile of the WCSP area, as shown in Table 5.5-3. Of these, CA-SBR-10605H and CA-SBR-026762 were in the WCSP area.

Table 5.5-3 Previously Recorded Cultural Resources Within One-Half Mile Radius of the Project Site

Site Number (CA-SBR)	Primary (P-36)	Recorder and Year	Age/Period	Site Description	Location in Relation to the Project Site	Eligibility for Listing on the California Register of Historic Resources
911	000911	R. Shepard and A. Myers, ECORP Consulting, Inc., 2014	Prehistoric	Lithic artifacts	Outside (within 0.5-mile)	No longer there. Not evaluated
2305	002305	Burt Wilson, Curt Duke, LSA Associates, Inc., 2010	Prehistoric	Bedrock Milling Feature	Outside (within 0.5-mile)	Not evaluated
10605H	010605	M.H. Dice, and L. Irish, L7L Environmental, 2002	Historic age	Rock and cement foundation suggestive of a water tank. Destroyed during construction	Within the Project Area	Not eligible
N/A	014993	R. Shepard and A. Myers, ECORP Consulting, Inc., 2014	Prehistoric	Isolated primary obsidian flake	Outside (within 0.5-mile)	Not eligible
026762	016910	R. Cunningham, C. Cotterman, B. Rockhold, C. Hollingsworth ECORP Consulting, Inc., 2012	Historic	Casa Blanca Ranch	Within the Project Area	Eligible for CRHR
N/A	029711	Bai "Tom" Tang and Terri Jacquemain, CRM Tech, 2014	Historic age	Single Family Residence	Outside (within 0.5-mile)	Not eligible
N/A	029712	Terri Jacquemain, CRM Tech, 2014	Historic age	Single Family Residence	Outside (within 0.5-mile)	Not eligible

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Table 5.5-3 Previously Recorded Cultural Resources Within One-Half Mile Radius of the Project Site

Site Number (CA-SBR)	Primary (P-36)	Recorder and Year	Age/Period	Site Description	Location in Relation to the Project Site	Eligibility for Listing on the California Register of Historic Resources
N/A	029713	Terri Jacquemain, CRM Tech, 2014	Historic age	Single Family Residence	Outside (within 0.5-mile)	Not eligible
N/A	029714	Daniel Ballester, CRM Tech, 2014	Historic age	Stone and concrete landscaping feature.	Immediately Adjacent to the southwest	Not eligible
N/A	031710	C. Cotterman, ECORP Consulting, Inc., 2014	Historic age	Flood control basin	Outside (within 0.5-mile)	Not eligible
33026/H	033026	Riordan Goodwin LSA Associates, Inc., 2019	Indeterminate	Bedrock Milling Feature	Outside (within 0.5-mile)	Not evaluated

Source: PlaceWorks 2023.

P36-16910 (CA-SBR-026762)

Site P36-16910 (CA-SBR-026762) is the Casa Blanca Ranch consisting of 37 features, including the Casa Blanca Main House built in 1882, the Garage (1937), the modular house (cir. 1982), blacksmith shop/service garage (cir. 1939–1959), Rodriguez House (1947), modern prefabricated building (post-1982), entry pillar ruins (cir. 1914), stone wall (1940), stone trough, concrete-lined earth dam, rock circle (age unknown), retention basins, concrete weir boxes, concrete and rock flumes, terra cotta pipe, stone retaining wall along Oak Glen Road, fence lines, concrete culverts, holding ponds, concrete reservoirs, agricultural fields, and olive grove.

Resource P36-16910 (CA-SBR-026762) was evaluated, and the main residence at Casa Blanca Ranch was recommended eligible for the NRHP and CRHR under criteria A (NRHP)/1 (CRHR) through C (NRHP)/3 (CRHR) (see Appendix G). No historic-period refuse deposits or abandoned building foundations were observed within Site P36-16910 (CA-SBR-026762) during archaeological field surveys by ECORP in 2012. On other archaeological sites, significant, complex archaeological deposits can provide important information regarding the lifestyle, consumption patterns, household composition, social status, and ethnicity of the site occupants, when this information is not available through archival documents. In the case of Site P36-16910 (CA-SBR-026762), there are no surface deposits to provide this information. Furthermore, most of this data have been ascertained from archival documents. Therefore, even if subsurface deposits of refuse exist within the site, they are unlikely to provide important information about the site occupants that is not already known. As a result, the data potential of the site is considered low, and the site is not recommended eligible for listing on the NRHP under Criterion D or CRHR listing under Criterion 4.

SBR-10605H

Site SBR-10605H, a small rock-and-cement-lined historic-period cistern, was recorded in 2000. The feature was destroyed during grading of the area in 2000 and no longer exists.

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SB-4847

A cultural resources assessment (see Table 5.5-2) was conducted on approximately 317 acres in the WCSP area (PAs 11, 12, 13, and portions of PA 14, 15, and 17B). A pedestrian field survey of the 317 acres was completed in 2005. The field survey resulted in the identification of residential ruins, structural remains, water conveyance features, and a tree-lined entry drive. The cultural resources assessment noted that these features are associated with the defunct Cherrycroft Ranch, which was southern California's premier cherry-producing area in the first three decades of the 20th century. The assessment did not include a historical resources evaluation for significance of these features.

Tribal Consultation

Pursuant to SB 18, the City of Yucaipa contacted the Native American Heritage Commission (NAHC) for a consultation list of tribes and a Sacred Lands File (SLF) search. Government Code Sections 65352.3 and 65352.4 require local governments to consult with California Native American tribes identified by the NAHC for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending general plans, specific plans, and community plans. Because a tribe may be the only source of information regarding the existence of a tribal cultural resource, an SLF search is another method of identifying the presence of Native American resources near or on the project area.

In accordance with Public Resources Code Section 21080.3.1(d), a lead agency is required to provide formal notification of intended development projects to Native American tribes that have requested to be on the lead agency's list for receiving such notification. The formal notification is required to include a brief description of the proposed project and its location, lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation regarding potential impacts to tribal cultural resources.

On June 8, 2022, the NAHC responded with a negative SLF search, indicating no record for the presence of Native American resources in the vicinity of the WCSP area that could be affected by the WCSP. The NAHC provided a list of 18 Native American tribes or individuals to contact for further information with traditional lands or cultural places located within the boundaries of the county (see Appendix L).

The City of Yucaipa sent letters to the 18 Native American contacts on June 14, 2022, requesting any information related to cultural resources or heritage sites within or adjacent to the project area (see Appendix L).

- On June 30, 2022, Jill McCormick, Historic Preservation Officer for the Quechan Indian Tribe, replied by email that the tribe does not have any comments on the proposed project and defers to the more local tribes.
- Ryan Nordness, cultural resource analyst with the Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), responded by email on July 12, 2022, stating the project area is of interest but the tribe sees no conflicts with the zoning changes at this time. They also stated that when specific projects are planned and implemented, the tribe might have comments and/or request formal consultation with the lead agency pursuant to CEQA (as amended, 2015) and CA PRC 21080.3.1.

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- On July 21, 2022, Laura Chatterton, the cultural resource specialist for the Morongo Band of Mission Indians (MBMI) sent a response by email, stating the site is of high importance to the MBMI and tribal participation is recommended during all ground-disturbing activities.
- Bernadette Ann Brierty, tribal historic preservation officer for MBMI, also sent a letter on July 21, 2022, stating that the office would like to initiate government-to-government consultation under AB 52 and requested the currently proposed project design; mass grading maps; a CHRIS record search within at least a one-mile radius; copies of the cultural resources documentation, geotechnical report, and shapefiles of the project's area of effect; tribal participation (tribal monitors) during pedestrian survey and testing if not already completed; and a copy of cultural assessments.
- Arysa Gonzalez Romero, cultural resources analyst with the Agua Caliente Band of Cahuilla Indians, responded by email on July 29, 2022. They stated the WCSP area is within the tribe's traditional use area and requested a cultural resources inventory; a copy of the record search with associated survey reports and site records from the information center; copies of any cultural resource documentation (report and site records); an archeologist that meets the Secretary of Interior's standards during any ground disturbances; and the presence of an approved Cultural Resource Monitor(s) during ground-disturbing activities (including archaeological testing and surveys). Furthermore, the tribe requested that if cultural deposits are found, the monitor may request destructive construction to halt and shall notify a Qualified Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer.

5.5.1.4 PALEONTOLOGICAL RESOURCES

Paleontological resources are the fossilized remains of organisms from prehistoric environments found in geologic strata. They are valued for the information they yield about the history of the earth and its past ecological settings. There are two types of resources: vertebrate and invertebrate. These resources are found in geologic strata conducive to their preservation, typically sedimentary formations. Paleontological sites are areas that show evidence of prehuman activity. Often they are simply small outcroppings visible on the surface or sites encountered during grading. Though the sites are important indications, the geologic formations themselves are the most important because they may contain important fossils. Potentially sensitive areas for the presence of paleontological resources are based on the underlying geologic formation.

A paleontological records search request was sent on August 4, 2022, to the Natural History Museum of Los Angeles County (NHMLA), and results for paleontological localities in the vicinity of the project area were received on August 6, 2022. A copy of the NHMLA records search is provided in Appendix H.

Based on the results of the museum records search, the NHMLA does not contain records of paleontological resources within the WCSP area. However, several fossils localities are known nearby from the same sedimentary deposits that are in the plan area, either at the surface or at depth.

The closest known fossil locations are detailed in Table 5.5-4, *Fossil Localities in Yucaipa*, and are within the plan area. Nearby fossils include horse family (Equidae) and camel family (Camelidae).

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Table 5.5-4 Fossil Localities Near the WCSP Area

Locality Number	Approximate Distance from the WCSP Area (Miles)	Location	Formation	Taxa	Depth
LACM VP 4540	11	Junction of Jackrabbit Trail & Gilman Springs Road; San Jacinto Valley	Unnamed formation (Pleistocene, gravel pit)	Horse Family (Equidae)	Unknown
LACM VP 7618 – 7622, CIT 132, CIT 133	11	San Timoteo Badlands; E of Moreno & NW of Eden Hot Springs	San Timoteo Formation	Horse Family (Equidae); Camel Family (Camelidae)	Surface
LACM VP 1653, LACM IP 437	17	Soboba Indian Reservation; five miles east of San Jacinto	Unknown formation (Pleistocene)	Monkfish (Squatina), Stickleback (Gasterosteus); insect (Sobobapteron Kirkbaye), brachiopod (Terebratalia hemphilli)	Unknown
LACM VP 4619	30	Wineville Ave, Eastvale, CA	Unknown formation (Pleistocene)	Mammoth (Mammuthus)	100 feet bgs
LACM VP 7811	30	W of Orchard Park, Chino Valley	Unknown formation (eolian, tan silt; Pleistocene)	Whip snake (Masticophis)	9-11 feet bgs
LACM VP 1207	30	Hill on east side of sewage disposal plant; 1-mile N-NW of Corona	Unknown formation (Pleistocene)	Bovidae	Unknown

Source: NHMLA 2022.

Notes: VP = Vertebrate Paleontology; IP = Invertebrate Paleontology; bgs = below ground surface

5.5.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- C-1 Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.
- C-2 Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.
- C-3 Disturb any human remains, including those interred outside of dedicated cemeteries.
- C-4 Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

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5.5.3 Applicable WCSP Development Standards and Design Features

5.5.3.1 DEVELOPMENT STANDARDS

There are no WCSP development standards pertaining to cultural resources.

5.5.3.2 DESIGN GUIDELINES

There are no WCSP design guidelines pertaining to cultural resources.

5.5.4 Environmental Impacts

5.5.4.1 2016 GENERAL PLAN

The GPEIR indicated that long-term implementation of the General Plan Update could allow development, including grading, of unknown sensitive areas. Grading and construction activities of undeveloped areas or redevelopment that requires more intensive soil excavation than in the past could potentially cause the disturbance of unknown cultural resources. Therefore, future development that would be accommodated by the General Plan Update could potentially impact unknown/unrecorded archeological or historic resources and/or impact tribal cultural resources. Implementation of mitigation measures 5-1 through 5-3 were required. Mitigation measure 5-1 requires the preparation of a cultural resources assessment for future development projects in undeveloped and developed areas where grading is proposed five feet below current elevation and in areas of known or inferred archaeological resources, prehistoric or historic. Mitigation measure 5-2 requires the preparation of a historic resources technical study for future development projects with built structures older than 45 years old. Mitigation measure 5-3 provides actions that would be implemented to avoid, move, record, or otherwise treat human remains appropriately, in accordance with pertinent laws and regulations. Mitigation measures 5-1 through 5-3 would reduce potential impacts associated with historic and archaeological resources and human remains to a level that is less than significant. Therefore, no significant unavoidable adverse impacts relating to cultural resources were identified.

The GPEIR also concluded that the proposed General Plan Update would allow more development in areas that are currently undeveloped. This could result in the discovery of paleontological resources during construction and ground-disturbing activities that consist of grading and/or excavation. In general, any development that requires excavation of undisturbed ground or to levels below current foundations has the potential to unearth unique paleontological resources.

Implementation of the General Plan Update could allow development, including grading, of unknown sensitive areas. Additionally, grading and construction of undeveloped areas, or redevelopment that requires more intensive soil excavation than in the past could potentially cause the disturbance of unknown paleontological resources. Mitigation measure 5-4 would reduce impacts to paleontological resources to a level that is less than significant. Mitigation measure 5-4 requires a technical paleontological assessment for future development projects in undeveloped and developed areas where grading is proposed five feet below current elevation and in areas of moderate to high sensitivity or unknown paleontological sensitivity.

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5.5.4.2 WILSON CREEK ESTATES

Historical Resources

The cultural resources investigation prepared for the Wilson Creek Estates Project (WCE project) by ECORP in November 2012 identified that the main Casa Blanca residence on the Wilson Creek Estates project site possesses the historic and architectural significance as well as the integrity to be eligible for listing in both the NRHP and CRHR. The cultural resources investigation included WCSP PAs 1, 2, 3, 4, 5, 6, and 7, as shown in Figure 3-7. The project proponent excluded the main Casa Blanca residence from the proposed subdivision. The residence would remain within a 4.13-acre parcel of land noted as “Not A Part” of the WCE project. The WCE project would construct new homes immediately adjacent to the Casa Blanca property, thereby altering the existing rural setting of the property by surrounding it with single-family homes and new infrastructure, including new streets and a public trail.

Because of its eligibility for listing in both the NRHP under criteria A through C and in the CRHR under criteria 1 through 3, any impacts to the main Casa Blanca residence from demolition, substantial alteration, or significant changes to the immediate setting of the house would be considered significant under Section 106 of the National Historic Preservation Act and CEQA. Demolition or substantial alteration of the house would represent an impact that cannot be mitigated below a level of significance by any type of recordation.

Demolition, substantial alteration, and other potential impacts, such as damage caused by collisions from construction vehicles and equipment, must be avoided to not cause a significant impact to this historical resource.

Mitigation measures CR-1 and CR-2 were required to reduce impacts to a level of less than significant. Mitigation measure CR-1 includes security measures to prevent arson and further vandalism. Mitigation measure CR-2 requires a landscaping plan to restore the Casa Blanca residence prior to the issuance of building permits. It also requires compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Archaeological Resources

The cultural resources investigation concluded no prehistoric archaeological sites or isolated finds were identified in the WCE project area based on the cultural resources records search and field survey. The archaeological sensitivity of the WCE project area is considered low. However, there is the possibility that previously unidentified archaeological resources could be unearthed during WCE project construction and that impacts would be significant. Mitigation measure CR-3 was required to reduce significant impacts to a level of less than significant. Mitigation measure CR-3 would require the proponent or contractor to retain the services of a qualified archaeologist and/or paleontologist who shall monitor grading activities during WCE project construction. The qualified archaeologist and/or paleontologist shall evaluate any finds and identify the proper treatment of the resources.

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Paleontological Resources

The City's General Plan Update identified that the WCE project site is in an area that exhibits moderate to low paleontological resource sensitivity. Although a paleontological resources survey did not identify paleontological resources, it was possible that previously unidentified paleontological resources could be unearthed during WCE project construction and impacts would be significant. Mitigation measure CR-3 was required to reduce significant impacts to a level of less than significant. Mitigation measure CR-3 requires the proponent or contractor to retain the services of a qualified archaeologist and/or paleontologist who shall monitor grading activities during WCE project construction. The qualified archaeologist and/or paleontologist shall evaluate any finds and identify the proper treatment of the resources.

Human Remains

Based on survey results, the proposed WCE project would not disturb any human remains, including those interred outside of formal cemeteries. Since no formal cemeteries are within the WCE project area, a low likelihood exists that human remains could be uncovered during ground-disturbing activities. Similar to the findings provided through research and surveys conducted for cultural and paleontological resources, there is the possibility that unidentified human remains could be discovered during project construction and impacts would be significant. Mitigation measure CR-4 was required to reduce significant impacts to a level of less than significant.

5.5.4.3 WINE COUNTRY SPECIFIC PLAN

The following impact analysis addresses the thresholds of significance detailed in Section 5.5.2. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.5-1: Development of the project could impact an identified historic resource. [Threshold C-1]

The WCSP area includes the previously recorded historical resource (P36-16910 [CA-SBR-026762]) consisting of the main Casa Blanca residence. The Casa Blanca residence was evaluated and recommended as eligible for listing on the NRHP under criteria A through C and on the CRHR under criteria 1 through 3. For the purposes of this analysis, the Casa Blanca site is considered a historical resource pursuant to Section 15064.5 of the CEQA Guidelines. As shown in Figure 3-9, *Wilson Creek Estates – Wine Country Subdivision (TTM 20567)*, as with the previously approved WCE project, the updated TTM for WCE would preserve the Casa Blanca residence. This site has been designated “Not a Part.” There would be no potential for direct physical impact to this resource from the subdivision proposed within the WCSP; it would be left intact with no change from existing conditions. Changes to the immediate setting of the house would be considered significant. As shown in Figure 3-8, *WCSP Illustrative Plan*, a buffer would be provided by the proposed agricultural use (i.e., vineyards) between the Casa Blanca resource and the development (e.g., wineries and residences). As part of the WCSP development standards, wineries would be set back a minimum of 100 feet from any highway, public road, or private road, measured from the nearest property line to the road. Artisan wineries and boutique wineries shall be set back a minimum of 150 feet from Oak Glen Road. The minimum rear setback would be 20 feet for micro wineries, 50 feet for artisan wineries, and 100 feet for boutique wineries. The buffer and setbacks would

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prevent indirect impacts to the immediate setting of the Casa Blanca house. Therefore, the proposed project would not have a substantial impact on this historical resource.

However, the property owner has expressed interest in refurbishing the residence and integrating the ranch into a winery use. An ad hoc committee has been established by the City Council to include the property owner, a Council member, the Yucaipa Historical Society, and other interested members of the public to develop future ideas for the site, including but not limited to the formal designation of the site as a historical resource. Additional community discussions that occurred during the development of the WCSP by the Yucaipa Valley Wine Country Planning Committee including provisions for olive trees (specifically those at the Casa Blanca Ranch) be considered in the WCSP standards, which have been included to best preserve and protect the site's setting. Any future improvements, once known, would be subject to environmental review and applicable standards set forth by the Secretary of the Interior.

The WCSP area includes residential buildings older than 45 years that would be redeveloped. Implementation of the WCSP would also require removal of the chicken farms in PAs 17A and 17B and historic-age features associated with the Cherrycroft Ranch in PAs 12 and 13. These resources have not been evaluated and could qualify as historical resources. If such resources are impacted, there could be substantial adverse change of a historical resource, resulting in a significant impact. As with the 2016 General Plan and approved WCE project, which found impacts to the Casa Blanca resource and unknown historical resources to be less than significant with the incorporation of mitigation measures, impacts under the modified project would also result in less than significant impacts with the incorporation of Mitigation Measures CUL 1 through CUL-3.

Therefore, the WCSP would not result in new or substantially more severe significant impacts to historical resources compared to development in the WCSP area pursuant to the General Plan.

Level of Significance Before Mitigation: Impact 5.5-1 would be potentially significant.

Impact 5.5-2: Development of the project could impact archaeological resources. [Threshold C-2]

There are no known archaeological resources within the WCSP area based on archival research. As with the 2016 General Plan, implementation of the WCSP could allow development, including grading, within an area designated as culturally sensitive and sensitive for prehistoric resources. Grading and construction activities of undeveloped areas or redevelopment that requires soil excavation beyond the area of previous disturbance could potentially cause the disturbance of unknown cultural resources. If unknown artifacts are encountered during project construction, there could be a substantial adverse change of an archaeological resource, resulting in a significant impact, as determined in the GPEIR. The WCSP development would be more concentrated in certain areas compared to the 2016 General Plan, thereby reducing the overall development of undeveloped land. The proposed project would not result in new or substantially more severe significant impacts in this regard when compared to the 2016 General Plan. Impacts from the WCSP would also be reduced to less than significant with the implementation of Mitigation Measure CUL-4.

Level of Significance Before Mitigation: Impact 5.5-2 would be potentially significant.

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Impact 5.5-3: Grading activities could potentially disturb human remains. [Threshold C-3]

As with the 2016 General Plan, though no human remains have been identified in the WCSP area as a result of the cultural resources assessment for the project, there is a possibility that ground-disturbing activities could encounter previously undocumented human remains. Impacts from the WCSP would be reduced to less than significant through compliance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. Therefore, the modified project would not result in new or substantially more severe significant impacts in this regard, compared to the approved project.

Level of Significance Before Mitigation: Impact 5.5-3 would be less than significant.

Impact 5.5-4: Development of the project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. [Threshold C-4]

While there are no known paleontological resources within the WCSP area, the WCSP is in an area that exhibits moderate to low paleontological resource sensitivity. Holocene-age young alluvium on the surface of the plan area is considered to have a low potential for producing significant paleontological resources. However, these deposits may overlie sensitive, older (i.e., Pleistocene-age) deposits at variable depths, which have moderate potential for paleontological resources. If significant vertebrate fossils are encountered during project implementation, disturbance of such resources would result in a potentially significant impact to paleontological resources. Therefore, although surface grading and very shallow excavation in the younger Holocene-age alluvium is unlikely to impact sensitive paleontological resources, excavations deeper than five feet could extend into the older Holocene- to Pleistocene-age alluvium and impact vertebrate fossil resources, and impacts would be significant as determined in the GPEIR and WCE EIR. The WCSP development would be more concentrated in certain areas compared to the 2016 General Plan, thereby reducing the overall development on undeveloped land. Mitigation Measures CUL-5 through CUL-7 would be required to reduce significant impacts to a level that is less than significant. Therefore, the modified project would not result in new or substantially more severe significant impacts in this regard, compared to the approved project.

Level of Significance Before Mitigation: Impact 5.5-4 would be potentially significant.

5.5.5 Cumulative Impacts

The cumulative setting for cultural resources impacts includes potential future development under the WCSP, combined with effects of development on lands proximate to the plan area. Cultural resource impacts are generally localized to a project site and its immediate surroundings. The WCSP combined with other development projects in the surrounding area would not result in significant and adverse impacts to cultural resources. All impacts would be mitigated to less than significant. As with the 2016 General Plan, implementation of the WCSP would not result in significant and unavoidable impacts. Therefore, impacts of the WCSP would not be cumulatively considerable.

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5.5.6 Level of Significance Before Mitigation

Without mitigation, these impacts would be **potentially significant**:

- **Impact 5.5-1** Development pursuant to the WCSP could cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.
- **Impact 5.5-2** Development pursuant to the WCSP could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.
- **Impact 5.5-3** Development pursuant to the WCSP could disturb unknown human remains.
- **Impact 5.5-4** Development pursuant to the WCSP could directly or indirectly destroy a unique paleontological resource.

5.5.7 Mitigation Measures

The mitigation measures in this section incorporate applicable mitigation measures from the certified GPEIR and from the Wilson Creek Estates Residential Subdivision EIR. GPEIR mitigation measure 5-3 is already included in regulatory measures in this SEIR. Complete mitigation measures from the GPEIR and Wilson Creek EIR have been incorporated into the WCSP mitigation measures.

- GPEIR Mitigation Measures: 5-1, 5-2, and 5-4
- WCE EIR Mitigation Measures: CR-1 and CR-2

Impact 5.5-1

CUL-1 Prior to the issuance of grading permits, and prior to the removal of residential buildings older than 45 years, the chicken farms, and Cherrycroft Ranch features, a historic resources technical study shall be prepared by a qualified architectural historian meeting Secretary of the Interior Standards. The study shall evaluate the significance and data potential of the resources in accordance with these standards. Resources present on the proposed project site shall be evaluated for eligibility for the California Register of Historical Resources (CRHR), including buildings and structures. If the resource meets the criteria for listing on the CRHR (Pub. Res. Code Section 5024.1; Title 14 CCR, Section 4852), a program detailing how such long-term avoidance or preservation is ensured shall be developed and approved prior to conditional approval.

CUL-2 Prior to recordation of the final map for Wilson Creek Estates, Wine Country Subdivision (TTM 20567), the following security measures shall be implemented by the project proponent for the existing Casa Blanca residence to prevent arson and further vandalism:

- Installation of an alarm system to the main residence.
- Installation of a locked gate at the lower end of the driveway by Oak Glen Road.

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CUL-3 Prior to the issuance of building permits to restore the Casa Blanca residence, a landscaping plan shall be submitted to the City's Planning Department for review and approval. The landscaping plan shall show how the landscaping and plantings in the area immediately surrounding the house shall be preserved for the Casa Blanca residence's integrity of setting. Keeping the olive trees on the hill slope would have the added effect of maintaining the historical visual barrier between Oak Glen Road and the house. Retaining the Casa Blanca house and its immediate surroundings would provide an aesthetic focal point for any new residential development as well as an important link to the history of the region and its pioneers. Any restoration shall be done in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Impact 5.5-2

CUL-4 Prior to the issuance of any permits allowing ground-disturbing activities, the project proponent/operator shall retain a Qualified Archaeologist, defined as an archaeologist meeting the Secretary of the Interior's Standards for professional archaeology (U.S. Department of the Interior 2011), to carry out all mitigation measures related to archaeological and historical resources. The contact information for this Qualified Archaeologist shall be provided to the City of Yucaipa's Planning Department prior to the commencement of any construction activities on-site. Further, the Qualified Archaeologist shall be responsible for ensuring employee training provisions are implemented during implementation of the project.

- Prior to any ground disturbance, the Qualified Archaeologist or their qualified designee shall provide worker environmental awareness protection training to construction personnel for the protection of cultural (prehistoric and historic) resources. As part of this training, construction personnel shall be briefed on proper procedures to follow should unanticipated cultural resources be made during construction. New construction personnel shall also receive the worker environmental awareness protection training.
- In the event that unanticipated cultural resources are encountered during any phase of project construction, all construction work within 50 feet of the find shall cease, and the Qualified Archaeologist, in coordination with the City's Planning Department, shall assess the find for importance. Construction activities may continue in other areas. If the discovery is determined to not be significant by the Qualified Archaeologist, work will be permitted to continue in the area.
- If a find is determined to be important by the Qualified Archaeologist, they shall immediately notify the City's Planning Department. The City's Planning Department shall determine whether the resource is eligible for inclusion in the California Register of Historical Resources (CRHR). If the City determines the resources is eligible for inclusion on the CRHR, project redesign and preservation in place shall be the preferred means to avoid impacts to significant historical resources.

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- Consistent with CEQA Guidelines Section 15126.4(b)(3)(C), if it is demonstrated that resources cannot be avoided, the Lead Archaeologist shall develop additional treatment measures in consultation with the City, which may include data recovery or other appropriate measures. The City shall consult with appropriate Native American representatives in determining appropriate treatment for unearthed cultural resources if the resources are prehistoric or Native American in nature. Diagnostic archaeological materials with research potential recovered during any investigation shall be curated at an accredited curation facility. The Lead Archaeologist shall prepare a report documenting evaluation and/or additional treatment of the resource. A copy of the report shall be provided to the City and to the South Central Coastal Information Center at California State University, Fullerton.

Impact 5.5-4

CUL-5 The project proponent shall retain a qualified paleontologist, defined as a paleontologist meeting the Society for Vertebrate Paleontology's Professional Standards (SVP 2010), to carry out all mitigation measures related to paleontological resources.

- Prior to the start of any ground-disturbing activities, the qualified paleontologist shall conduct a Paleontological Resources Awareness Training program for all construction personnel working on the project. A Paleontological Resources Awareness Training Guide approved by the qualified paleontologist shall be provided to all personnel. A copy of the Paleontological Resources Awareness Training Guide shall be submitted to the City's Planning Department. The training guide may be presented in video form.
- Paleontological Resources Awareness Training may be conducted in conjunction with other awareness training requirements.
- The training shall include an overview of potential paleontological resources that could be encountered during ground-disturbing activities to facilitate worker recognition, avoidance, and subsequent immediate notification to the qualified paleontologist for further evaluation and action, as appropriate; and penalties for unauthorized artifact collecting or intentional disturbance of paleontological resources.
- The Paleontological Resources Awareness Training Guides shall be kept available for all personnel to review and be familiar with as necessary.

CUL-6 A qualified paleontologist or designated monitor shall spot check ground-disturbing activities when excavations are expected to exceed a depth of 5 feet in areas mapped as having moderate sensitivity for paleontological resources and mapped as older alluvial-fan deposits, to inspect for the presence of older paleontologically sensitive geologic units at depth. If it is determined that Holocene- to Pleistocene-age older alluvium is present at depth, full-time monitoring shall be implemented in those areas during excavation. A qualified paleontologist or designated monitor shall monitor all ground-disturbing activity (with the exception of vibratory or

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hydraulic installation of tracking or mounting structures and foundations or supports) in areas mapped as Pleistocene-age older alluvium.

- The duration and timing of monitoring shall be determined by the qualified paleontologist in consultation with the City's Planning Department and shall be based on a review of geologic maps, project-specific geotechnical reports, and grading plans.
 - During the course of monitoring, if the paleontologist can demonstrate based on observations of subsurface conditions that the level of monitoring should be reduced, the paleontologist, in consultation with the City's Planning Department, may adjust the level of monitoring to circumstances, as warranted.
- Paleontological monitoring shall include inspection of exposed rock units during active excavations within sensitive geologic sediments. The qualified paleontologist shall have authority to temporarily divert excavation operations away from exposed fossils to collect associated data and recover the fossil specimens if deemed necessary.
- Following the completion of construction, the paleontologist shall prepare a report documenting the absence or discovery of fossil resources on-site. If fossils are found, the report shall summarize the results of the inspection program, identity of the fossils encountered, recovery and curation efforts, and the methods used in these efforts as well as describe the fossils collected and their significance. A copy of the report shall be provided to the City's Planning Department and to an appropriate repository such as the San Bernardino County Museum.

CUL-7 If a paleontological resource is found, the project contractor shall cease ground-disturbing activities within 50 feet of the find. The qualified paleontologist shall evaluate the significance of the resources and recommend appropriate treatment measures. At each fossil locality, field data forms shall be used to record pertinent geologic data, stratigraphic sections shall be measured, and appropriate sediment samples shall be collected and submitted for analysis. Any fossils encountered and recovered shall be catalogued and donated to a public, nonprofit institution with a research interest in the materials, such as the San Bernardino County Museum. Accompanying notes, maps, and photographs shall also be filed at the repository.

5.5.8 Level of Significance After Mitigation

The mitigation measures would reduce potential impacts to cultural resources to a level that is less than significant. Therefore, no significant unavoidable adverse impacts to cultural resources have been identified.

5.5.9 References

White, Robert S. and Laura S. White. 2005, March 31. *A Cultural Resources Assessment of the 317.59-Acre Cherrycroft Project Site, Southeast Corner of Carter Avenue and Jefferson Street, Yucaipa, San Bernardino County*. Archaeological Associates.

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Natural History Museum of Los Angeles County (NHMLA). 2022, August 6. Records Search Results for the Yucaipa Valley Wine Country Specific Plan Project.

U.S. Geological Survey (USGS). 2003. Geologic Map of the Yucaipa 7.5' Quadrangle, San Bernardino and Riverside Counties, California. https://pubs.usgs.gov/of/2003/0301/yuc_map.pdf.

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5.6 ENERGY

This section of the Draft SEIR evaluates the potential for implementation of the modified project to impact energy in comparison to the impacts evaluated for the WCSP area in the General Plan EIR (GPEIR). Potential changes to circumstances since the GPEIR that could result in new significant or substantially more severe environmental impacts for the project are also reviewed. Cumulative impacts related to energy are also considered.

5.6.1 Environmental Setting

5.6.1.1 REGULATORY BACKGROUND

Federal, state, and local laws, regulations, plans, or guidelines related to energy that are potentially applicable to the modified project are summarized herein.

Federal

Federal Energy Policy and Conservation Act

The Energy Policy and Conservation Act of 1975 was established in response to the 1973 oil crisis. The act created the Strategic Petroleum Reserve, established vehicle fuel economy standards, and prohibited the export of U.S. crude oil (with a few limited exceptions). It also created Corporate Average Fuel Economy (CAFE) standards for passenger cars starting in model year 1978. The CAFE Standards are updated periodically to account for changes in vehicle technologies, driver behavior, and/or driving conditions.

The federal government issued new CAFE standards in 2012 for model years 2017 to 2025, which required a fleet average of 54.5 miles per gallon (mpg) in 2025. On March 30, 2020, the EPA finalized an updated CAFE and GHG emissions standards for passenger cars and light trucks and established new standards covering model years 2021 through 2026, known as the Safer Affordable Fuel Efficient (SAFE) Vehicles Final Rule for Model Years 2021 to 2026. On December 21, 2021, under direction of Executive Order 13990 issued by President Biden, the National Highway Traffic Safety Administration (NHTSA) repealed SAFE Vehicles Rule Part One, which had preempted State and local laws related to fuel economy standards. In addition, on March 31, 2022, the NHTSA finalized new fuel standards that will increase fuel efficiency 8 percent annually for model years 2024 to 2025 and 10 percent annually for model year 2026. Overall, the new CAFE standards require a fleet average of 49 mpg for passenger vehicles and light trucks for model year 2026, which will be a 10 mpg increase compared to model year 2021 (NHTSA 2022).

Energy Independence and Security Act of 2007

The Energy Independence and Security Act of 2007 (Public Law 110-140) seeks to provide the nation with greater energy independence and security by increasing the production of clean renewable fuels; improving vehicle fuel economy; and increasing the efficiency of products, buildings, and vehicles. It also seeks to improve the energy performance of the federal government. The act sets increased corporate average fuel economy standards; the renewable fuel standard; appliance energy-efficiency standards; building energy-efficiency

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standards; and accelerated research and development tasks on renewable energy sources (e.g., solar energy, geothermal energy, and marine and hydrokinetic renewable energy technologies), carbon capture, and sequestration (USEPA 2023).

Energy Policy Act of 2005

Passed by Congress in July 2005, the Energy Policy Act includes a comprehensive set of provisions to address energy issues. This Act includes tax incentives for energy conservation improvements in commercial and residential buildings, fossil fuel production and clean coal facilities, and construction and operation of nuclear power plants, among other things. Subsidies are also included for geothermal, wind energy, and other alternative energy producers.

National Energy Policy

Established in 2001 by the National Energy Policy Development Group, the National Energy Policy is designed to help the private sector and state and local governments promote dependable, affordable, and environmentally sound production and distribution of energy for the future. Key issues addressed by the energy policy are energy conservation, repair and expansion of energy infrastructure, and ways of increasing energy supplies while protecting the environment.

Natural Gas Pipeline Safety Act of 1968

The Natural Gas Pipeline Safety Act of 1968 authorizes the United States Department of Transportation to regulate pipeline transportation of flammable, toxic, or corrosive natural gas and other gases as well as the transportation and storage of liquefied natural gas. The Pipeline and Hazardous Materials Safety Administration within the Department of Transportation develops and enforces regulations for the safe, reliable, and environmentally sound operation of the nation's 2.6-million-mile pipeline transportation system.

State

Warren-Alquist Act

Established in 1974, the Warren-Alquist Act created the California Energy Commission (CEC) in response to the energy crisis of the early 1970s and the state's unsustainable growing demand for energy resources. The CEC's core responsibilities include advancing State energy policy, encouraging energy efficiency, certifying thermal power plants, investing in energy innovation, developing renewable energy, transforming transportation, and preparing for energy emergencies. The Warren-Alquist Act is updated annually to address current energy needs and issues, and its latest edition was in January 2023.

California Public Utilities Commission

In September 2008, the California Public Utilities Commission (CPUC) adopted the Long-Term Energy Efficiency Strategic Plan, which provides a framework for energy efficiency in California through the year 2020 and beyond. It articulates a long-term vision, as well as goals for each economic sector, identifying specific near-

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term, mid-term, and long-term strategies to assist in achieving these goals. This Plan sets forth the following four goals, known as Big Bold Energy Efficiency Strategies, to achieve significant reductions in energy demand:

- All new residential construction in California will be zero net energy by 2020.¹
- All new commercial construction in California will be zero net energy by 2030.
- Heating, ventilation and air conditioning commonly referred to as “HVAC” will be transformed to ensure that its energy performance is optimal for California’s climate.
- All eligible low-income customers will be given the opportunity to participate in the low-income energy efficiency program by 2020.

With respect to the commercial sector, the Long-Term Energy Efficiency Strategic Plan notes that commercial buildings, which include schools, hospitals, and public buildings, consume more electricity than any other end-use sector in California. The commercial sector’s five billion-plus square feet of space accounts for 38 percent of the State’s power use and over 25 percent of natural gas consumption. Lighting, cooling, refrigeration, and ventilation account for 75 percent of all commercial electric use, while space heating, water heating, and cooking account for over 90 percent of gas use. In 2006, schools and colleges were in the top five facility types for electricity and gas consumption, accounting for approximately 10 percent of State’s electricity and gas use (CPUC 2011).

The CPUC and CEC have adopted the following goals to achieve zero net energy (ZNE) levels by 2030 in the commercial sector:

- **Goal 1:** New construction will increasingly embrace zero net energy performance (including clean, distributed generation), reaching 100 percent penetration of new starts in 2030.
- **Goal 2:** 50 percent of existing buildings will be retrofit to zero net energy by 2030 through achievement of deep levels of energy efficiency and with the addition of clean distributed generation.
- **Goal 3:** Transform the commercial lighting market through technological advancement and innovative utility initiatives.

Energy Related Regulations

Table 5.6-1 provides a summary list of energy regulations in California.

¹ Zero net energy buildings are buildings that the total amount of energy used by the building on an annual basis is equal to or less than the amount of renewable energy created on the site.

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Table 5.6-1 State Energy Regulations

Sector	Regulation	Description
Transportation	Assembly Bill 1493	AB 1493 (Pavley I) Reduces GHG emissions from new passenger vehicles (light-duty auto to medium-duty vehicles) from 2009 through 2016.
	Executive Order N-79-20	Establishes a time frame for the transition to zero-emission passenger vehicles and trucks in addition to off-road equipment. It directs CARB to develop the following: 1) Passenger vehicle and truck regulations requiring increasing volumes of new zero emission vehicles sold California toward the target of 100 percent of in-state sales by 2035; 2) Medium- and heavy-duty vehicle regulations requiring increasing volumes of new ZE trucks and buses sold and operated in California toward the target of 100 percent of the fleet transitioning to ZEVs by 2045 everywhere feasible, and for all drayage trucks to be ZE by 2035; Strategies to achieve 100 percent zero emission from all off-road vehicles and equipment operations in California by 2035, in cooperation with other State agencies, the Environmental Protection Agency, and local air districts.
Renewable Energy	SB 107, SB X1-2, Executive Order S-14-08,	Renewables Portfolio Standard. Under the RPS, certain retail sellers of electricity were required to increase the amount of renewable energy each year by at least 1 percent in order to reach at least 20 percent by December 30, 2010. Executive Order S-14-08, signed in November 2008, expanded the state's renewable energy standard to 33 percent renewable power by 2020. This standard was adopted by the legislature in 2011 (SB X1-2).
	SB 350	Established tiered increases to the RPS—40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. SB 350 also set a new goal to double the energy-efficiency savings in electricity and natural gas through energy efficiency and conservation measures.
	SB 100	RPS for publicly owned facilities and retail sellers will consist of 44 percent renewable energy by 2024, 52 percent by 2027, and 60 percent by 2030. SB 100 also established a new RPS requirement of 50 percent by 2026. Furthermore, the bill establishes an overall state policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all state agencies by December 31, 2045. Under the bill, the state cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.
	Senate Bill 1020	SB 1020 was signed into law on September 16, 2022. It requires renewable energy and zero-carbon resources to supply 90 percent of all retail electricity sales by 2035 and 95 percent by 2040. Additionally, SB 1020 requires all state agencies to procure 100 percent of electricity from renewable energy and zero-carbon resources by 2035.
Energy Efficiency	Title 24, Part 6, Building Energy Efficiency Standards	Energy conservation standards for new residential and nonresidential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the CEC) in June 1977 (24 CCR, Part 6). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. The 2022 Building Energy Efficiency Standards were approved by the California Building Standards Commission in December 2021. The 2022 standards became effective and replaced the existing 2019 standards on January 1, 2023. The 2022 standards require mixed-fuel single-family homes to be electric-ready to accommodate replacement of gas appliances with electric appliances. In addition, the new standards also include prescriptive photovoltaic system and battery requirements for high-rise, multifamily buildings (i.e., more than three stories) and noncommercial buildings such as hotels, offices, medical offices, restaurants, retail stores, schools, warehouses, theaters, and convention centers (CEC 2021).
	Title 24, Part 11, Green Building Standards Code (CALGreen)	On July 17, 2008, the California Building Standards Commission adopted the nation's first green building standards. The California Green Building Standards Code (24 CCR, Part 11), or "CALGreen," was adopted as part of the California Building Standards Code. CALGreen established planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The mandatory

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Table 5.6-1 State Energy Regulations

Sector	Regulation	Description
		provisions of CALGreen became effective January 1, 2011, and were last updated in 2022. The 2022 CALGreen standards became effective January 1, 2023.
	Title 20, Appliance Efficiency Regulations	The 2006 Appliance Efficiency Regulations (20 CCR §§ 1601–1608) were adopted by the CEC on October 11, 2006, and approved by the California Office of Administrative Law on December 14, 2006. The regulations include standards for both federally regulated appliances and non–federally regulated appliances. Though these regulations are now often viewed as “business as usual,” they exceed the standards imposed by all other states, and they reduce GHG emissions by reducing energy demand.

Local

City of Yucaipa Climate Action Plan

In September 2015, the City of Yucaipa adopted the City of Yucaipa Climate Action Plan (CAP), which is based on the San Bernardino Association of Governments 2014 San Bernardino County Regional Greenhouse Gas Reduction Plan (SANBAG 2014), a GHG reduction planning initiative between 21 partnership cities including the City of Yucaipa (Yucaipa 2015). The CAP includes the GHG reduction target developed for the City to achieve consistency with the statewide GHG reduction target for year 2020 under AB 32. Additionally, the CAP includes strategies and implementation actions to meet the reduction target. Overall, the CAP selected a reduction target of 15 percent below 2008 baseline levels by year 2020, of which the City would meet through implementation of State, county, and local measures. Measures included in the CAP to reduce GHG emissions cover various sectors ranging from energy, on-road mobile sources, off-road equipment, water and wastewater, and solid waste. CAP measures related to energy include solar installations for existing and new housing and nonresidential uses, energy retrofits for existing buildings to increase energy efficiency, energy efficiency requirements for new buildings, reducing vehicle miles traveled (VMT), and use of recycled water.

5.6.1.2 EXISTING CONDITIONS

Electricity

The WCSP area is in SCE’s service area, which spans much of southern California from Orange and Riverside counties on the south to Santa Barbara County on the west to Mono County on the north (CEC 2023a). Total electricity consumption in SCE’s service area was 103,045 gigawatt-hours in 2021 (CEC 2023b). Sources of electricity sold by SCE in 2021 were:

- 31.4 percent renewable, consisting mostly of solar and wind
- 2.3 percent large hydroelectric
- 22.3 percent natural gas
- 9.2 percent nuclear

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- 0.2 percent other
- 34.6 percent unspecified sources—that is, not traceable to specific sources (SCE 2023)²

Natural Gas

The Southern California Gas Company (SoCalGas) provides natural gas to the City of Yucaipa. SoCalGas' service area spans much of the southern half of California, from Imperial County on the southeast to San Luis Obispo County on the northwest, to part of Fresno County on the north, to Riverside County and most of San Bernardino County on the east (CEC 2022). Total natural gas consumption in SoCalGas' service area was 5,100 million therms in 2021 (CEC 2023c).

Wine Country Specific Plan Area

Existing energy consumption in the WCSP project area is from the limited residential and agricultural uses dispersed throughout the area.

5.6.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- E-1 Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.
- E-2 Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

5.6.3 Applicable WCSP Development Standards and Design Guidelines

5.6.3.1 DEVELOPMENT STANDARDS

There are no specific WCSP Development Standards related to energy.

5.6.3.2 DESIGN GUIDELINES

There are no specific WCSP Design Guidelines related to energy.

5.6.4 Environmental Impacts

5.6.4.1 2016 GENERAL PLAN

The 2016 General Plan EIR assessed the energy demand for electricity and gas services in Section 5.16, *Utilities and Service Systems*, and concluded that buildout of the General Plan would result in a less than significant impact

² The electricity sources listed reflect changes after the 2013 closure of the San Onofre Nuclear Generating Station, which is owned by SCE. Numbers are rounded up and may cause the total to not add up to exactly 100%.

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to electrical and gas services; however, it did not specifically analyze impacts related to Thresholds E-1 and E-2 because they were not included in the CEQA Guidelines Appendix G checklist at the time of the GPEIR.

5.6.4.2 WILSON CREEK ESTATES EIR

The WCE EIR evaluated energy-related impacts in Section 3.17, *Utilities/Service Systems/Energy*, and concluded that project-related construction activities would not result in wasteful and excessive energy use and would not result in the need for new electrical systems or substantial alterations to existing energy systems. Furthermore, it also determined that project-related operational activities would not result in wasteful and inefficient energy usage. Overall, the WCE EIR concluded less than significant energy impacts.

5.6.4.3 WINE COUNTRY SPECIFIC PLAN

Methodology

Nontransportation related (e.g., buildings) electricity and natural gas use for the proposed viticultural uses is based on the default energy rates of the California Emissions Estimator Model, version 2022.1.1.14. Transportation fuel usage from operation-related vehicle trips (e.g., employee and patrons) generated by the proposed viticultural uses are based on fuel consumption data from EMFAC2021, version 1.0.2. See the methodology discussion in Section 5.8.4.3 of Chapter 5.8, *Greenhouse Gas Emissions*, of this Draft SEIR for further details regarding assumptions made for land use amounts and project-related vehicle trips.

The following impact analysis addresses thresholds of significance for potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.6-1: Implementation of the WCSP would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. [Threshold E-1]

The following discusses potential impacts related to wasteful, inefficient, or unnecessary consumption of energy resources associated with construction and operation activities of the proposed project.

Construction

For electricity use, demand would fluctuate according to the phase of construction. Additionally, it is anticipated that most electric-powered construction equipment would be hand tools (e.g., power drills, table saws, compressors) and lighting, which would result in minimal electricity usage during construction activities. Natural gas is not generally required to power construction equipment, and therefore is not anticipated during construction phases.

Construction of development projects accommodated under the WCSP would also temporarily increase demands for energy associated with transportation. Transportation energy use depends on the type and number of trips, VMT, fuel efficiency of vehicles, and travel mode. Energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel or gasoline. The use of energy resources by these vehicles would fluctuate

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according to the phase of construction and would be temporary. In addition, all operation of construction equipment would cease upon completion of project construction. Furthermore, construction contractors would be required to minimize nonessential idling of construction equipment during construction in accordance with the California Code of Regulations, Title 13, Chapter 9, Article 4.8, Section 2449. Such required practices would limit wasteful and unnecessary energy consumption.

Overall, both the 2016 General Plan and the WCSP would accommodate single-family residential uses, which would be expected to require similar construction processes. Thus, for residential uses, energy consumption associated with construction activities would be similar between the 2016 General Plan buildout and the proposed project. Viticultural uses introduced under the WCSP would be a new land use compared to what was analyzed in the GPEIR and would create temporary demands for energy not considered in the GPEIR. However, based on the WCSP development standards and design guidelines for wineries (e.g., 35 feet maximum building height), it is not anticipated that development of winery land uses would require construction-intensive practices or processes but would be otherwise like the residential development. Therefore, in consideration of the factors discussed, the WCSP would not result in wasteful, inefficient, or unnecessary consumption of fuel use during construction and would not result in new or a substantial increase in magnitude of impacts compared to the GPEIR.

Operation

Operation of new development projects under the WCSP would create additional demands for electricity and natural gas. Operational use of electricity and natural gas would include heating, cooling, and ventilation of buildings; water heating; operation of electrical systems; use of on-site equipment and appliances; lighting; and charging electric vehicles. Land uses under the WCSP would also result in additional demands for transportation fuels (e.g., gasoline, diesel, compressed natural gas, and electricity) associated with on-road vehicles.

Building Electricity and Natural Gas

Table 5.6-2 shows an estimate of the potential electricity and natural gas demand for each type of winery. In general, developments accommodated under the WCSP would be subject to the Building Energy Efficiency Standards and CALGreen. Compliance with these standards would contribute to reducing building energy demands through energy efficiency and use of renewable energy.

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Table 5.6-2 Electricity and Natural Gas Use for Wineries

Winery Type	Electricity (kWh/year)	Natural Gas (kBTU/year)
Individual Wineries		
Micro Winery	269,476	1,167,574
Artisan Winery	595,580	2,221,757
Boutique Winery	1,546,106	3,706,465
Total	2,411,162	7,095,796
All Wineries		
12 Micro Wineries	3,233,712	14,010,888
10 Artisan Wineries	5,955,800	22,217,570
4 Boutique Wineries	6,184,424	14,825,860
Total	15,373,936	51,054,318

Source: CalEEMod version 2022.1.1.14.

Note: kWh = kilowatt per hour; kBTU = kilo British thermal units

The 2022 Building Energy Efficiency Standards prescriptive approach includes photovoltaic and battery storage requirements for residential and nonresidential land uses, which would increase renewable energy use. Under the Building Energy Efficiency Standards, buildings that are designed to meet the prescriptive approach are referred to as the “Standard Design Building.” As an alternative, the Building Energy Efficiency Standards also allow projects to demonstrate under the performance approach that the building’s energy efficiency would be equivalent to or greater than the Standard Design Building—that is, what the proposed project’s energy efficiency performance would be if it were to include solar and battery storage. Thus, if a proposed project would not include solar or battery storage and seeks compliance under the performance approach, project compliance would ensure that the proposed building achieves a level of energy efficiency equivalent to or greater than the proposed project’s Standard Design Building. In general, compliance with the Building Energy Efficiency Standards would also include installation of a higher efficiency heating, ventilation, and thermal envelope (e.g., insulation materials), which would contribute to reducing natural gas demands and decreasing overall reliance on fossil fuels.

In addition to regulatory compliance, the WCSP would require residential developments to have dual-plumbing systems that allow the use of potable water inside the home and recycled water for landscaping purposes. Use of drought-tolerant plants and landscaping that support the native landscapes would also need to be considered under the WCSP design guidelines. These water conservation components of the WCSP would contribute to minimizing electricity demand associated with transporting water and treating wastewater.

Aside from building and project design features and requirements, SCE is required to comply with the state’s renewable portfolios standard (RPS), which mandates utilities to procure a certain proportion of electricity from eligible renewable and carbon-free sources and increasing the proportion through the coming years with an ultimate procurement requirement of 100 percent by 2045. The RPS requirements would support use of electricity by the WCSP that is generated from renewable or carbon-free sources. Overall, the WCSP would

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generally be consistent with the goals outlined in Appendix F of the CEQA Guidelines regarding increasing energy efficiency, decreasing reliance on fossil fuels, and increasing renewable energy sources.

The residential uses accommodated under the WCSP would be single-family homes similar to the residential uses accommodated under General Plan. Thus, residential developments under the WCSP would result in having the same energy efficiency as the residential uses considered in the GPEIR. Additionally, the discussion above is generally applicable to development projects accommodated under the WCSP, including the new viticultural land uses. Thus, the WCSP would not result in wasteful, inefficient, or unnecessary energy demands as it pertains to building energy. Therefore, the WCSP would not result in new or a substantial increase in magnitude of impacts compared to the General Plan.

Transportation Fuels

The land uses accommodated under the WCSP would consume transportation energy from the use of motor vehicles (e.g., gasoline, diesel, compressed natural gas, and electricity). However, because the residential uses under the WCSP would be the same residential land use type (i.e., single-family) with the same number of dwelling units as the General Plan, the number of vehicle trips associated with residential land uses would not change. Additionally, the average trip lengths associated with residential vehicle trips would also be similar, and thus overall VMT would also be similar. For the viticultural uses that would be introduced under the WCSP, these uses would generate additional vehicle trips, potentially up to 1,320 average daily trips (ADT) per day for weekdays (IBI Group 2023). Table 5.6-3 shows the annual transportation-related fuel usage from vehicle trips for each individual winery for an assumed opening year and for each individual winery and for all the wineries and vineyards under buildout conditions.

Table 5.6-3 Viticultural Uses Transportation Fuel Consumption

Source	Gasoline		Diesel		Compressed Natural Gas		Electricity	
	Annual VMT ¹	Annual Gallons	Annual VMT ¹	Annual Gallons	Annual VMT ¹	Annual Gallons	Annual VMT ¹	Annual kWh
Single Winery Opening Year								
Micro Winery ²	647,195	31,964	44,211	1,304	2,024	44	26,625	9,436
Artisan Winery ²	654,717	32,322	47,749	1,374	2,322	45	26,867	9,522
Boutique Winery ³	669,268	32,416	45,958	1,349	2,130	47	33,222	11,688
Single Winery Buildout Year⁴								
Micro Winery	600,425	23,315	30,130	832	1,183	9	88,317	24,100
Artisan Winery	607,567	23,579	33,001	876	1,352	9	89,734	24,544
Boutique Winery	625,878	24,303	31,408	868	1,233	9	92,061	25,122
All Wineries and Vineyard Buildout Year⁴								
12 Micro Wineries	7,205,096	279,780	361,565	9,989	14,197	105	1,059,802	289,201
10 Artisan Wineries	6,075,672	235,788	330,015	8,759	13,517	90	897,342	245,441

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Table 5.6-3 Viticultural Uses Transportation Fuel Consumption

Source	Gasoline		Diesel		Compressed Natural Gas		Electricity	
	Annual VMT ¹	Annual Gallons	Annual VMT ¹	Annual Gallons	Annual VMT ¹	Annual Gallons	Annual VMT ¹	Annual kWh
4 Boutique Wineries	2,503,511	97,214	125,631	3,471	4,933	37	368,243	100,487
Vineyard	937,842	36,165	55,031	1,218	2,209	19	138,373	36,937
Total	16,722,121	648,947	872,241	23,437	34,857	251	2,463,760	672,066

Source: EMFAC2021 v. 1.0.2.

¹ Based on trip length and trip generation data provided by IBI Group.

² Assumes calendar year 2024 for purposes of modeling.

³ Assumes calendar year 2025 for purposes of modeling.

⁴ Based on calendar year 2045.

While the wineries and vineyards would generate vehicle trips, as discussed in Impact 5.17-2 in Section 5.17, *Transportation*, of this Draft SEIR, winery uses accommodated under the WCSP would divert and capture some local and regional traffic (i.e., Los Angeles County, Orange County, Riverside County, and San Diego County) from traveling to the current nearest defined wine region of Temecula in Riverside County, and would contribute to reducing trip lengths by introducing closer options. Overall, it is anticipated that introducing wineries in the WCSP area and the City of Yucaipa would capture winery trips in the region that would most likely travel farther to other wineries, such as the wineries in Temecula in Riverside County.

Furthermore, fuel efficiency of vehicles during the next couple of decades to buildout year 2045 would, on average, improve compared to vehicle fuel efficiencies experienced under existing conditions, resulting in a lower per capita fuel consumption in later and buildout years assuming travel distances, travel modes, and trip rates remain the same. The improvement in fuel efficiency would be attributable to the statewide fuel reduction strategies and regulatory compliances (e.g., CAFE standards) that will make new cars more fuel efficient as well as the attrition of older, less fuel-efficient vehicles. The CAFE standards are not directly applicable to land use development projects, but to car manufacturers. However, compliance with the CAFE standards by car manufacturers would ensure that vehicles produced in future years have greater fuel efficiency and would generally result in an overall benefit of reducing fuel usage by providing the population of the project site's region with more fuel-efficient vehicle options.

Moreover, the land uses accommodated under the WCSP would be required to include electric vehicle (EV) capable, EV-ready, and EV-charging stations consistent with the 2022 CALGreen, which would, on average, increase reliance on electricity for transportation energy demand. While the demand in electricity may increase under the WCSP, in conjunction with the regulatory requirements (i.e., State's Renewables Portfolio Standard, SB 350, SB 100, and SB 1020) and general trend toward increasing the supply and production of energy from renewable sources, it is anticipated that a greater share of electricity used to power electric vehicles would be from renewable sources in future years (e.g., individual photovoltaic systems and purchased electricity from SCE). Vehicle fuel efficiencies would improve year by year through the buildout year of 2045 and result in a decrease in overall per capita transportation energy consumption.

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Thus, overall, because the WCSP would contribute to reducing vehicle trips lengths, fuel efficiency of vehicles would continue to improve with each passing year, and the amount of electricity that would be used to power EVs will be increasingly procured from renewable sources in future years, it would not result in wasteful or unnecessary fuel demands. Additionally, it would not result in less transportation fuel efficiency compared to the General Plan for these same reasons. Therefore, the WCSP would not result in new or a substantial increase in magnitude of impacts compared to that of the General Plan.

Level of Significance Before Mitigation: Less than significant.

Impact 5.6-2: The WCSP would not conflict with or obstruct implementation the renewable energy or energy efficiency measures of the City of Yucaipa CAP. [Threshold E-2]

Applicable plans relevant to the WCSP include the California Renewables Portfolio Standard (RPS) Program and City of Yucaipa CAP.

California Renewables Portfolio Standard Program

The state's electricity grid is transitioning to renewable energy under California's RPS Program. Renewable sources of electricity include wind, small hydropower, solar, geothermal, biomass, and biogas. The RPS goals have been updated since adoption of SB 1078 in 2002. In general, California has RPS requirements of 33 percent renewable energy by 2020 (SB X1-2), 44 percent by 2024, 50 percent by 2026, 52 percent by 2027, 60 percent by 2030, 90 percent by 2035, 95 percent by 2040, and 100 percent by 2045. The statewide RPS requirements do not directly apply to individual development projects, but to utilities and energy providers such as SCE, whose compliance with RPS requirements would contribute to the state objective of transitioning to renewable energy. Similar to the 2016 General Plan, the land uses accommodated by the WCSP would comply with the current and future iterations of the Building Energy Efficiency Standards, which have requirements for installation of PV systems and battery storage for residential and non-residential land use types. Therefore, implementation of the WCSP would not conflict or obstruct implementation of California's RPS Program, and would not result in new or a substantial increase in magnitude of impacts compared to the 2016 General Plan.

City of Yucaipa Climate Action Plan

All future discretionary projects accommodated by the WCSP would also be required to evaluate consistency with the CAP and its measures in reducing GHG emissions under the City of Yucaipa Development Review, similar to projects accommodated by the 2016 General Plan. The CAP includes the residential and nonresidential Screening Tables, which provide a list of features with an assigned point value that development projects may incorporate and achieve consistency with the CAP by garnering at least 100 points. Features under the Screening Tables include energy-related features that contribute to energy efficiency, energy conservation, and renewable energy generation (e.g., solar and/or wind). All development pursuant to the WCSP would implement Mitigation Measure GHG-2. Individual developments pursuant to the WCSP would be required to attain at least 100 points under the CAP Screening Table, which would ensure consistency with the CAP and likely implementation of some of the energy-related features of the Screening Table(s).

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Level of Significance Before Mitigation: Less than significant with implementation of Mitigation Measure GHG-2.

5.6.5 Cumulative Impacts

The area considered for cumulative impacts to electricity and natural gas supplies are the service areas of SCE and SoCalGas, respectively. Other projects in the SCE and SoCalGas service areas would be required to comply with the Building Energy Efficiency Standards and CALGreen, which would contribute to minimizing wasteful energy consumption and promoting renewable energy sources. As discussed under Impact 5.6-1, construction- and operation-related energy impacts resulting from implementation of the WCSP would not be considered inefficient, wasteful, or unnecessary. The WCSP would therefore not contribute to any cumulative energy impacts when considered together with cumulative development projects and would not be cumulatively considerable.

5.6.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, Impact 5.6-1 would be less than significant.

Without mitigation, these impacts would be **potentially significant**:

- **Impact 5.6-2** The WCSP could conflict with or obstruct implementation the renewable energy or energy efficiency measures of the City of Yucaipa CAP

5.6.7 Mitigation Measures

There are no energy mitigation measures from the GPEIR that are applicable to the proposed project. Mitigation measure GHG-1 from the WCE EIR required that all residential projects in the WCE area attain at least 100 points under the CAP Screening Table. This WCE mitigation measure is integrated into this WCSP Draft SEIR as Mitigation Measure GHG-2 and applies to all land development within the WCSP boundary.

GHG-2 Prior to issuance of building permits, each development proposal within the Wine Country Specific Plan shall demonstrate attainment of at least 100 points under the 2015 City of Yucaipa Climate Action Plan (CAP) Screening Table for the appropriate land use type. If a future update to the CAP is adopted, then each development proposal shall demonstrate incorporation of the minimum measures that would be deemed to achieve consistency per the future updated CAP in effect at the time of the development review process. The applicant/project proponent shall submit documentation showing the required measures to achieve CAP consistency to the City of Yucaipa Planning Division for review and approval.

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5.6.8 Level of Significance After Mitigation

Impact 5.6-2

Application of Mitigation Measure GHG-2 would require that future land use developments in the WCSP achieve consistency with the current and future CAPs. Therefore, Impact 5.6-2 would be reduced to less than significant.

5.6.9 References

- California Energy Commission (CEC). 2022, January 24 (updated). Natural Gas Detailed Utility Service Area California, 2020. <https://cecgis-caenergy.opendata.arcgis.com/documents/142ff453ebba49b88e07b51a08c215a7/explore>.
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5.7 GEOLOGY AND SOILS

This section of the Draft SEIR evaluates the potential for implementation of the WCSP to impact geological and soil resources, or unique geologic features in comparison to the impacts evaluated for the WCSP area in the GPEIR. Paleontological resources are discussed in Section 5.5, *Cultural Resources*. Potential changes to circumstances since the GPEIR that could result in new significant or substantially more severe environmental impacts for the project are also reviewed.

5.7.1 Environmental Setting

5.7.1.1 REGULATORY AND PLANNING FRAMEWORK

The GPEIR includes a comprehensive review of federal, state and local regulations and agencies that govern geology and soils. This information is still applicable to the City of Yucaipa and the WCSP project site. Table 5.7-1 lists the key agencies/regulations, including updates since the 2015 GPEIR.

Table 5.7-1 Regulations/Plans for Geology and Soils

State	
California Alquist-Priolo Earthquake Fault Zoning Act – 1972	Requires state geologist to delineate earthquake fault zones that are “sufficiently active” and “well-defined” and requires cities and counties to investigate development proposals threatened by potential future faulting. Prohibits structures for human occupancy within 50 feet of an active fault trace.
2022 California Building Code, Code of Regulations, Title 24, Part 2	Provides minimum standards for building design.
Local	
City of Yucaipa Development Code, Division 5; Article 3, Geologic Hazard Overlay District; Section 85.020401	Establishes review procedures and setbacks for areas subject to potential geologic problems including ground shaking, earthquake faults, liquefaction, and subsidence.
City of Yucaipa Development Code, Division 5; Article 1, Fire Safety Overlay District; Section 85.020201	Establishes areas of the City subject to greater public safety threat due to wildfire. These areas include high fire hazard areas as mapped on the City General Plan Hazards Maps with the locations derived from the California Department of Forestry and U.S. Forest Service. This provision also requires fire safety review and the implementation of fire safety standards of projects within this overlay.
City of Yucaipa Development Code, Division 5; Article 7, Hillside Overlay District; Section 85.030701	Implements General Plan policies regarding the protection of hillside resources to protect features that help define the City’s character in areas designated for protection by the General Plan. Development standards in this overlay are subject to Chapter 11 (Regulation of Hillside and/or Ridgeline Developments) of Division 7 (General Design Standards) of the Development Code.
City of Yucaipa General Plan – Public Health and Safety Element	Establishes goals and policies relevant to geologic hazards.

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5.7.1.2 EXISTING CONDITIONS

California is divided into several “geomorphic provinces” according to landform, and the City is on the southern margin of the Transverse Ranges geomorphic province— an east-west-trending series of steep mountain ranges and valleys that extend from Santa Barbara County in the west to central Riverside County in the east. The boundary between the Peninsular Ranges and Transverse Ranges geomorphic provinces is the Banning segment of the San Andreas Fault, located in the vicinity of San Timoteo Canyon southwest of the WCSP area (USGS 2003). The WCSP area is located on a moderately sloping plain underlain with sediments from alluvial deposits resting on a basement composed of metamorphic and plutonic rocks (USGS 2003). It has been estimated that alluvial deposits in the WCSP area range from 200 to 1,000 feet thick (USGS 2016).

Regional Seismicity

The Earth’s crust includes tectonic plates that locally collide with or slide past one another along plate boundaries. California is particularly susceptible to such plate movements, notably the largely horizontal or “strike-slip” movements of the Pacific Plate, as it impinges on the North American Plate. In general, earthquakes occur when the accumulated stress along a plate boundary or fault is suddenly released, resulting in seismic slippage. This slippage can vary widely in magnitude, ranging in scale from a few millimeters or centimeters to tens of feet.

The performance of human-made structures during a major seismic event varies widely due to a number of factors, including:

- Location, with respect to active fault traces or areas prone to liquefaction or seismically-induced landslides;
- Type of building construction (i.e., wood frame, unreinforced masonry, non-ductile concrete frame);
- Proximity, magnitude, depth, and intensity of the seismic event itself as well as many other factors.

In general, evidence from past earthquakes shows that wood frame structures tend to perform well during a seismic event, especially when their foundations are properly designed and anchored. Conversely, older, unreinforced masonry structures and non-ductile reinforced concrete buildings (especially those built in the 1960s and early 1970s), do not perform as well, especially if they have not undergone appropriate seismic retrofitting. Applicable building code requirements, such as those found in the CBC, include seismic requirements that are designed to ensure the satisfactory performance of building materials under prescribed seismic conditions.

The Richter Scale is used to describe the magnitude of an earthquake. Each one-point increase in magnitude (M) represents a 10-fold increase in earthquake wave size and a 30-fold increase in energy release (strength). For example, an M8 earthquake produces 10 times the ground motion amplitude of an M7 earthquake, 100 times that of an M6 quake, and 1,000 times the motion of a magnitude 5. However, the M8 earthquake is 27,000 times stronger than an M5 quake. Typically, earthquakes of M5 or greater are considered strong earthquakes capable of producing damage.

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Seismic activity in the region is generally associated with active faults of the San Andreas system, which includes major active faults. Locations of these active faults relative to the WCSP area are shown on Figure 5.7-1, *Regional Fault Map* and Figure 5.7-2, *Alquist-Priolo and Local Fault Zones and Traces*.

Table 5.7-2, *Distances and Directions to Active Faults*, provides a summary of the key faults that could produce significant earthquakes (exceeding M5) that could impact the WCSP area. The table also includes the maximum associated magnitudes of earthquakes along each fault. Due to the proximity of active fault lines, Yucaipa is historically susceptible to earthquake-related hazards which include ground shaking.

Table 5.7-2 Distances and Directions to Active Faults

Fault Name	Earthquake Magnitude (M _w)	Approximate Distance and Direction from WCSP area
San Andreas–San Bernardino/Southern Segment	7.5	Within WCSP area
Crafton Hills	6.4	Within WCSP area
San Jacinto–San Jacinto Valley	6.9	10 miles southwest
San Jacinto–San Bernardino	6.7	11 miles west-southwest
Pinto Mountain	7.2	16 miles east
Cleghorn	6.5	19 miles northwest
North Frontal Fault Zone (West)	7.2	22 miles northwest
North Frontal Fault Zone (East)	6.7	22 miles north-northeast
Helendale–S. Lockhardt	7.3	22 miles northeast
Cucamonga	6.9	25 miles west-northwest
San Jacinto–Anza	7.2	25 miles south-southeast
San Andreas–Coachella	7.2	26 miles east-southeast
Lenwood–Lockhart–Old Woman Springs	7.5	28 miles northeast
San Andreas–Mojave	7.4	31 miles northwest
Elsinore–Glen Ivy	6.8	32 miles southwest
Elsinore–Temecula	6.8	33 miles southwest
Landers	7.3	33 miles east-northeast
Burnt Mountain	6.5	34 miles east
Eureka Peak	6.4	35 miles east
Johnson Valley (Northern)	6.7	35 miles northeast
Whittier–Elsinore	6.8	39 miles west-southwest
San Jose	6.4	40 miles west
Chino–Central Ave	6.7	40 miles west-southwest
Sierra Madre	7.2	40 miles west-northwest

Source: USGS and CGS 2008

Landslides

Landslides are gravity-driven movements of earth materials that can include rock, soil, unconsolidated sediment, or combinations of such materials. The rate of landslide movement can vary; some move rapidly, as in a soil or rock avalanche, and other landslides “creep” or move slowly for long periods of time. The

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susceptibility of a given area to landslides depends on many variables, although the general characteristics that influence landslide hazards are:

- **Slope Material.** Loose, unconsolidated soils and soft, weak rocks are more hazardous than firm, consolidated soils or hard bedrock.
- **Slope Steepness.** Most landslides occur on moderate to steep slopes.
- **Structure and Physical Properties of Materials.** This includes the orientation of layering and zones of weakness relative to slope direction.
- **Water Content.** Water content increases landslide hazard by decreasing friction and adding weight to the materials on a slope.
- **Vegetation Coverage.** Abundant vegetation with deep roots promotes slope stability.
- **Proximity to Areas of Erosion or Human-made Cuts.** Undercutting slopes can greatly increase landslide potential.
- **Earthquake Ground Motions.** Strong seismic ground motions can trigger landslides in marginally stable slopes or loosen slope materials, and increase the risk of future landslides.

The WCSP area is gently to moderately sloping and contains areas susceptible to landslides. The extreme northern portion of the WCSP area is most susceptible to landslides, but most of the area is marginally susceptible. Figure 5.7-3, *Landslide Hazard Zones*, shows the susceptibility to landslides in the WCSP area.

Erosion

Erosion occurs when the upper layers of soil are displaced by erosive agents such as water, ice, snow, air, plants, animals, or anthropogenic forces. Sandy soils on moderate slopes, or clayey soils on steep slopes are susceptible to erosion when exposed to these forces. Erosion can become more frequent when established vegetation is disturbed or removed due to grading, wildfires, or other factors. In the WCSP area, water flow in streams can erode the banks of waterways and cause the stream to meander. Erosion can cause the soil underneath buildings and structures to become compromised or fail, but this is typically limited to localized areas.

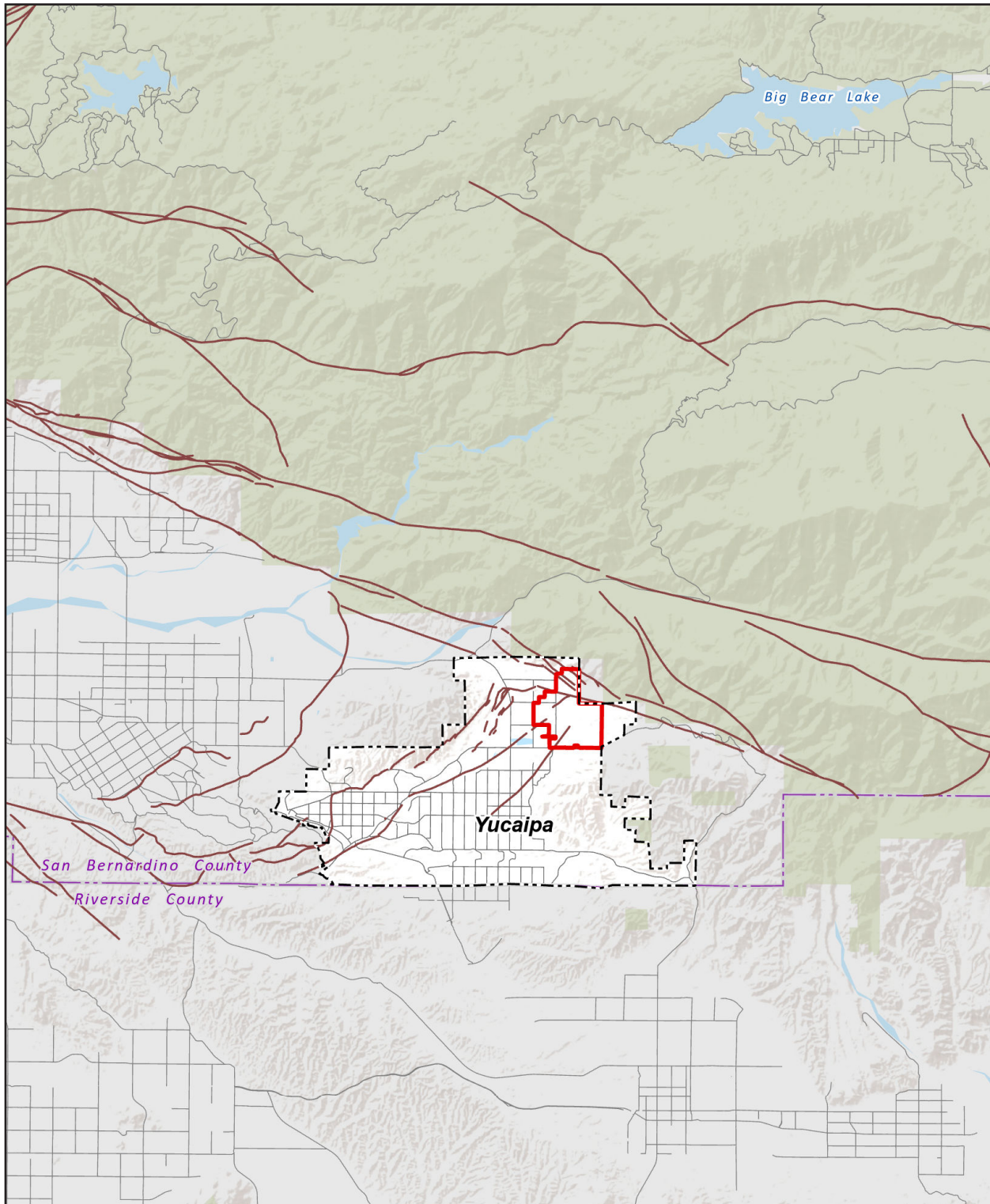
The risk of erosion is greatly increased during grading and construction activities when soils are loosened and bare of vegetation. Erosion-control measures prevent downstream sedimentation and surface water degradation.

Subsidence

Subsidence is the gradual sinking of the ground as a result of loss of subsurface materials, with little or no horizontal motion. It is often accompanied by large-scale ground cracking, and in some cases, the cracking has movement across it, making it into incipient faulting.

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Figure 5.7-1 Regional Fault Map



- Project Boundary
- Faults
- City Boundary
- County Boundary

0 3
Scale (Miles)



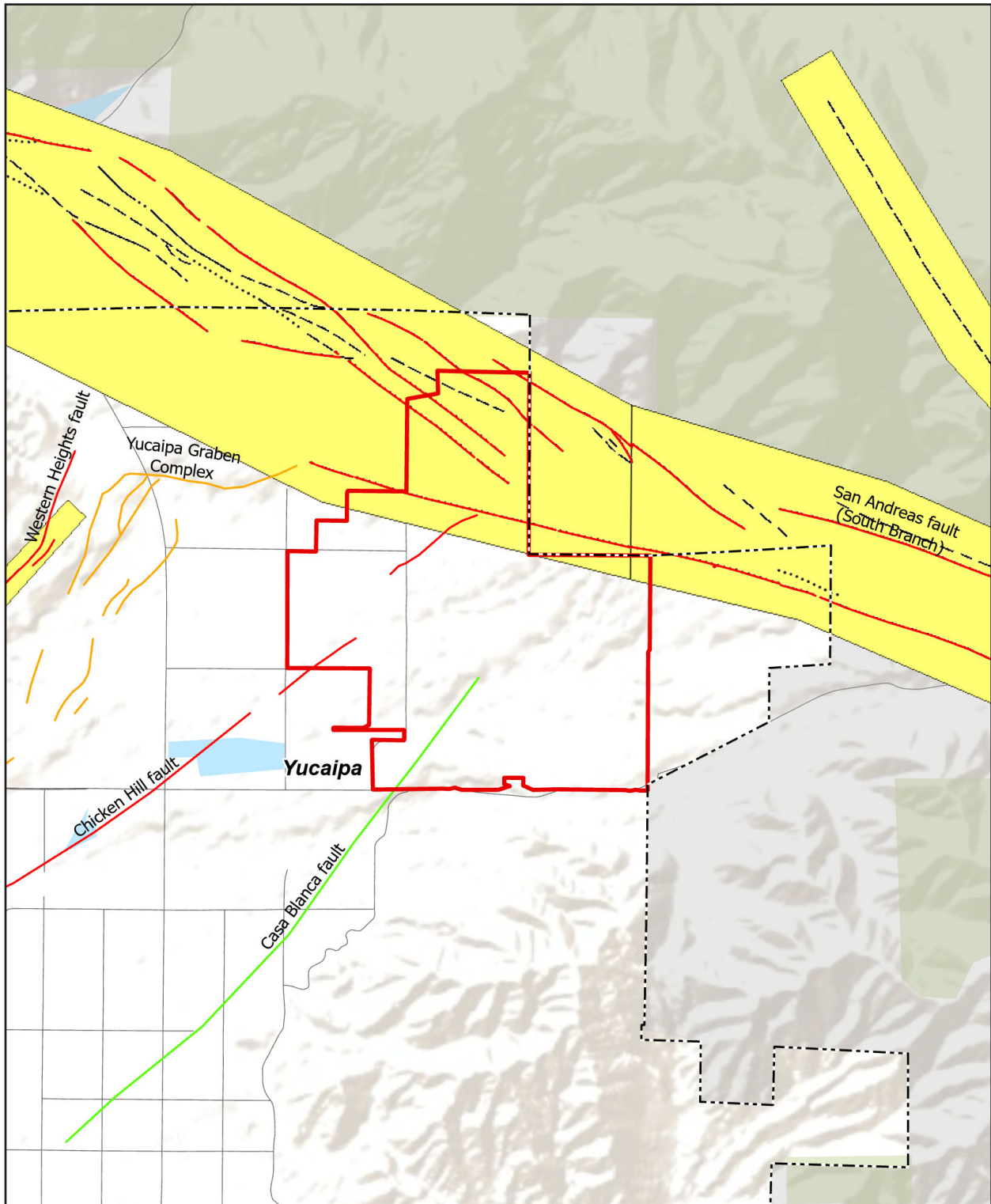
Source: Generated using ArcMap 2022; USGS, NOAA.

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Figure 5.7-2 Alquist-Priolo and Local Vault Zones and Traces



- Project Boundary
- City Boundary
- Holocene
- Late Quaternary
- Quaternary

0 1
Scale (Miles)



Source: Generated using ArcMap 2022; Seismic Hazards Program,
California Geological Survey, California Department of Conservation.

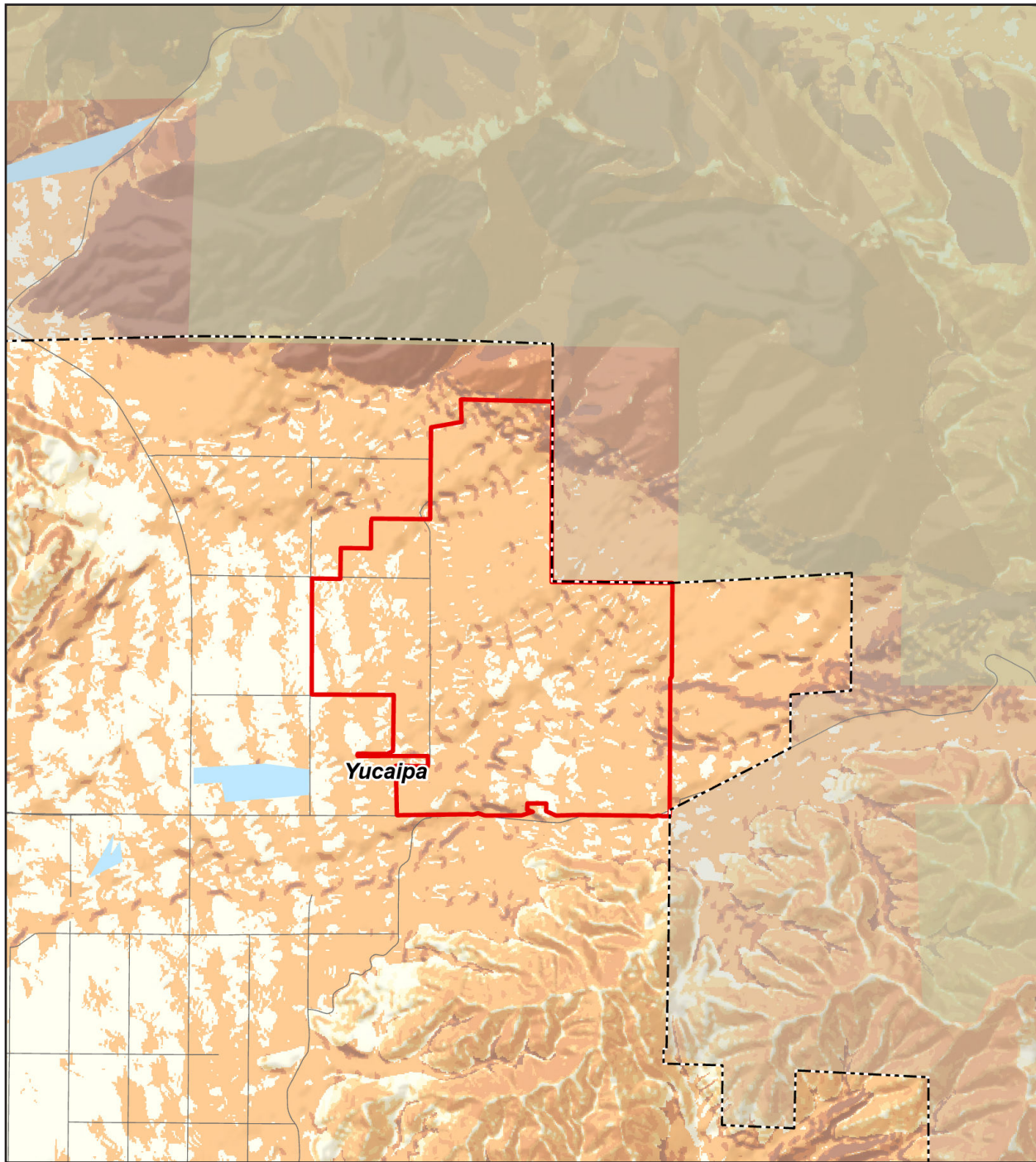
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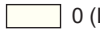


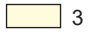


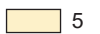

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Figure 5.7-3 Landslide Hazard Zones



— Project Boundary
- - - - City Boundary

Landslide Susceptibility Classes

 0 (Less Susceptible)	 6	 9
 3	 7	 10 (More Susceptible)
 5	 8	

0 1
Scale (Miles)



Source: Generated using ArcMap 2022; Seismic Hazards Program,
California Geological Survey, California Department of Conservation.

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Ground cracking from subsidence in the future would be expected along the boundaries of groundwater basins, such as a contact between alluvium and bedrock, or over prominent geologic structures, i.e., faults.

Subsidence of the ground surface has been reported in alluvial basins where significant amounts of groundwater or petroleum are withdrawn over long periods. The primary cause of non-tectonic subsidence has been alluvial compaction due to removal of large quantities of groundwater or petroleum, a significant lowering of the groundwater levels, or other shifts in the water table.

Subsidence may occur over a small or large area depending on the amount of subsurface movement. Subsidence can also be caused by excavation work, hydrocompaction, or oxidation of organic soils. On rare occasions, subsidence may occur due to earthquake-induced ground movement.

Expansive/Shrink-Swell Soils

Expansive soils can change dramatically in volume depending on moisture content. These soils can expand when wet and contract or shrink when they dry out. Sources of moisture that trigger this include seasonal rainfall, landscape irrigation, utility leakage, and/or perched groundwater. Expansive soil can exhibit wide cracks in the dry season, and changes in soil volume have the potential to damage concrete slabs, foundations, and pavement. Special building/structure design or soil treatment are often needed in areas with expansive soils.

Expansive soils are typically very fine-grained with a high to very high percentage of clay, typically montmorillonite, smectite, or bentonite clay. Linear extensibility soil tests can identify expansive soils when a soil sample's volume/length changes in response to reduced moisture content (Army Corps of Engineers 1983). A linear extensibility of 3 percent or greater denotes moderate to high shrink-swell potential. This soil behavior has the potential to cause damage to buildings, roads, and other structures.

The most common soil types in the WCSP area are Greenfield, Saugus, Hanford, Soboba and Tujunga associations. All of these soil types have a low potential for expansive properties.

Unique Geologic Features

Each rock unit tells a story of the natural processes operating at the time it was formed. The rocks and geologic formations exposed at the earth's surface or revealed by drilling and excavation are our only record of that geologic history. What makes a geologic unit or feature unique can vary considerably. For example, a geologic feature may be considered unique if it is the best example of its kind and has distinctive characteristics of a geologic principle that is exclusive locally or regionally, is a key piece of geologic information important to geologic history, contains a mineral that is not known to occur elsewhere in the area, or is used as a teaching tool. Unique geological features are not common in Yucaipa or the WCSP area. The geologic processes are generally the same as those in other parts of the state, country, and even the world. The geology and soils in the WCSP area, as described above, are common throughout the city and region and not considered unique.

5.7.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

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- G-1 Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. (Refer to Division of Mines and Geology Special Publication 42.)
 - ii) Strong seismic ground shaking.
 - iii) Seismic-related ground failure, including liquefaction.
 - iv) Landslides.
- G-2 Result in substantial soil erosion or the loss of topsoil.
- G-3 Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.
- G-4 Be located on expansive soil, as defined in Table 18-1B of the Uniform building Code (1994), creating substantial direct or indirect risks to life or property.
- G-5 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.
- G-6 Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

5.7.3 Applicable WCSP Development Standards and Design Guidelines

5.7.3.1 DEVELOPMENT STANDARDS

There are no WCSP development standards pertaining to geology and soils.

5.7.3.2 DESIGN GUIDELINES

WCSP design guidelines pertaining to geology and soils include the use of landscaped slopes to provide transitions between different grades along publicly accessible areas instead of exposed retaining walls, and contour grading principles, which include rounded grading corners and changes in hillside slope to provide for a more naturalistic appearance.

5.7.4 Environmental Impacts

5.7.4.1 2016 GENERAL PLAN

Project residences, occupants, and visitors under the 2016 General Plan would be subject to potential seismic-related hazards. Multiple active faults transect the city, and the city is subjected to strong seismic shaking, landslides, and seismically induced settlement as well as hazards from compressible soils, expansive soils, and

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erosion. However, the City's Geologic Hazards Overlay District requires that a geotechnical hazard analysis be performed prior to the issuance of building permits. In addition, the City's Hillside Overlay District imposes additional regulations on grading with the goal of preserving natural ridgelines and slopes. Safety Element Policy S-1.8 limits grading for future development to the minimum amount needed to preserve the City's natural topography and maintain soil and slope stability. Mandatory compliance with California Building Code requirements and 2016 General Plan policies would reduce the impact of such potentially significant geotechnical hazards.

The GPEIR concluded that geology and soils impacts would be less than significant.

5.7.4.2 WILSON CREEK ESTATES

The Draft EIR for the Wilson Creek Estates found that, upon compliance with regulatory requirements, impacts to geology and soils were less than significant. Cumulative impacts were also considered less than significant.

5.7.4.3 WINE COUNTRY SPECIFIC PLAN

The following impact analysis addresses the thresholds of significance detailed in Section 5.9.2. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.7-1: As with development pursuant to the 2016 General Plan, residents (or occupants, visitors, etc.) of the WCSP would be subject to potential seismic-related hazards.[Threshold G-1 i through iv]

The location and underlying geology in the WCSP area make it likely to experience seismic hazards, including strong seismic ground shaking, and secondary hazards, like liquefaction. The WCSP proposes the introduction of wineries and vineyards in the plan area that were not accounted for in the GPEIR and clusters the residential units as shown in Figure 3-7, *WCSP Conceptual Land Use Plan*.

Earthquake Faults

The San Andreas Fault, shown on Figure 5.7-1, *Regional Fault Map* and Figure 5.7-2, *Alquist-Priolo and Local Fault Zones and Traces*, is an active surface fault in the WCSP area that is mapped and zoned under the Alquist-Priolo Zoning Act. California Building Code Section 1803, Geotechnical Investigations, applies to proposed developments on active faults pursuant to the Alquist-Priolo Act. Public Resources Code, Division 2, Chapter 7.5 requires a surface fault investigation filed by the State Geologist to be provided to the City to prove that all structures proposed for human occupancy do not cross any active fault traces for properties identified within an Alquist-Priolo Earthquake Fault Zone. In addition, mandatory compliance with the additional requirements for new structures within the Geologic Hazard Overlay District would prevent construction over an active fault trace. Therefore, similar to development pursuant to the 2016 General Plan, compliance with the requirements of the CBC, the Public Resources Code, and requirements of the Geologic Hazard Overlay District would reduce hazards arising from fault rupture to less than significant.

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Strong Seismic Ground Shaking

Ground shaking is responsible for most of the damage from earthquakes and can damage or destroy buildings, structures, pipelines, and infrastructure. The intensity of shaking depends on the type of fault, distance to the epicenter, magnitude of the earthquake, and subsurface geology. The San Andreas, Crafton Hills and San Jacinto faults are potentially capable of producing the most intense ground accelerations. The seismic design of buildings in the plan area is governed by the requirements of the most recent CBC, which has been accepted as the basic design standard in Yucaipa. All structures that would be constructed pursuant to the proposed Wine Country Specific Plan would be designed to meet or exceed current design standards in the latest CBC. Therefore, similar with development pursuant to the 2016 General Plan, new structures are expected to remain standing, but may suffer damage requiring closure and replacement. These project design measures would reduce the exposure of people and structures to harm from strong ground shaking hazards, and there would not be a significant impact.

Seismic-Related Ground Failure

Secondary effects of earthquakes are nontectonic processes such as ground deformation, including fissures, settlement, displacement, and loss of bearing strength, and are the leading causes of damage to structures during a moderate to large earthquake. Secondary effects could lead to ground deformation including liquefaction, lateral spreading, seismically induced landslides, and ground lurching.

Based on the groundwater depth of over 50 feet in the plan area (USGS 2022), the WCSP area is not susceptible to liquefaction. All potential future structures constructed in the WCSP area would be designed in accordance with current seismic design standards as found in the CBC. Design measures would be implemented according to the most recent CBC, which would further reduce the potential of liquefaction and seismic settlement, including, but not limited to, ground improvement techniques such as in-situ densification, load transfer to underlying nonliquefiable bearing layers, and over-excavation and recompaction with engineered fill. Similar with development pursuant to the 2016 General Plan, these design measures would reduce the potential exposure of people and structures to the hazard from liquefaction and seismic settlement such that there would not be a significant impact.

Landslides

Marginally stable slopes (including existing landslides) may be subject to landslides caused by earthquakes. The landslide hazard depends on many factors, including existing slope stability, shaking potential, and presence of existing landslides. Landslides, debris flows, or any movement of earth or rock are most common in areas of high topographic relief, such as steep canyon walls or steep hillsides. The WCSP area contains gentle to moderately sloping topography, which would not be especially vulnerable to slope instability issues. Nevertheless, the development allowed within the WCSP would be required to include slope stability measures to prevent potential landslide issues. Similar to development pursuant to the 2016 General Plan, compliance with Geologic Hazard Overlay District requirements would prevent impacts from slope instability. Such compliance would reduce hazards arising from slope instability to less than significant.

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Summary

Compliance with State, regional, and local regulations pertaining to structural safety regarding fault rupture, ground shaking, liquefaction, and landslides, would ensure that potential future development that results from implementation of the proposed project would not directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death. Therefore, impacts would be less than significant.

Level of Significance Before Mitigation: Less than significant.

Impact 5.7-2: As with development pursuant to the 2016 General Plan, unstable geologic unit or soils conditions, including soil erosion, could result from the WCSP. [Thresholds G-2 and G-3]

Unstable geologic units are known to be present within the WCSP area. The following sections discuss the hazards associated with landslides, lateral spreading, subsidence, liquefaction, or collapse.

Landslides

As stated in discussion of Impact 5.7-1, there are localized slope stability hazards in the WCSP area that are subject to compliance with the Geologic Hazard Overlay District requirements. There would not be a significant impact from slope stability.

Subsidence

The probability of subsidence impacts is generally low in Yucaipa due to the depth of groundwater. The Yucaipa Sustainable Groundwater Management Agency was formed in 2017 by a memorandum of agreement between local water purveyors, municipalities, and regional water agencies—City of Redlands, City of Yucaipa, San Bernardino Valley Municipal Water District, San Gorgonio Pass Water Agency, South Mesa Water Company, South Mountain Water Company, Western Heights Water Company, and Yucaipa Valley Water District (YVWD). The California Department of Water Resources identified the Yucaipa Basin as a high-priority basin, but the basin is not in a state of critical overdraft. The Groundwater Sustainability Plan for the Yucaipa Basin was adopted in January of 2022 to manage groundwater resources for sustainable, long-term use in the Yucaipa Basin in conjunction with the water shortage contingency plan and urban water management plan, and it avoids pumping groundwater in excess of the calculated safe yield. As described in further detail in Chapter 5.10, *Hydrology and Water Quality*, of this SEIR, the Sustainable Groundwater Management Act encourages sustainable groundwater management practices to reduce the potential for future land subsidence. The Groundwater Sustainability Plan and the Yucaipa Basin's groundwater recharge programs continue to prevent long-term groundwater overdraft conditions and reduce the impact of subsidence to less than significant.

Liquefaction and Lateral Spreading

Based on the groundwater depths in the WCSP area—in excess of 50 feet below ground surface—liquefaction potential in the WCSP area is considered low. All structures constructed in the WCSP area would be designed in accordance with current seismic design standards as found in the CBC. Design measures would be implemented according to the most recent CBC, which would reduce the impact of liquefaction and seismic

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settlement, including, but not limited to, ground improvement techniques such as in-situ densification, load transfer to underlying nonliquefiable bearing layers, and over-excavation and recompaction with engineered fill. These design measures would reduce the potential exposure of people and structures to hazards from liquefaction and seismic settlement such that there would not be a significant impact. In addition, based on the low liquefaction potential and the topography of the WCSP area, there would not be a significant impact from ground lurching or lateral spreading.

Settlement and Collapse

Settlement and collapse are likely in areas with alluvial soils. Areas of large settlement can damage, or in extreme cases, destroy structures. The presence of compressible soils in the WCSP area represents a hazard to structures and people.

CBC design code has been adopted by the City and requires that structures be designed to mitigate compressible soils. Methods that could be used to reduce the impact of compressible soils include in-situ densification, transferring the load to underlying non-compressible layers with piles, and overexcavation of compressible soil and recompaction with engineered fill. These design measures, or a combination of them, would reduce the impact of compressible soils to less than significant.

Erosion

Soils are particularly prone to erosion during the grading phase of development, especially during heavy rains. Substantial soil erosion or the loss of topsoil during construction of future development could undermine structures or minor slopes, which would be a concern during implementation of the proposed project. The WCSP area is characterized with gentle to moderate topography, and all development included within the implementation of the WCSP would be required to include erosion control measures, with more stringent erosion control measures for projects of one acre or greater in area.

The CBC provides regulations for construction to provide proper grading, drainage, and erosion and sediment control. In addition, the Yucaipa Development Code Division 10, Chapter 2, Article 810.0220 requires that erosion and sediment be controlled. Erosion control measures can include seeding slopes, installation of temporary dikes and swales, placement of straw bales and filter fences, outlet protection, grass-lined swales, and installation of sediment retention structures, as appropriate for specific sites.

As described in further detail in Chapter 5.10, *Hydrology and Water Quality*, of this Draft SEIR, to minimize potential impacts related to erosion, all construction projects of one acre or more are required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) to obtain coverage under the Statewide Construction General Permit. A project SWPPP estimates sediment risk from construction activities to receiving waters and specifies best management practices that would be used to minimize pollution of stormwater. Typical construction best management practices include silt fences, fiber rolls, catch basin inlet protection, water trucks, street sweeping, and stabilization of truck entrance/exits. While this regulation is primarily aimed at water quality, it is another mechanism routinely applied by the City that would help to minimize the risk of erosion.

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Summary

Future development from implementation of the WCSP would be required to comply with the CBC, which provides regulations for building design and construction to ensure geologic and soil stability. In addition to protections afforded by State laws, WCSP design guidelines and Geologic Hazard Overlay District requirements would mandate local planning and development decisions to consider potential risks of development on unstable soils or geologic units.

All potential future development from implementation of the proposed project would be required to comply with State and local regulations, including municipal code provisions and 2016 General Plan goals and policies that minimize impacts related to unstable geologic units and soils where landslide, lateral spreading, subsidence, liquefaction, or collapse could occur in the WCSP area. Implementation of these goals and policies, as well as compliance with State, regional, and local regulations pertaining to structural safety regarding a geologic unit or soils that are unstable and could result in landslides, lateral spreading, subsidence, liquefaction, or collapse, would ensure that potential future development that results from implementation of the WCSP would not directly or indirectly cause substantial adverse effects. Therefore, impacts would be less than significant.

Similar to development pursuant to the 2016 General Plan, adherence to existing regulatory requirements that include, but are not limited to, the CBC and municipal code grading and drainage requirements for new developments, would ensure that impacts associated with substantial erosion and loss of topsoil from potential future development would be less than significant.

Level of Significance Before Mitigation: Less than significant.

Impact 5.7-3: As with development pursuant to the 2016 General Plan, expansive soil conditions would not result in risks to life or property. [Threshold G-3]

Based on the presence of alluvial materials in the WCSP area, there is some potential for expansive/shrink-swell soils. Expansive soils are possible wherever clays and elastic silts are present, including alluvial soils and weathered granitic and fine-grained sedimentary rocks. The presence of expansive soils represents a hazard to structures and people. Future development proposed on expansive soils would follow regulations imposed by the CBC, such as standards for seismic safety, excavation, foundations, retaining walls, site demolition, and grading activities including drainage and erosion control. Specific engineering methods that could be used to reduce the impact of expansive soils include drainage control devices to limit water infiltration near foundations, over-excavation and recompaction with engineered fill, or support of the foundation with piles.

Compliance with State, regional, and local regulations pertaining to structural safety regarding a geologic unit or soils that are unstable and could result in landslides, lateral spreading, subsidence, liquefaction, or collapse, would ensure that potential future development that results from implementation of the WCSP would not directly or indirectly cause substantial adverse effects, including the risks to life or property. Therefore, similar to development pursuant to the 2016 General Plan, impacts would be less than significant and no mitigation measures are required.

Level of Significance Before Mitigation: Less than significant.

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Impact 5.7-4: The WCSP would not include the use of septic tanks. [Threshold G-4]

As discussed in Chapter 5.19, *Utilities and Service Systems*, of this SEIR, wastewater from new lots or parcels would be discharged into the existing public sanitary sewer system serviced by the YVWD. Therefore, potential future development in the WCSP area is not anticipated to result in the use of septic tanks or alternative wastewater disposal systems.

In summary, all new development pursuant to the WCSP would connect to the existing YVWD sewer system. Thus, the proposed project would not impact existing septic tank or alternative wastewater disposal systems in Yucaipa, the impact would be less than significant, and no mitigation measures are required.

Level of Significance Before Mitigation: Less than significant.

5.7.5 Cumulative Impacts

Geology and soils impacts related to implementing the WCSP would be specific to the project site and its users and would not be common or contribute to the impacts (or shared with, in an additive sense) on other sites. Compliance with applicable state and local building regulations would be required of all development in the City. Individual projects would be designed and built in accordance with applicable standards in the CBC and the individual building regulations of local jurisdictions, including pertinent seismic design criteria. Site-specific geologic hazards would be addressed by the engineering geologic report and/or geotechnical report required for each building. These geologic investigations would identify the specific geologic and seismic characteristics on a site and provide guidelines for engineering design and construction to maintain the structural integrity of proposed structures and infrastructure. Therefore, compliance with applicable state and local building regulations and standard engineering practices related to seismic and geologic hazard reduction would prevent significant cumulative adverse impacts associated with geologic and seismic hazards.

5.7.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, Impacts 5.7.1, 5.7.2, 5.7.3, and 5.7.4 would be less than significant.

5.7.7 Mitigation Measures

There are no mitigation measures from the GPEIR or Wilson Creek Estates EIR related to Geology and Soils. As with the GPEIR and WCE EIR, impacts associated with the WCSP are found to be less than significant without mitigation, and would be subject to uniformly applicable standards that govern new development.

5.7.8 Level of Significance After Mitigation

Geology and Soils impacts for the WCSP would be less than significant without mitigation measures. Therefore, no significant unavoidable adverse impacts relating to geology and soils have been identified.

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5.7.9 References

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5.8 GREENHOUSE GAS EMISSIONS

This section of the Draft SEIR evaluates the potential for implementation of the proposed project to impact greenhouse gas (GHG) emissions in comparison to the impacts evaluated for the WCSP area in the GPEIR. Potential changes to circumstances since the GPEIR and that could result in new significant or substantially more severe environmental impacts for the project are also reviewed. Because no single project is large enough to result in a measurable increase in global concentrations of GHG, climate change impacts of a project are considered on a cumulative basis.

Terminology

The following are definitions for terms used throughout this chapter.

- **Greenhouse gases (GHG).** Gases in the atmosphere that absorb infrared light, thereby retaining heat in the atmosphere and contributing to a greenhouse effect.
- **Global warming potential (GWP).** Metric used to describe how much heat a molecule of a greenhouse gas absorbs relative to a molecule of carbon dioxide (CO₂) over a given period of time (20, 100, and 500 years). CO₂ has a GWP of 1.
- **Carbon dioxide-equivalent (CO₂e).** The standard unit to measure the amount of greenhouse gases in terms of the amount of CO₂ that would cause the same amount of warming. CO₂e is based on the GWP ratios between the various GHGs relative to CO₂.
- **MTCO₂e.** Metric ton of CO₂e.
- **MMTCO₂e.** Million metric tons of CO₂e.

5.8.1 Environmental Setting

5.8.1.1 GREENHOUSE GASES AND CLIMATE CHANGE

Scientists have concluded that human activities are contributing to global climate change by adding large amounts of heat-trapping gases, known as GHGs, to the atmosphere. The primary source of these GHGs is fossil fuel use. The Intergovernmental Panel on Climate Change (IPCC) has identified four major GHGs—water vapor, carbon dioxide (CO₂), methane (CH₄), and ozone (O₃)—that are the likely cause of an increase in global average temperatures observed in the 20th and 21st centuries. Other GHGs identified by the IPCC that contribute to global warming to a lesser extent are nitrous oxide (N₂O), sulfur hexafluoride (SF₆),

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hydrofluorocarbons, perfluorocarbons, and chlorofluorocarbons (IPCC 2001).^{1,2} The major GHGs applicable to the proposed project are briefly described.

- **Carbon dioxide (CO₂)** enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and respiration, and also as a result of other chemical reactions (e.g., manufacture of cement). Carbon dioxide is removed from the atmosphere (sequestered) when it is absorbed by plants as part of the biological carbon cycle.
- **Methane (CH₄)** is emitted during the production and transport of coal, natural gas, and oil. Methane emissions also result from livestock and other agricultural practices and from the decay of organic waste in landfills and water treatment facilities.
- **Nitrous oxide (N₂O)** is emitted during agricultural and industrial activities as well as during the combustion of fossil fuels and solid waste.

GHGs are dependent on the lifetime, or persistence, of the gas molecule in the atmosphere. Some GHGs have stronger greenhouse effects than others. These are referred to as high GWP gases. The GWP of GHG emissions are shown in Table 5.8-1. The GWP is used to convert GHGs to CO₂-equivalence (CO₂e) to show the relative potential that different GHGs have to retain infrared radiation in the atmosphere and contribute to the greenhouse effect. For example, under the IPCC Fourth Assessment Report (AR4), GWP values for CH₄, 10 MT of CH₄ would be equivalent to 250 MT of CO₂.

Table 5.8-1 GHG Emissions and Their Relative Global Warming Potential Compared to CO₂

GHGs	Fourth Assessment Report Global Warming Potential Relative to CO ₂ ¹	Fifth Assessment Report Global Warming Potential Relative to CO ₂ ¹	Sixth Assessment Report Global Warming Potential Relative to CO ₂ ¹
Carbon Dioxide (CO ₂)	1	1	1
Methane (CH ₄) ²	25	28	30
Nitrous Oxide (N ₂ O)	298	265	273

Source: IPCC 2007, 2013, and 2022.

Notes: The IPCC published updated GWP values in its Sixth Assessment Report (AR6) that reflect new information on atmospheric lifetimes of GHGs and an improved calculation of the radiative forcing of CO₂. However, GWP values identified in AR4 are used in CalEEMod. Therefore, this analysis utilizes AR4 GWP values.

¹ Based on 100-year time horizon of the GWP of the air pollutant compared to CO₂.

² The methane GWP includes direct effects and indirect effects due to the production of tropospheric ozone and stratospheric water vapor. The indirect effect due to the production of CO₂ is not included.

¹ Water vapor (H₂O) is the strongest GHG and the most variable in its phases (vapor, cloud droplets, ice crystals); however, water vapor is not considered a pollutant because it is considered part of the feedback loop rather than a primary cause of change.

² Black carbon contributes to climate change both directly, by absorbing sunlight, and indirectly, by depositing on snow (making it melt faster) and by interacting with clouds and affecting cloud formation. Black carbon is the most strongly light-absorbing component of particulate matter (PM) emitted from burning fuels such as coal, diesel, and biomass. The share of black carbon emissions from transportation is dropping rapidly and is expected to continue to do so between now and 2030 as a result of California's air quality programs. The remaining black carbon emissions will come largely from woodstoves/fireplaces, off-road applications, and industrial/commercial combustion (CARB 2022b). However, state and national GHG inventories do not include black carbon due to ongoing work resolving the precise global warming potential of black carbon. Guidance for CEQA documents does not yet include black carbon.

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Human Influence on Climate Change

For approximately 1,000 years before the Industrial Revolution, the amount of GHGs in the atmosphere remained relatively constant. During the 20th century, scientists observed a rapid change in the climate and the quantity of climate change pollutants in the Earth's atmosphere that has been attributable to human activities. The amount of CO₂ in the atmosphere has increased by more than 35 percent since preindustrial times and has increased at an average rate of 1.4 parts per million per year since 1960, mainly due to the combustion of fossil fuels and deforestation (IPCC 2007). These recent changes in the quantity and concentration of climate change pollutants far exceed the extremes of the ice ages, and the global mean temperature is warming at a rate that cannot be explained by natural causes alone. Human activities are directly altering the chemical composition of the atmosphere through the buildup of climate change pollutants (CAT 2006). In the past, gradual changes in the earth's temperature changed the distribution of species, availability of water, etc. Human activities are accelerating this process so that environmental impacts associated with climate change no longer occur in a geologic time frame but within a human lifetime (IPCC 2007).

Like the variability in the projections of the expected increase in global surface temperatures, the environmental consequences of gradual changes in the Earth's temperature are hard to predict. Projections of climate change depend heavily upon future human activity. Therefore, climate models are based on different emission scenarios that account for historical trends in emissions and on observations of the climate record that assess the human influence of the trend and projections for extreme weather events. Climate-change scenarios are affected by varying degrees of uncertainty. For example, there are varying degrees of certainty on the magnitude of the trends for:

- Warmer and fewer cold days and nights over most land areas.
- Warmer and more frequent hot days and nights over most land areas.
- An increase in the frequency of warm spells and heat waves over most land areas.
- An increase in frequency of heavy precipitation events (or proportion of total rainfall from heavy falls) over most areas.
- Larger areas affected by drought.
- Intense tropical cyclone activity increases.
- Increased incidence of extreme high sea level (excluding tsunamis).

Potential Climate Change Impacts for California

For approximately 1,000 years before the Industrial Revolution, the amount of GHGs in the atmosphere remained relatively constant. During the 20th century scientists observed a rapid change in the climate and the quantity of climate change pollutants in the Earth's atmosphere that is attributable to human activities.

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The recent Sixth Assessment Report (AR6) of the Intergovernmental Panel on Climate Change (IPCC) summarizes the latest scientific consensus on climate change. It finds that atmospheric concentrations of CO₂ have increased by 50 percent since the industrial revolution and continue to increase at a rate of two parts per million each year. By the 2030s, and no later than 2040, the world will exceed 1.5°C warming (CARB 2022b). These recent changes in the quantity and concentration of climate change pollutants far exceed the extremes of the ice ages, and the global mean temperature is warming at a rate that cannot be explained by natural causes alone. Human activities are directly altering the chemical composition of the atmosphere through the buildup of climate change pollutants (CAT 2006). In the past, gradual changes in the earth's temperature changed the distribution of species, availability of water, etc. Human activities are accelerating this process so that environmental impacts associated with climate change no longer occur in a geologic time frame but within a human lifetime (IPCC 2007).

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- Larger areas affected by drought.
- Intense tropical cyclone activity increases.
- Increased incidence of extreme high sea level (excluding tsunamis).

Potential Climate Change Impacts for California

There is at least a greater than 50 percent likelihood that global warming will reach or exceed 1.5°C in the near-term, even for the very low GHG emissions scenario (IPCC 2022). Climate change is already impacting California and will continue to affect it for the foreseeable future. For example, the average temperature in most areas of California is already 1°F higher than historical levels, and some areas have seen average increases in excess of 2°F (CalOES 2020). The California Fourth Climate Change Assessment identifies the following climate change impacts under a business-as-usual scenario:

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- Annual average daily high temperatures in California are expected to rise by 2.7°F by 2040, 5.8°F by 2070, and 8.8°F by 2100 compared to observed and modeled historical conditions. These changes are statewide averages. Heat waves are projected to become longer, more intense, and more frequent.
- Warming temperatures are expected to increase soil moisture loss and lead to drier seasonal conditions. Summer dryness may become prolonged, with soil drying beginning earlier in the spring and lasting longer into the fall and winter rainy season.
- High heat increases the risk of death from cardiovascular, respiratory, cerebrovascular, and other diseases.
- Droughts are likely to become more frequent and persistent through 2100³.
- Climate change is projected to increase the strength of the most intense precipitation and storm events affecting California.
- Mountain ranges in California are already seeing a reduction in the percentage of precipitation falling as snow. Snowpack levels are projected to decline significantly by 2100 due to reduced snowfall and faster snowmelt. California's water storage system is designed with the expectation that snow will stay frozen for many months, and that as it melts, it will be stored in a series of reservoirs and dams, many of which are used to generate electricity. Changing waterfall patterns therefore impact both water supply and electricity supply.
- Marine layer clouds are projected to decrease, though more research is needed to better understand their sensitivity to climate change.
- Extreme wildfires (i.e., fires larger than 10,000 hectares or 24,710 acres) would occur 50 percent more frequently. The maximum area burned statewide may increase 178 percent by the end of the century. Drought and reduced water supplies can increase wildfire risk.
- Exposure to wildfire smoke is linked to increased incidence of respiratory illness.
- Sea level rise is expected to continue to increase erosion of beaches, cliffs, and bluffs (CalOES 2020).

Global climate change risks to California are shown in Table 5.8-2, and include impacts to public health, water resources, agriculture, coastal sea level, forest and biological resources, and energy.

³ Overall, California has become drier over time, with five of the eight years of severe to extreme drought occurring between 2007 and 2016, and with unprecedented dry years in 2014 and 2015 (OEHHA 2018). Statewide precipitation has become increasingly variable from year to year, with the driest consecutive four years occurring from 2012 to 2015 (OEHHA 2018).

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Table 5.8-2 Summary of GHG Emissions Risks to California

Impact Category	Potential Risk
Public Health Impacts	Heat waves will be more frequent, hotter, and longer Fewer extremely cold nights Poor air quality made worse Higher temperatures increase ground-level ozone levels Deaths due to extreme heat
Water Resources Impacts	Decreasing Sierra Nevada snowpack Challenges in securing adequate water supply Potential reduction in hydropower Loss of winter recreation
Agricultural Impacts	Increasing temperature Increasing threats from pests and pathogens Expanded ranges of agricultural weeds Declining productivity Irregular blooms and harvests
Coastal Sea Level Impacts	Accelerated sea-level rise Increasing coastal floods Shrinking beaches Worsened impacts on infrastructure
Forest and Biological Resource Impacts	Increased risk and severity of wildfires Lengthening of the wildfire season Movement of forest areas Conversion of forest to grassland Declining forest productivity Increasing threats from pests and pathogens Shifting vegetation and species distribution Altered timing of migration and mating habits Loss of sensitive or slow-moving species
Energy Demand Impacts	Potential reduction in hydropower Increased energy demand

Sources: CEC 2006, 2009; CCCC 2012; CNRA 2014; CalOES 2020

5.8.1.2 REGULATORY BACKGROUND

Federal Regulations

The US Environmental Protection Agency (EPA) announced on December 7, 2009, that GHG emissions threaten the public health and welfare of the American people and that GHG emissions from on-road vehicles contribute to that threat. The EPA's final findings respond to the 2007 U.S. Supreme Court decision that GHG emissions fit within the Clean Air Act definition of air pollutants. The findings do not impose any emission reduction requirements but allow the EPA to finalize the GHG standards proposed in 2009 for new light-duty vehicles as part of the joint rulemaking with the Department of Transportation (USEPA 2009).

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To regulate GHGs from passenger vehicles, the EPA was required to issue an endangerment finding (USEPA 2023). The finding identified emissions of six key GHGs—CO₂, CH₄, N₂O, hydrofluorocarbons, perfluorocarbons, and SF₆—that have been the subject of scrutiny and intense analysis for decades by scientists in the United States and around the world. The first three are applicable to the project's GHG emissions inventory because they constitute the majority of GHG emissions and, according to guidance by the South Coast AQMD, are the GHG emissions that should be evaluated as part of a project's GHG emissions inventory.

US Mandatory Report Rule for GHGs (2009)

In response to the endangerment finding, the EPA issued the Mandatory Reporting of GHG Rule that requires substantial emitters of GHG emissions (large stationary sources, etc.) to report GHG emissions data. Facilities that emit 25,000 MT or more of CO₂e per year are required to submit an annual report.

Update to Corporate Average Fuel Economy Standards (2021 to 2026)

The federal government issued new Corporate Average Fuel Economy (CAFE) standards in 2012 for model years 2017 to 2025, which required a fleet average of 54.5 miles per gallon (mpg) in 2025. On March 30, 2020, the EPA finalized an updated CAFE and GHG emissions standards for passenger cars and light trucks and established new standards covering model years 2021 through 2026, known as the Safer Affordable Fuel Efficient (SAFE) Vehicles Final Rule for Model Years 2021 to 2026. On December 21, 2021, under direction of Executive Order 13990 issued by President Biden, the National Highway Traffic Safety Administration (NHTSA) repealed SAFE Vehicles Rule Part One, which had preempted State and local laws related to fuel economy standards. In addition, on March 31, 2022, the NHTSA finalized new fuel standards that will increase fuel efficiency 8 percent annually for model years 2024 to 2025 and 10 percent annually for model year 2026. Overall, the new CAFE standards require a fleet average of 49 mpg for passenger vehicles and light trucks for model year 2026, which will be a 10-mpg increase compared to model year 2021 (NHTSA 2022).

Regulation of GHG Emissions on a State Level

Current State of California guidance and goals for reductions in GHG emissions are generally embodied in EO S-03-05, EO B-30-15, EO B-55-18, Assembly Bill 32 (AB 32), Senate Bill 32 (SB 32), and SB 375.

Executive Order S-03-05

EO S-03-05 was signed June 1, 2005, and set the following GHG reduction targets for the state:

- 2000 levels by 2010
- 1990 levels by 2020
- 80 percent below 1990 levels by 2050

Assembly Bill 32, the Global Warming Solutions Act (2006)

AB 32 was passed by the California state legislature on August 31, 2006, to place the state on a course toward reducing its contribution of GHG emissions. AB 32 follows the 2020 tier of emissions reduction targets

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established in EO S-03-05. CARB prepared the 2008 Scoping Plan to outline a plan to achieve the GHG emissions reduction targets of AB 32.

Executive Order B-30-15

EO B-30-15, signed April 29, 2015, set a goal of reducing GHG emissions in the state to 40 percent of 1990 levels by year 2030. Executive Order B-30-15 also directed CARB to update the Scoping Plan to quantify the 2030 GHG reduction goal for the state and requires state agencies to implement measures to meet the interim 2030 goal as well as the long-term goal for 2050 in EO S-03-05. It also requires the Natural Resources Agency to conduct triennial updates of the California adaption strategy, *Safeguarding California*, in order to ensure climate change is accounted for in state planning and investment decisions.

Senate Bill 32 and Assembly Bill 197

In September 2016, Governor Brown signed SB 32 and AB 197 into law, making the executive order goal for year 2030 into a statewide mandated legislative target. AB 197 established a joint legislative committee on climate change policies and requires the CARB to prioritize direct emissions reductions rather than the market-based cap-and-trade program for large stationary,+ mobile, and other sources.

Executive Order B-55-18

Executive Order B-55-18, signed September 10, 2018, sets a goal “to achieve carbon neutrality as soon as possible, and no later than 2045, and achieve and maintain net negative emissions thereafter.” Executive Order B-55-18 directs CARB to work with relevant state agencies to ensure future Scoping Plans identify and recommend measures to achieve the carbon neutrality goal. The goal of carbon neutrality by 2045 is in addition to other statewide goals, meaning not only should emissions be reduced to 80 percent below 1990 levels by 2050, but that, by no later than 2045, the remaining emissions be offset by equivalent net removals of CO_{2e} from the atmosphere, including through sequestration in forests, soils, and other natural landscapes.

Assembly Bill 1279

AB 1279, signed by Governor Newsom in September 2022, codified the carbon neutrality targets of EO B-55-18 for year 2045 and sets a new legislative target for year 2045 of 85 percent below 1990 levels for anthropogenic (human-caused) GHG emissions. SB 1279 also requires CARB to update the Scoping Plan to address these new targets.

2022 Climate Change Scoping Plan Update

CARB adopted the 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan) on December 15, 2022, which lays out a path to achieve carbon neutrality by 2045 or earlier and to reduce the state’s anthropogenic GHG emissions (CARB 2022b). The Scoping Plan was updated to address the carbon neutrality goals of EO B-55-18 (discussed below) and the ambitious GHG reduction target as directed by AB 1279. Previous Scoping Plans focused on specific GHG reduction targets for our industrial, energy, and transportation sectors—to meet 1990 levels by 2020, and then the more aggressive 40 percent below that for the 2030 target. This plan expands upon earlier Scoping Plans with a target of reducing anthropogenic

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emissions to 85 percent below 1990 levels by 2045. Carbon neutrality takes it one step further by expanding actions to capture and store carbon, including through natural and working lands and mechanical technologies, while drastically reducing anthropogenic sources of carbon pollution at the same time.

The path forward was informed by the recent AR6 of the IPCC, and the measures would achieve 85 percent below 1990 levels by 2045 in accordance AB 1279. CARB’s 2022 Scoping Plan identifies strategies shown in Table 5.8-3 that would be most impactful at the local level for ensuring substantial process towards the State’s carbon neutrality goals.

Table 5.8-3 Priority Strategies for Local Government Climate Action Plans

Priority Area	Priority Strategies
Transportation Electrification	Convert local government fleets to zero-emission vehicles (ZEV) and provide EV charging at public sites.
	Create a jurisdiction-specific ZEV ecosystem to support deployment of ZEVs statewide (such as building standards that exceed state building codes, permit streamlining, infrastructure siting, consumer education, preferential parking policies, and ZEV readiness plans).
VMT Reduction	Reduce or eliminate minimum parking standards.
	Implement Complete Streets policies and investments, consistent with general plan circulation element requirements.
	Increase access to public transit by increasing density of development near transit, improving transit service by increasing service frequency, creating bus priority lanes, reducing or eliminating fares, microtransit, etc.
	Increase public access to clean mobility options by planning for and investing in electric shuttles, bike share, car share, and walking
	Implement parking pricing or transportation demand management pricing strategies.
	Amend zoning or development codes to enable mixed-use, walkable, transit-oriented, and compact infill development (such as increasing allowable density of the neighborhood).
Building Decarbonization	Preserve natural and working lands by implementing land use policies that guide development toward infill areas and do not convert “greenfield” land to urban uses (e.g., green belts, strategic conservation easements)
	Adopt all-electric new construction reach codes for residential and commercial uses.
	Adopt policies and incentive programs to implement energy efficiency retrofits for existing buildings, such as weatherization, lighting upgrades, and replacing energy-intensive appliances and equipment with more efficient systems (such as EnergyStar-rated equipment and equipment controllers).
	Adopt policies and incentive programs to electrify all appliances and equipment in existing buildings such as appliance rebates, existing building reach codes, or time of sale electrification ordinances.
	Facilitate deployment of renewable energy production and distribution and energy storage on privately owned land uses (e.g., permit streamlining, information sharing).
	Deploy renewable energy production and energy storage directly in new public projects and on existing public facilities (e.g., solar photovoltaic systems on rooftops of municipal buildings and on canopies in public parking lots, battery storage systems in municipal buildings).

Source: CARB 2022b.

For residential and mixed-use development projects, CARB recommends this first approach to demonstrate that these land use development projects are aligned with State climate goals based on the attributes of land use development that reduce operational GHG emissions while simultaneously advancing fair housing.

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Attributes that accommodate growth in a manner consistent with the GHG and equity goals of SB 32 have all the following attributes:

- Transportation Electrification
 - Provide EV charging infrastructure that, at a minimum, meets the most ambitious voluntary standards in the California Green Building Standards Code at the time of project approval.
- VMT Reduction
 - Is located on infill sites that are surrounded by existing urban uses and reuses or redevelops previously undeveloped or underutilized land that is presently served by existing utilities and essential public services (e.g., transit, streets, water, sewer).
 - Does not result in the loss or conversion of the State's natural and working lands.
 - Consists of transit-supportive densities (minimum of 20 residential dwelling units/acre) or is in proximity to existing transit stops (within a half mile) or satisfies more detailed and stringent criteria specified in the region's Sustainable Communities Strategy (SCS).
 - Reduces parking requirements by:
 - Eliminating parking requirements or including maximum allowable parking ratios (i.e., the ratio of parking spaces to residential units or square feet); or
 - Providing residential parking supply at a ratio of <1 parking space per dwelling unit; or
 - For multifamily residential development, requiring parking costs to be unbundled from costs to rent or own a residential unit.
 - At least 20 percent of the units are affordable to lower-income residents;
 - Result in no net loss of existing affordable units.
- Building Decarbonization
 - Use all electric appliances without any natural gas connections and does not use propane or other fossil fuels for space heating, water heating, or indoor cooking (CARB 2022b).

The second approach to project-level alignment with state climate goals is net zero GHG emissions, especially for new residential projects. The third approach to demonstrating project-level alignment with State climate goals is to align with GHG thresholds of significance, which many local air quality management and air pollution control districts have developed or adopted (CARB 2022b).

Senate Bill 375

SB 375, the Sustainable Communities and Climate Protection Act, was adopted in 2008 to connect the GHG emissions reduction targets established in the 2008 Scoping Plan for the transportation sector to local land use decisions that affect travel behavior. Its intent is to reduce GHG emissions from light-duty trucks and automobiles (excludes emissions associated with goods movement) by aligning regional long-range

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transportation plans, investments, and housing allocations to local land use planning to reduce vehicle miles traveled (VMT) and vehicle trips. Specifically, SB 375 required CARB to establish GHG emissions reduction targets for each of the 18 metropolitan planning organizations (MPO). SCAG is the MPO for the Southern California region, which includes Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial counties. Pursuant to the recommendations of the Regional Transportation Advisory Committee, CARB adopted per capita reduction targets for each of the MPOs rather than a total magnitude reduction target.

2017 Update to the SB 375 Targets

CARB is required to update the targets for the MPOs every eight years. CARB adopted revised SB 375 targets for the MPOs in March 2018. The updated targets became effective in October 2018. All SCSs adopted after October 1, 2018, are subject to these new targets. CARB's updated SB 375 targets for the SCAG region were an 8 percent per capita GHG reduction in 2020 from 2005 levels (unchanged from the 2010 target) and a 19 percent per capita GHG reduction in 2035 from 2005 levels (compared to the 2010 target of 13 percent) (CARB 2018).

The targets consider the need to further reduce VMT, as identified in the 2017 Scoping Plan Update (for SB 32), while balancing the need for additional and more flexible revenue sources to incentivize positive planning and action toward sustainable communities. Like the 2010 targets, the updated SB 375 targets are in units of “percent per capita” reductions in GHG emissions from automobiles and light trucks relative to 2005; this excludes reductions anticipated from implementation of state technology and fuels strategies and any potential future state strategies, such as statewide road user pricing. The proposed targets call for greater per-capita GHG emission reductions from SB 375 than are currently in place, which for 2035 translate into proposed targets that either match or exceed the emission reduction levels in the MPOs’ currently adopted SCSs to achieve the SB 375 targets. CARB foresees that the additional GHG emissions reductions in 2035 may be achieved from land use changes, transportation investment, and technology strategies (CARB 2018).

Other Related Regulations

Table 5.8-4 provides a summary list of other regulations in California that reduce GHG emissions.

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Table 5.8-4 Other Applicable State GHG Regulations

Sector	Regulation	Description
Transportation	Advanced Clean Fleets and Advanced Clean Trucks	CARB adopted the Advanced Clean Fleets (ACF) regulation in 2023 to accelerate the transition to zero-emission medium- and heavy-duty vehicles. In conjunction with the Advanced Clean Trucks (ACT) regulation, the ACF regulations helps to ensure that medium- and heavy-duty zero-emission vehicles (ZEV) are brought to the market, by requiring certain fleets to purchase zero emission vehicles (ZEVs). The ACF ZEV phase-in approach which provides initial focus where the best fleet electrification opportunities exist, sets clear targets for regulated fleets to make a full conversion to ZEVs, and creates a catalyst to accelerate development of a heavy-duty public charging infrastructure network.
	Assembly Bill 1493	AB 1493 (Pavley I) Reduces GHG emissions from new passenger vehicles (light-duty auto to medium-duty vehicles) from 2009 through 2016.
	Executive Order S-01-07	Established declining low carbon fuel standards (LCFS) for transportation fuels sold in the state. The LCFS requires a reduction of 2.5 percent in the carbon intensity of California's transportation fuels by 2015 and a reduction of at least 10 percent by 2020. The standard applies to refiners, blenders, producers, and importers of transportation fuels, and would use market-based mechanisms to allow these providers to choose how they reduce emissions during the "fuel cycle" using the most economically feasible methods.
	Executive Order B-16-2012	Established benchmarks to accommodate zero-emissions vehicles in major metropolitan areas, including infrastructure to support them (e.g., electric vehicle charging stations). The executive order also directed the number of zero-emissions vehicles in California's state vehicle fleet to increase through the normal course of fleet replacement so that at least 10 percent of fleet purchases of light-duty vehicles are ZE by 2015 and at least 25 percent by 2020. The executive order also established a target for the transportation sector of reducing GHG emissions 80 percent below 1990 levels by 2020.
	Executive Order N-79-20	Establishes a time frame for the transition to zero-emission passenger vehicles and trucks in addition to off-road equipment. It directs CARB to develop the following: 1) Passenger vehicle and truck regulations requiring increasing volumes of new zero emission vehicles sold California toward the target of 100 percent of in-state sales buy 2035; 2) Medium- and heavy-duty vehicle regulations requiring increasing volumes of new ZE trucks and buses sold and operated in California toward the target of 100 percent of the fleet transitioning to ZEVs by 2045 everywhere feasible, and for all drayage trucks to be ZE by 2035; Strategies to achieve 100 percent zero emission from all off-road vehicles and equipment operations in California by 2035, in cooperation with other State agencies, the Environmental Protection Agency, and local air districts.
Renewable Energy	SB 107, SB X1-2, Executive Order S-14-08,	Renewables Portfolio Standard. Under the RPS, certain retail sellers of electricity were required to increase the amount of renewable energy each year by at least 1 percent in order to reach at least 20 percent by December 30, 2010. Executive Order S-14-08, signed in November 2008, expanded the state's renewable energy standard to 33 percent renewable power by 2020. This standard was adopted by the legislature in 2011 (SB X1-2).
	SB 350	Established tiered increases to the RPS—40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. SB 350 also set a new goal to double the energy-efficiency savings in electricity and natural gas through energy efficiency and conservation measures.
	SB 100	RPS for publicly owned facilities and retail sellers will consist of 44 percent renewable energy by 2024, 52 percent by 2027, and 60 percent by 2030. SB 100 also established a new RPS requirement of 50 percent by 2026. Furthermore, the bill establishes an overall state policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all state agencies by December 31, 2045. Under the bill, the state cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.
	Executive Order B-55-18	Executive Order B-55-18, signed September 10, 2018, sets a goal "to achieve carbon neutrality as soon as possible, and no later than 2045, and achieve and maintain net negative emissions thereafter." Executive Order B-55-18 directs CARB to work with relevant state agencies to ensure future Scoping Plans identify and recommend measures to achieve the carbon neutrality goal. The goal of carbon neutrality by 2045 is in addition to other statewide goals, meaning not only should emissions be reduced to 80 percent below 1990 levels by 2050, but that, by no later than 2045, the remaining emissions be

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Table 5.8-4 Other Applicable State GHG Regulations

Sector	Regulation	Description
		offset by equivalent net removals of CO ₂ e from the atmosphere, including through sequestration in forests, soils, and other natural landscapes.
	Senate Bill 1020	SB 1020 was signed into law on September 16, 2022. It requires renewable energy and zero-carbon resources to supply 90 percent of all retail electricity sales by 2035 and 95 percent by 2040. Additionally, SB 1020 requires all state agencies to procure 100 percent of electricity from renewable energy and zero-carbon resources by 2035.
Energy Efficiency	Title 24, Part 6, Building Energy Efficiency Standards	Energy conservation standards for new residential and nonresidential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the CEC) in June 1977 (24 CCR, Part 6). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. The 2022 Building Energy Efficiency Standards were approved by the California Building Standards Commission in December 2021. The 2022 standards became effective and replaced the existing 2019 standards on January 1, 2023. The 2022 standards require mixed-fuel single-family homes to be electric-ready to accommodate replacement of gas appliances with electric appliances. In addition, the new standards also include prescriptive photovoltaic system and battery requirements for high-rise, multifamily buildings (i.e., more than three stories) and noncommercial buildings such as hotels, offices, medical offices, restaurants, retail stores, schools, warehouses, theaters, and convention centers (CEC 2021).
	Title 24, Part 11, Green Building Standards Code (CALGreen)	On July 17, 2008, the California Building Standards Commission adopted the nation's first green building standards. The California Green Building Standards Code (24 CCR, Part 11), or "CALGreen," was adopted as part of the California Building Standards Code. CALGreen established planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The mandatory provisions of CALGreen became effective January 1, 2011, and were last updated in 2022. The 2022 CALGreen standards became effective January 1, 2023.
	Title 20, Appliance Efficiency Regulations	The 2006 Appliance Efficiency Regulations (20 CCR §§ 1601–1608) were adopted by the CEC on October 11, 2006, and approved by the California Office of Administrative Law on December 14, 2006. The regulations include standards for both federally regulated appliances and non-federally regulated appliances. Though these regulations are now often viewed as "business as usual," they exceed the standards imposed by all other states, and they reduce GHG emissions by reducing energy demand.
Solid Waste	AB 939	California's Integrated Waste Management Act of 1989, AB 939 (Public Resources Code §§ 40050 et seq.) set a requirement for cities and counties throughout the state to divert 50 percent of all solid waste from landfills by January 1, 2000, through source reduction, recycling, and composting. In 2008, the requirements were modified to reflect a per capita requirement rather than tonnage. To help achieve this, the act requires that each city and county prepare and submit a source reduction and recycling element. AB 939 also established the goal for all California counties to provide at least 15 years of ongoing landfill capacity.
	AB 341	AB 341 (Chapter 476, Statutes of 2011) increased the statewide goal for waste diversion to 75 percent by 2020 and requires recycling of waste from commercial and multifamily residential land uses. Section 5.408 of CALGreen also requires that at least 65 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse.
	AB 1327	The California Solid Waste Reuse and Recycling Access Act, AB 1327 (Public Resources Code §§ 42900 et seq.) requires areas to be set aside for collecting and loading recyclable materials in development projects. The act required the California Integrated Waste Management Board to develop a model ordinance for adoption by any local agency requiring adequate areas for collection and loading of recyclable materials as part of development projects. Local agencies are required to adopt the model or an ordinance of their own.
	AB 1826	In October of 2014, Governor Brown signed AB 1826 requiring businesses to recycle their organic waste on and after April 1, 2016, depending on the amount of waste they generate per week. This law also requires that on and after January 1, 2016, local jurisdictions across the state implement an organic waste recycling program to divert organic waste generated by businesses and multifamily residential dwellings with five or more units. Organic waste means food waste, green waste, landscape

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Table 5.8-4 Other Applicable State GHG Regulations

Sector	Regulation	Description
		and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed with food waste.
Water	SBX7-7	The 20x2020 Water Conservation Plan was issued by the Department of Water Resources (DWR) in 2010 pursuant to Senate Bill 7, which was adopted during the 7th Extraordinary Session of 2009–2010 and therefore dubbed “SBX7-7.” SBX7-7 mandated urban water conservation and authorized the DWR to prepare a plan implementing urban water conservation requirements (20x2020 Water Conservation Plan). In addition, it required agricultural water providers to prepare agricultural water management plans, measure water deliveries to customers, and implement other efficiency measures. SBX7-7 required urban water providers to adopt a water conservation target of 20 percent reduction in urban per capita water use by 2020 compared to 2005 baseline use.
	AB 1881	The Water Conservation in Landscaping Act of 2006, AB 1881 requires local agencies to adopt the updated DWR model ordinance or an equivalent. AB 1881 also requires the CEC to consult with the DWR to adopt, by regulation, performance standards and labeling requirements for landscape irrigation equipment, including irrigation controllers, moisture sensors, emission devices, and valves to reduce the wasteful, uneconomic, inefficient, or unnecessary consumption of energy or water.
Short-Lived Climate Pollutants	SB 1383	On September 19, 2016, the governor signed SB 1383 to supplement the GHG reduction strategies in the Scoping Plan to consider short-lived climate pollutants, including black carbon and methane (CH ₄). Black carbon is the light-absorbing component of fine particulate matter produced during incomplete combustion of fuels. SB 1383 required the state board, no later than January 1, 2018, to approve and begin implementing a comprehensive strategy to reduce emissions of short-lived climate pollutants to achieve a reduction in methane by 40 percent, hydrofluorocarbon gases by 40 percent, and anthropogenic black carbon by 50 percent below 2013 levels by 2030. The bill also established targets for reducing organic waste in landfills, which includes a 50 percent reduction in statewide organic waste disposal from 2014 levels by 2020 and a 75 percent reduction from 2014 levels by 2025. Under SB 1383, jurisdictions are required to implement organic waste collection services for all residents and businesses by January 1, 2022. On March 14, 2017, CARB adopted the Short-Lived Climate Pollutant Reduction Strategy, which identifies the state’s approach to reducing anthropogenic and biogenic sources of short-lived climate pollutants. Anthropogenic sources of black carbon include on- and off-road transportation, residential wood burning, fuel combustion (charbroiling), and industrial processes. According to CARB, ambient levels of black carbon in California are 90 percent lower than in the early 1960s, despite the tripling of diesel fuel use (CARB 2017). In-use, on-road rules are expected to reduce black carbon emissions from on-road sources by 80 percent between 2000 and 2020.

Regional

SCAG’s 2020-2045 RTP/SCS

SB 375 requires each MPO to prepare a sustainable communities strategy in its regional transportation plan. For the SCAG region, the 2020-2045 RTP/SCS, Connect SoCal, was adopted on September 3, 2020, and is an update to the 2016-2040 RTP/SCS (SCAG 2020). In general, the RTP/SCS outlines a development pattern for the region that, when integrated with the transportation network and other transportation measures and policies, would reduce VMT from automobiles and light duty trucks and thereby reduce GHG emissions from these sources.

Connect SoCal focuses on the continued efforts of the previous RTP/SCSs to integrate transportation and land use strategies in development of the SCAG region through the horizon year 2045 (SCAG 2020). Connect SoCal forecasts that the SCAG region will meet its GHG per capita reduction targets of 8 percent by 2020 and 19 percent by 2035. It also forecasts that implementation of the plan will reduce VMT per capita in year 2045

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by 4.1 percent compared to baseline conditions for that year. Connect SoCal includes a “Core Vision” that centers on maintaining and better managing the transportation network for moving people and goods, while expanding mobility choices by locating housing, jobs, and transit closer together; and increasing investments in transit and complete streets (SCAG 2020).

Local

City of Yucaipa Climate Action Plan

In September 2015, the City of Yucaipa adopted the City of Yucaipa Climate Action Plan (CAP), which is based on the San Bernardino Association of Governments’ 2014 San Bernardino County Regional Greenhouse Gas Reduction Plan (SANBAG 2014), a GHG reduction planning initiative between 21 partnership cities including the City of Yucaipa (Yucaipa 2015). The CAP includes the GHG reduction target developed for the City to achieve consistency with the statewide GHG reduction target for year 2020 under AB 32. Additionally, the CAP includes strategies and implementation actions to meet the reduction target. Overall, the CAP selected a reduction target of 15 percent below 2008 baseline levels by year 2020, of which the City would meet through implementation of State, county, and local measures. Measures included in the CAP to reduce GHG emissions covers various sectors ranging from energy, on-road mobile sources, off-road equipment, water and wastewater, and solid waste.

5.8.1.3 EXISTING CONDITIONS

California’s GHG Sources and Relative Contribution

In 2022, the statewide GHG emissions inventory was updated for 2000 to 2020 emissions using the GWPs in IPCC’s AR4 and California produced 369.2 MMTCO_{2e} GHG emissions (CARB 2022a), 35.3 MMTCO_{2e} lower than 2019 levels and 61.8 MMTCO_{2e} below the 2020 GHG limit of 431 MMTCO_{2e}. The 2019 to 2020 decrease in emissions is likely due in large part to the impacts of the COVID-19 pandemic. Since the peak level in 2004, California’s GHG emissions have generally followed a decreasing trend. In 2014, statewide GHG emissions dropped below the 2020 GHG limit and have remained below the limit since that time. Per capita GHG emissions in California have dropped from a 2001 peak of 13.8 metric tons per person to 9.3 metric tons per person in 2020, a 33 percent decrease (CARB 2022a).

California’s transportation sector remains the largest generator of GHG emissions, producing 37 percent of the state’s total emissions in 2020. Industrial sector emissions made up 20 percent and electric power generation made up 16 percent of the state’s emissions inventory. Other major sectors of GHG emissions include commercial and residential (4 percent), agriculture and forestry (8.6 percent), high-GWP gases (5.8 percent), and recycling and waste (2 percent) (CARB 2022a).

Transportation emissions continued to decline for the past three consecutive years with the rise of fuel efficiency for passenger vehicle fleet and increase in battery electric vehicles. The deployment of renewable/less carbon-intensive resources and higher energy efficiency standards have facilitated the continuing decline in fossil fuel electricity generation. The industrial sector trend has been relatively flat in recent years but saw a decrease of 7.1 MMTCO_{2e} in 2020. Commercial and residential emissions saw a decrease of 1.7 MMTCO_{2e}.

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Emissions from high-GWP gases have continued to increase as they replace ozone-depleting substance (ODS) that are being phased out under the 1987 Montreal Protocol. Emissions from other sectors have remained relatively constant in recent years. Overall trends in the inventory also continue to demonstrate that the carbon intensity of California's economy (the amount of carbon pollution per million dollars of gross domestic product (GDP)) is declining. From 2000 to 2020, the carbon intensity of California's economy decreased by 49 percent while the GDP increased by 56 percent (CARB 2022a).

Wine Country Specific Plan Area

The WCSP project area currently generates GHG emissions from the existing residential uses and limited agricultural uses dispersed throughout the area. Emissions are generally generated from mobile sources (e.g., vehicle trips associated with residents), energy usage (e.g., natural gas used for heating and cooking), and area sources (e.g., household cleaning products) in addition to any agricultural or off-road equipment utilized by the agricultural uses.

5.8.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- GHG-1 Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- GHG-2 Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

South Coast AQMD GHG Significance Thresholds

South Coast AQMD has adopted a significance threshold of 10,000 MTCO₂e per year for permitted (stationary) sources of GHG emissions for which South Coast AQMD is the designated lead agency. To provide guidance to local lead agencies on determining significance for GHG emissions in their CEQA documents, South Coast AQMD convened a GHG CEQA Significance Threshold Working Group (Working Group). Based on the last Working Group meeting held in September 2010 (Meeting No. 15), South Coast AQMD identified a tiered approach for evaluating GHG emissions for development projects where South Coast AQMD is not the lead agency:

- **Tier 1.** If a project is exempt from CEQA, project-level and cumulative GHG emissions are less than significant.
- **Tier 2.** If the project complies with a GHG emissions reduction plan or mitigation program that avoids or substantially reduces GHG emissions in the project's geographic area (i.e., city or county), project-level and cumulative GHG emissions are less than significant.

For projects that are not exempt or where no qualifying GHG reduction plans are directly applicable, South Coast AQMD requires an assessment of GHG emissions. South Coast AQMD is proposing a "bright-line"

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screening-level threshold of 3,000 MTCO_{2e} annually for all land use types or the following land-use-specific thresholds: 1,400 MTCO_{2e} for commercial projects, 3,500 MTCO_{2e} for residential projects, or 3,000 MTCO_{2e} for mixed-use projects. This bright-line threshold is based on a review of the Governor's Office of Planning and Research database of CEQA projects, and applies to the evaluation of specific development project as well as programmatic-level projects. Based on their review of 711 CEQA projects, 90 percent of CEQA projects would exceed the bright-line thresholds identified above. Therefore, projects that do not exceed the bright-line threshold would have a nominal, and therefore less than cumulatively considerable impact on GHG emissions:

- **Tier 3.** If GHG emissions are less than the screening-level threshold, project-level and cumulative GHG emissions are less than significant.
- **Tier 4.** If emissions exceed the screening threshold, a more detailed review of the project's GHG emissions is warranted.

South Coast AQMD has identified an efficiency target for projects that exceed the bright-line threshold. South Coast AQMD has identified a 2020 efficiency target of 4.8 MTCO_{2e} per year per service population (MTCO_{2e}/year/SP) for project-level analyses and 6.6 MTCO_{2e}/year/SP for plan level projects (e.g., program-level projects such as general plans). The per capita efficiency targets are based on the AB 32 GHG reduction target and 2020 GHG emissions inventory prepared for CARB's 2008 Scoping Plan.⁴

City of Yucaipa Significance Threshold

The City's 2015 CAP incorporated the South Coast AQMD threshold of 3,000 MTCO_{2e} per year to identify projects that are either required to use the Screening Tables or to prepare a project-specific analysis to quantify and if necessary, mitigate project GHG emissions. Additionally, per the 2015 CAP, projects that attain a minimum Screening Tables score of 100 points are deemed to result in a less than significant impact for GHG emissions. However, the 2015 CAP was not prepared to meet post-2020 reduction targets. Thus, because the current year is past 2020, the 2015 CAP is no longer a qualified CAP per CEQA Guidelines Section 15183 and can no longer be utilized for project tiering to determine GHG emissions impacts. For purposes of this analysis, the 3,000 MTCO_{2e} per year threshold will be utilized to determine GHG emissions impacts.

5.8.3 Applicable Policies and Design Features

5.8.3.1 SPECIFIC PLAN POLICIES

There are no specific WCSP Development Standards related to GHG emissions.

5.8.3.2 PROJECT DESIGN FEATURES

There are no specific WCSP Design Guidelines related to GHG emissions.

⁴ South Coast AQMD took the 2020 statewide GHG reduction target for land use only GHG emissions sectors and divided it by the 2020 statewide employment for the land use sectors to derive a per capita GHG efficiency metric that coincides with the GHG reduction targets of AB 32 for year 2020.

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5.8.4 Environmental Impacts

5.8.4.1 2016 GENERAL PLAN

The GPEIR identified significant and unavoidable GHG emissions impacts associated with the 2016 General Plan as it would not achieve the post-2020 GHG emissions targets. Similarly, because the 2016 General Plan would not achieve the post-2020 GHG emissions target, the GPEIR also determined it would be inconsistent with the CARB Scoping Plan.

5.8.4.2 WILSON CREEK ESTATES

Greenhouse Gas Emissions Impacts

The WCE EIR calculated project emissions to exceed 3,000 MTCO_{2e} per year. However, GHG emissions impacts were determined to be less than significant with incorporation of mitigation measure, which would require that the proposed residential land uses comply with the Screening Table of the City's CAP and attain 100 design points.

Consistency to Applicable Plans

CARB Scoping Plan

The WCE EIR determined the project would be consistent with CARB Scoping Plan as it would comply with requirements and mandates set forth by the Scoping Plan.

City of Yucaipa CAP

The WCE EIR determined that the project would be consistent with the City's CAP with implementation of mitigation, which would require developments comply with the Screening Table of the CAP and attain 100 design points.

5.8.4.3 WINE COUNTRY SPECIFIC PLAN

Methodology

This GHG evaluation was prepared in accordance with the requirements of CEQA to determine if significant GHG impacts are likely to occur in conjunction with future development that would be accommodated by WCSP. South Coast AQMD has published guidelines that are intended to provide local governments with guidance for analyzing and mitigating environmental impacts, and they were used in this analysis. Following is a summary of the assumptions used for the proposed project's GHG emissions inventory included in Appendix C1. Unless noted, GHG emissions are calculated using the California Emissions Estimator Model version 2022.1.1.14 (CalEEMod).

- **Land Uses.** The following land uses and amounts are assumed for purposes of modeling and reflect a very conservative analysis for the purpose of emissions estimates under CEQA. In general, unless otherwise noted, the general light industrial land use type in (CalEEMod) is used as the building type for

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winery buildings (SBCAPCD 2017). The number of parking spaces is based on the winery parking requirement under the WCSP development standards for wine making of 1 space per 1,000 square feet. Although parking lots under the WCSP development standards may consist of class 2 aggregate base, they are assumed to be paved with lighting for modeling purposes. The building square footage estimates below are based on the site acreage and do not account for space needed for driveways, parking lots, and other outdoor amenities; and therefore, reflects a very conservative emissions modeling scenario.

- **Micro Winery.** A micro winery is assumed to be 2.5 acres in size with a building area of 27,255 building square feet (BSF) and 28 parking spaces.
- **Artisan Winery.** An artisan winery is assumed to be 5 acres in size with total building area of 54,450 BSF, 58 parking spaces, and up to six bed and breakfast rooms. The hotel land use type in CalEEMod is used as a proxy for the bed and breakfast. Based on the CalEEMod default size of 1,472 BSF per hotel room, the 6 bed and breakfast rooms would total 8,712 BSF. The remaining building area of 45,738 BSF is modeled as general light industrial.
- **Boutique Winery.** A boutique is assumed to be 10 acres in size with total building area of 108,900 BSF, 92 parking spaces, and up to six bed and breakfast rooms and 45 bungalow rooms. The hotel land use type in CalEEMod is used as a proxy for the bed and breakfast and bungalow rooms. Based on the CalEEMod default size of 1,472 BSF per hotel room, the 6 bed and breakfast rooms and 45 bungalow rooms would total 74,052 BSF. The remaining building area of 34,848 BSF is modeled as general light industrial.
- **Vineyard.** The total areas designated for vineyards only with no onsite wine production would be 345.5 acres. It is assumed no building structure(s) would be developed.
- **Transportation.** Based on daily trip generation and vehicle miles traveled data for the proposed project provided by IBI Group (see Appendices J1 and J2 of this Draft SEIR). For purposes of this analysis, the proposed project would generate a total of 1,329 weekday average daily trips (ADT) and 1,658 weekend ADTs with an average trip distance of about 44 miles per trip. The following are the trip generation assumed for each type of winery based on the IBI Group methodology and trip generation data:
 - **Micro Winery.** A micro winery would generate 51 weekday ADTs and 64 weekend ADTs. Modeling assumes a micro winery would operate 350 days per year consisting of 246 weekday days and 104 weekend days. No events would be hosted at a micro winery. Overall annual vehicle trips is 19,209 ADTs per year. The vehicle trips would be generated from employees, business operations, and patrons.
 - **Artisan Winery.** An artisan winery would generate 51 weekday ADTs and 64 weekend ADTs. In addition, it would generate 92 ADTs on a weekend with an event. The 92 ADTs would be comprised of 10 truck trips. Modeling assumes an artisan winery would operate 350 days per year consisting of 246 weekday days, 94 weekend days without an event, and 10 weekend days with an event. Overall annual vehicle trips is 19,487 ADTs per year. The vehicle trips would be generated from employees, business operations, and patrons.

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- **Boutique Winery.** A boutique winery would generate 51 weekday ADTs and 64 weekend ADTs. In addition, it would generate 145 ADTs on a weekend with an event. The 145 ADTs would be comprised of 10 truck trips. Modeling assumes a boutique winery would operate 350 days per year consisting of 246 weekday days, 94 weekend days without an event, and 10 weekend days with an event. Overall annual vehicle trips is 20,023 ADTs per year. The vehicle trips would be generated from employees, business operations, and patrons.
- **Vineyard.** The employees associated with the total vineyard acreage of 345.5 acres are assumed to generate 86 ADTs per workday and 30,135 ADTs per year based on 350 workdays per year.
- **Energy.** The CalEEMod default energy rates are used to quantify GHG emissions from energy use (i.e., electricity and natural gas).
- **Area Sources.** Area sources are based on CalEEMod defaults for emissions generated from use of consumer products and cleaning supplies in addition to landscaping equipment.
- **Water Demand.** Water demand is based on the Water Supply and Demand Analysis Wine Country Specific Plan study (see Appendix L). It is assumed that the wineries would use both potable and recycled water, with the latter supplying the water needs for vineyards and outdoor water needs.
- **Solid Waste.** Solid waste generation is based on California's Department of Resources Recycling and Recovery waste generation rates and the solid waste amounts shown in Table 5.19-13 of Section 5.19, *Utilities and Service System*, of this Draft SEIR.
- **Refrigerants.** Based on CalEEMod defaults.
- **Off-Road Equipment.** A winery is assumed to operate one diesel-powered forklift at eight hours per workday.
- **Wine Production/Fermentation.** Each micro winery would produce approximately 2,100 cases, or 5,000 gallons, of wine per year. An artisan winery would produce 50,000 cases, or 118,900 gallons, of wine per year. A boutique winery would produce 75,000 cases, or 178,350 gallons, of wine per year. GHG emissions generated from the fermentation projects are based on the methodology developed by Santa Barbara County Air Pollution Control District (SBCAPCD) (SBCAPCD 2023). For purposes of modeling, it is assumed all wine production would be red wine.
- **Construction.** Because no specific winery development is proposed, construction assumptions for purposes of modeling are generally based on CalEEMod defaults. A construction start date of October 2023 is assumed for purposes of modeling. See Table 5.3-9, *Construction Assumptions*, in Section 5.3, *Air Quality*, of this Draft SEIR for details on construction activities, schedules, and equipment.

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Life cycle emissions are not included in the GHG analysis, consistent with California Resources Agency directives.⁵ Black carbon emissions are not included in the GHG analysis because CARB does not include this short-lived climate pollutant in the state's SB 32/AB 1279 inventory but treats it separately.⁶ Additionally, while not anticipated, industrial sources of emissions that require a permit from South Coast AQMD (permitted sources) are not included in the emissions inventory since they have separate emission reduction requirements. GHG modeling is included in Appendix C1 of this Draft SEIR.

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.8-1: Development and operation of the proposed viticultural land uses accommodated by the WCSP would generate a substantial increase in GHG emissions and would have a significant impact on the environment. [Threshold GHG-1]

Development of the land uses accommodated by the WCSP would contribute to global climate change through direct emissions of GHG from onsite area sources, vehicle trips, and indirectly through offsite energy production required for onsite activities, water use, and waste disposal. The proposed project would accommodate the same type and number of residential uses (184 units in the WCE–Wine County Subdivision and 1,091 units overall in the WCSP) as the 2016 General Plan. Thus, GHG emissions and impacts from development and operation of the proposed residential uses would be similar to the 2016 General Plan.

However, the viticultural uses in the WCE–Wine Country and WCSP that accommodated under the proposed project would be new and additional land use types compared to the 2016 General Plan. The proposed project would accommodate up to 12 micro wineries, 10 artisan wineries, and 4 boutique wineries. As shown in Table 3-2, *Allowed Winery Uses*, in Chapter 3, *Project Description*, of this Draft SEIR, various accessory uses permitted for the wineries can include wine making, tasting facilities, wholesale/retail sales, event venues, restaurants, bed and breakfast, and small bungalow resorts. Depending on the accessory uses of a winery, operation of wineries could generate GHG emissions from sources such as passenger vehicles associated with employees and guests, vendor and delivery trucks, off-road equipment (e.g., forklift), energy usage (i.e., natural gas and electricity), water demand, and solid waste and wastewater generation. While the exact uses and configuration of each winery is not yet known, Table 5.8-5 shows the potential emissions each type of winery could generate based on the assumptions detailed in the methodology discussion in Section 5.8.4.3.

⁵ Life cycle emissions include indirect emissions associated with materials manufacture. However, these indirect emissions involve numerous parties, each of which is responsible for GHG emissions of their particular activity. The California Resources Agency, in adopting the CEQA Guidelines Amendments on GHG emissions found that lifecycle analyses were not warranted for project-specific CEQA analysis in most situations, for a variety of reasons, including lack of control over some sources, and the possibility of double-counting emissions (see Final Statement of Reasons for Regulatory Action, December 2009). Because the amount of materials consumed during the operation or construction of the proposed project is not known, the origin of the raw materials purchased is not known, and manufacturing information for those raw materials are also not known, calculation of life cycle emissions would be speculative. A life-cycle analysis is not warranted (OPR 2008).

⁶ Particulate matter emissions, which include black carbon, are analyzed in Section 5.3, *Air Quality*. Black carbon emissions have sharply declined due to efforts to reduce on-road and off-road vehicle emissions, especially diesel particulate matter. The State's existing air quality policies will virtually eliminate black carbon emissions from on-road diesel engines within 10 years (CARB 2017).

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Table 5.8-5 Individual Winery GHG Emissions

Source	GHG Emissions (MTCO ₂ e per Year)		
	Micro Winery	Artisan Winery	Boutique Winery
Mobile ¹	319	329	330
Area	1	1	2
Energy	127	262	572
Water	1	4	10
Solid Waste	10	11	14
Refrigerants	1	4	21
Off-Road Equipment	144	18	18
Fermentation ²	2	48	71
Construction-Amortized ³	10	14	20
Total All Sectors	616	691	1,058
City of Yucaipa Bright-Line Threshold	3,000 MTCO ₂ e	3,000 MTCO ₂ e	3,000 MTCO ₂ e
Exceeds Threshold?	No	No	No

Source: CalEEMod, Version 2022.1.1.14.

Notes: Manual summation of values may not equal the shown totals due to rounding.

¹ Based on CalEEMod default calendar year 2024 vehicle emissions data.

² Based on Santa Barbara County Air Pollution Control District (SBCAPCD) methodology for calculating VOC emissions from fermentation (SBCAPCD 2023).

³ Construction emissions are amortized over a 30-year project lifetime per recommended South Coast AQMD methodology (South Coast AQMD 2009).

Emissions from operation of the viticultural uses accommodated under the proposed project in WCSP would be new and additional emissions compared to the 2016 General Plan. While the types and maximum number of each type of winery permitted are defined in the WCSP, the WCSP is a plan-level document and no specific winery development project is proposed. Although individual future viticulture land use projects may not potentially exceed the 3,000 MTCO₂e per year threshold, as shown in Table 5.8-6, the combined viticultural land uses accommodated under the proposed project would exceed this threshold and would increase the magnitude of GHG emissions impacts compared to the 2016 General Plan. Therefore, the proposed project would result in a new and in an increase in magnitude of GHG emissions impacts compared to the 2016 General Plan.

Table 5.8-6 Combined Viticulture GHG Emissions at Buildout

Source	GHG Emissions (MTCO ₂ e per Year) ¹	
	Single Facility	All Facilities
Micro Winery	534	6,404
Artisan Winery	606	6,059
Boutique Winery	976	3,903
Vineyards ²	n/a	559
Total All Sectors	n/a	16,925
City of Yucaipa Bright-Line Threshold	n/a	3,000 MTCO ₂ e
Exceeds Threshold?	n/a	Yes

Source: CalEEMod, Version 2022.1.1.14.

Notes: Manual summation of values may not equal the shown totals due to rounding. Modeling does not include reductions from carbon sequestration from active vineyards.

¹ Based on CalEEMod default calendar 2045 vehicle emissions rate.

² Based on operation phase emissions.

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Level of Significance Before Mitigation: Potentially significant.

Impact 5.8-2: The proposed residential uses outside of the WCE–Wine Country subdivision in addition to the viticultural uses accommodated under the proposed project would be inconsistent with the City of Yucaipa Climate Action Plan. [Threshold GHG-2]

Applicable plans adopted for the purpose of reducing GHG emissions include CARB’s Scoping Plan, SCAG’s Connect SoCal, and City’s CAP. A consistency analysis with these plans is presented below.

CARB Scoping Plan

The CARB Scoping Plan is applicable to state agencies but is not directly applicable to cities/counties and individual projects (i.e., the Scoping Plan does not require local jurisdictions to adopt its policies, programs, or regulations to reduce GHG emissions). However, new regulations adopted by the State agencies from the Scoping Plan result in GHG emissions reductions at the local level. So local jurisdictions benefit from reductions in transportation emissions rates, increases in water efficiency in the building and landscape codes, and other statewide actions that affect a local jurisdiction’s emissions inventory from the top down. Statewide strategies to reduce GHG emissions include the LCFS and changes in the corporate average fuel economy standards.

The GPEIR determined the 2016 General Plan to be significant and unavoidable and inconsistent with the Scoping Plan because no additional GHG reduction programs were available at the time to achieve post-2020 statewide targets. Since certification of the GPEIR, CARB adopted the 2017 Scoping Plan, which laid out a path to achieve the SB 32 target for year 2030. Additionally, and more recently, CARB adopted the 2022 Scoping Plan which lays out a path to achieve carbon neutrality by 2045 or earlier and to reduce the state’s anthropogenic GHG emissions. The 2022 Scoping Plan was updated to address the carbon neutrality goals of EO B-55-18 and the GHG reduction target as directed by AB 1279. Overall, the 2022 Scoping Plans expands upon earlier Scoping Plans with a target of reducing anthropogenic emissions to 85 percent below 1990 levels by 2045.

Similar to projects accommodated under the 2016 General Plan, development projects accommodated under the proposed project, which includes both residential and viticultural land uses, are required to adhere to the programs and regulations identified by the Scoping Plan and implemented by state, regional, and local agencies to achieve the statewide GHG reduction goals of AB 32, SB 32, and AB 1279. Future development projects would be required to comply with these state GHG emissions reduction measures because they are statewide strategies. For example, new buildings associated with land uses accommodated by implementing the proposed project would be required to meet the CALGreen and Building Energy Efficiency Standards in effect at the time when applying for building permits. Thus, the proposed project would not conflict with implementation of the Scoping Plan. Therefore, the proposed project would not result in new or substantially more severe significant impacts in this regard, when compared to the 2016 General Plan.

SCAG Connect SoCal

Connect SoCal is Southern California’s regional transportation plan to achieve the passenger vehicle emissions reductions identified under SB 375. Connect SoCal was adopted in September 2020. Connect SoCal’s “core

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vision” centers on maintaining and better managing the transportation network for moving people and goods while expanding mobility choices by locating housing, jobs, and transit closer together and increasing investment in transit and complete streets. Moreover, Connect SoCal identifies areas in the region that can house near-term and long-term growth and support a diverse economy and workforce. By integrating the Forecast Development Pattern with a suite of financially constrained transportation investments, Connect SoCal can reach the regional target of reducing GHGs from autos and light-duty trucks by 8 percent per capita by 2020, and 19 percent by 2035 (compared to 2005 levels) (SCAG 2020).

Per Impact 5.14-1 of this Draft SEIR, the proposed project would result in an increase of 11 residents compared to the 2016 General Plan. The increase is attributed to an updated persons per household rate that is based on more-recent Department of Finance assumptions and not due to an increase in the number of residential units under the proposed project compared to the 2016 General Plan. For jobs, the viticultural uses are projected to either induce or directly or indirectly generate up to 210 jobs. These jobs would be within the anticipated job growth in the City. Overall, as determined in the Impact 5.14-1 discussion, the jobs-housing ratio would improve from implementation of the proposed project. Furthermore, as shown in Table 5.11-2, *SCAG 2020-2045 RTP/SCS Goals Consistency Analysis*, under the Impact 5.11-2 discussion of this Draft SEIR, the proposed project would be consistent with the goals of Connect SoCal. Additionally, as discussed in Impact 5.17-2, in Section 5.17, *Transportation*, of this Draft SEIR, winery uses accommodated under the proposed project would divert and capture some local and regional traffic (i.e., Los Angeles County, Orange County, Riverside County, and San Diego County) from traveling to the current nearest defined wine region of Temecula in Riverside County, and would contribute to reducing trip lengths by introducing closer options. Thus, implementation of the proposed project would not conflict with implementation of Connect SoCal. Therefore, the proposed project would not result in new or substantially more severe significant impacts in this regard, when compared to the 2016 General Plan.

City of Yucaipa CAP

Similar to future discretionary projects accommodated by the 2016 General Plan, all future discretionary projects accommodated by the WCSP would also be required to evaluate consistency with the CAP and its measures in reducing GHG emissions under the City of Yucaipa Development Review. Per WCE EIR Mitigation Measure GHG-1, all residential projects in the WCE–Wine Country subdivision would be required to attain at least 100 points under the CAP Screening Table, which would ensure consistency with the CAP.

However, the remaining residential land uses outside of the WCE–Wine Country subdivision in addition to the viticultural uses accommodated by the proposed project would not be covered under WCE EIR Mitigation Measure GHG-1. Thus, future residential uses outside of the WCE–Wine Country subdivision and viticultural uses may not be designed to standards consistent with the CAP and result in a potentially significant impact. Therefore, the proposed project would result in a new significant impact compared to the 2016 General Plan.

Level of Significance Before Mitigation: Potentially significant.

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5.8.5 Cumulative Impacts

Project-related GHG emissions are not confined to a particular air basin, but are dispersed worldwide. Therefore, impacts under Impact 5.8-1 are not project-specific impacts to global warming, but the proposed project's contribution to this cumulative impact.

5.8.6 Level of Significance Before Mitigation

Without mitigation, these impacts would be **potentially significant**:

- **Impact 5.8-1** Development and operation of the proposed viticultural land uses accommodated by the proposed project would generate a substantial increase in GHG emissions and would have a significant impact on the environment.
- **Impact 5.8-2** The proposed residential uses outside of the WCE–Wine Country subdivision in addition to the viticultural uses accommodated under the proposed project would be inconsistent with the City of Yucaipa Climate Action Plan

5.8.7 Mitigation Measures

The WCSP mitigation measures in this section incorporate the applicable mitigation measure from the certified Wilson Creek Estates EIR (WCE MM GHG-1).

Any modifications to the mitigation measure from the WCE EIR are shown in ~~striketrough~~ for deleted text and underline for new, inserted text. Mitigation Measure GHG-3 (WCE EIR MM GHG-1) was modified to reflect changes in the status of the City's 2015 CAP as a qualified CAP under CEQA Guidelines Section 15183.5. GPEIR Mitigation Measure 7-1 was not included because the updates and actions required for and on the CAP would not be applicable to individual development projects.

Impact 5.8-1

GHG-1 The City of Yucaipa Planning Division shall require that applicants for new viticultural development projects incorporate the following measures to reduce greenhouse gas emissions during operational activities:

- For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions.
- Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 sec. 2485).

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- Use off-road equipment (e.g., tractor and loader) that meet the United States EPA United States Environmental Protection Agency Tier 4 Final (model year 2008 or newer) or stricter emission limits for engines between 50 and 750 horsepower.
- Use electric-powered or zero-emission only forklifts.
- Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per Section A5.106.5.2 of the California Green Building Standards Code (CALGreen) (Nonresidential Voluntary Measures).
- Provide facilities to support electric charging stations per Section A5.106.5.3.2 of CALGreen (Nonresidential Voluntary Measures).
- Applicant-provided appliances (e.g., dishwashers, stoves, ovens, refrigerators, clothes washers, and dryers) and plumbing fixtures (e.g., water heater) in residential units shall be electric powered and be Energy Star–certified or of equivalent energy efficiency. Installation of Energy Star–certified or equivalent appliances and plumbing fixtures shall be verified by the City during plan check.
- No wood-burning or gas-powered fireplaces shall be installed in any of the dwelling units.

OR

If there is an adopted City of Yucaipa Climate Action Plan (CAP) updated to meet post-2020 greenhouse gas emissions reduction targets consistent with Senate Bill 32 and/or Assembly Bill 1279, and satisfies the requirements of a qualified plan under CEQA Guidelines Section 15183.5, the following shall be implemented:

- Prior to issuance of building permits, each proposed viticultural development project within the Wine Country Specific Plan shall demonstrate incorporation of the minimum measures that would be deemed to achieve consistency per the future updated CAP in effect at the time of the development review process. The applicant/project proponent shall submit documentation showing the required measures to achieve CAP consistency to the City of Yucaipa Planning Division for review and approval.

Impact 5.8-2

GHG-2 Prior to issuance of building permits, each development proposal within the Wine Country Specific Plan shall demonstrate attainment of at least 100 points under the 2015 City of Yucaipa Climate Action Plan (CAP) Screening Table for the appropriate land use type. If a future update to the CAP is adopted, then each development proposal shall demonstrate incorporation of the minimum measures that would be deemed to achieve consistency per the future updated CAP in effect at the time of the development review process. The applicant/project proponent shall submit documentation showing the required measures to achieve CAP consistency to the City of Yucaipa Planning Division for review and approval.

The following mitigation measure was formerly WCE EIR GHG-1.

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GHG-3 Prior to issuance of building permits, each development proposal located within the ~~Project~~ WCE–Wine Country subdivision shall demonstrate that the development of each lot would attain at least 100 points under the Screening Table for residential projects in the 2015 City of Yucaipa Climate Action Plan (CAP). If a future update to the CAP is adopted, then each development proposal shall demonstrate incorporation of the minimum measures that would be deemed to achieve consistency per the future updated CAP in effect at the time of the development review process. The applicant/project proponent shall submit documentation showing the required measures to achieve CAP consistency to the City of Yucaipa Planning Division for review and approval.

5.8.8 Level of Significance After Mitigation

Impact 5.8-1

Implementation of Mitigation Measure GHG-1 would require future development projects accommodated under the proposed project to either implement measures to reduce emissions, or to incorporate measures that achieve consistency with a qualified CAP. Under the first option, implementation of the measures would contribute to further reducing GHG emissions of future individual development projects. However, some projects could still potentially exceed the bright-line threshold of 3,000 MTCO₂e/yr if their operations exceed the assumptions utilized in this analysis. Furthermore, the combined emissions generated from the new viticultural land uses introduced under the proposed project (plan-level) would also exceed the 3,000 MTCO₂e/yr threshold on a cumulative basis. For the second option, the City does not currently have an adopted CAP that addresses and achieves post-2020 GHG emissions reductions targets. While the City may adopt an updated qualified CAP per CEQA Guidelines Section 15183.5 to address and achieve post-2020 targets, it is not assured that such a CAP would be in effect at the time an individual development project accommodated by the WCSP is proposed. Therefore, Impact 5.8-1 would remain *significant and unavoidable*.

Impact 5.8-2

Application of Mitigation Measures GHG-2 and GHG-3 would require that future land use developments in the WCSP achieve consistency with the current and future CAPs. Therefore, Impact 5.8-2 would be reduced to less than significant.

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5.9 HAZARDS AND HAZARDOUS MATERIALS

This section of the Draft SEIR evaluates the potential for implementation of the Wine Country Specific Plan to result in hazards and hazardous-materials-related impacts in comparison to the impacts evaluated for the WCSP area in the General Plan EIR. Potential changes to circumstances since the GPEIR that could result in new significant or substantially more severe environmental impacts for the project are also reviewed.

5.9.1 Environmental Setting

5.9.1.1 REGULATORY BACKGROUND AND PLANNING FRAMEWORK

Hazardous materials refer generally to hazardous substances that exhibit corrosive, poisonous, flammable, and/or reactive properties and have the potential to harm human health and/or the environment. Hazardous materials are used in products (household cleaners, industrial solvents, paint, pesticides, etc.) and in the manufacturing of products (e.g., electronics, newspapers, plastic products). Hazardous materials can include petroleum, natural gas, synthetic gas, acutely toxic chemicals, and other toxic chemicals that are used in agriculture, commercial, and industrial uses; businesses; hospitals; and households. Accidental releases of hazardous materials can occur from a variety of causes, including highway incidents, warehouse fires, train derailments, shipping accidents, and industrial incidents.

The GPEIR includes a comprehensive review of federal, state and local regulations and agencies that govern hazards and hazardous wastes. This information is still applicable to the City of Yucaipa and the WCSP project site. The following is a brief summary of key agencies/regulations, including updates since the GPEIR. Section 5.9.1.2 provides updated existing conditions information, particularly for the WCSP project area.

Fire Hazards

California Department of Forestry and Fire Protection

The California Department of Forestry and Fire Protection (CAL FIRE) is dedicated to the fire protection and stewardship of over 31 million acres of California's wildlands. The Office of the State Fire Marshal supports the CAL FIRE mission to protect life and property through fire prevention engineering programs, law and code enforcement, and education. The Office of the State Fire Marshal provides for fire prevention by enforcing fire-related laws in State-owned or -operated buildings, investigating arson fires in California, licensing those who inspect and service fire protection systems, approving fireworks for use in California, regulating the use of chemical flame retardants, evaluating building materials against fire safety standards, regulating hazardous liquid pipelines, and tracking incident statistics for local and state government emergency response agencies. The State Fire Marshal is also responsible for mapping fire hazard severity zones throughout the state, as shown in Figure 5.20-1, *CAL Fire Fire Hazard Classification Zones* for the city of Yucaipa and surrounding area.

California Fire Code (2022)

The California Fire Code (California Code of Regulations Title 24 Part 9) sets forth requirements for building materials and methods pertaining to fire safety and life safety, fire protection systems in buildings, emergency

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access to buildings, and handling and storage of hazardous materials. The City adopts the update to the California Fire Code every three years. The Yucaipa Fire Department provides fire protection services for the City and implements and enforces the California Fire Code in Yucaipa.

California Building Code

The state of California provided a minimum standard for building design through the 2022 California Building Code (CBC), which is in Part 2 of Title 24 of the CCR. The 2022 CBC is based on the 2021 International Building Code, modified for California conditions. It is generally adopted on a jurisdiction-by-jurisdiction basis, subject to further modification based on local conditions. Similar to the California Fire Code, the City adopts the update to the California Building Code every three years. Commercial and residential buildings are plan-checked by City for compliance with the CBC.

Emergency Preparedness

Senate Bill 379

Senate Bill 379 requires that upon the next revision of a local hazard mitigation plan on or after January 1, 2017, or, if the local jurisdiction has not adopted a local hazard mitigation plan, beginning on or before January 1, 2022, require the Safety Element to be reviewed and updated as necessary to address climate adaptation and resiliency strategies applicable to that city or county. The City of Yucaipa is currently working with state officials to complete any necessary updates to the Safety Element.

San Bernardino County Office of Emergency Services

The Office of Emergency Services (OES) is a division of the San Bernardino County Fire Protection District and is responsible for disaster planning and emergency services coordination throughout the county, including Yucaipa. The goal of the OES is to improve public and private sector readiness and to mitigate local impacts resulting from natural or man-made emergencies through disaster preparedness planning and appropriate response efforts with city departments and local and state agencies.

In the event of a disaster or an incident requiring complex coordination, preselected and trained responders report to the San Bernardino County Operational Area's emergency operations center. The 100-plus responders have been trained to perform specific functions designated under the Standardized Emergency Management System to coordinate emergency management of disasters. These responders are available 24 hours a day 7 days a week. OES conducts annual exercises in the emergency operations center to test the readiness of various types of disasters and large-scale emergencies.

The OES is also responsible for the countywide Emergency Management Plan, which was revised in January/February 2018. The plan identifies hazards and response, roles and responsibilities, and other key activities of government during a disaster.

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Evacuation Routes

Government Code Section 65302 requires the safety element of a general plan to address evacuation routes. The CAL FIRE Safety Element checklist also requires cities to address evacuation routes. In addition, Senate Bill 99 (2018) requires a safety element, upon the next revision of the housing element on or after January 1, 2020, to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes.

City of Yucaipa Emergency Operations Plan

The City of Yucaipa Emergency Operations Plan is an all-hazard plan describing how the City will organize and respond to various emergency incidents. The EOP identifies hazards and responses; organizational structures, roles, and responsibilities; and other key activities of government during a disaster (Yucaipa 2012).

City of Yucaipa Hazard Mitigation Plan

In response to the Disaster Mitigation Act of 2000, the City of Yucaipa maintains and implements a hazard mitigation plan (HMP). The City adopted an updated HMP in early 2023 which identifies mitigation goals and objectives, prioritizes specific mitigation actions, and presents an overall strategy for implementing those objectives. Mitigation outlined in the HMP is tailored to the unique natural setting of Yucaipa, which requires special attention to flood, wildland fire, and earthquake-related hazards (Yucaipa 2023).

5.9.1.2 EXISTING CONDITIONS

Hazardous Materials

Hazardous Waste Generators

An inventory of hazardous waste handlers is kept by a national program called Resource Conservation and Recovery Act (RCRA) Info. All generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. The GPEIR identified 40 hazardous waste generators in Yucaipa; none were mapped within the WCSP area. As of January 2023, there are no hazardous waste generators identified with the plan area.

Hazardous Materials Sites

A database search for the plan area included review of the US Environmental Protection Agency's (EPA) Superfund Enterprise Management System and Brownfields databases, the Department of Toxic Substances Control's EnviroStor database, and the State Water Resources Control Board's GeoTracker database, and no listings were identified within the plan area.

Superfund Sites

According to the EPA's Superfund National Priorities List Map, there are no Superfund sites in the WCSP area or in Yucaipa (USEPA 2023). Also, no Superfund Sites were identified in the GPEIR.

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Permitted Underground Storage Tanks

The GPEIR identified 145 permitted underground storage tanks (UST) in Yucaipa. Currently, there are 16 permitted USTs in Yucaipa. None of the permitted USTs are in the WCSP area.

Leaking Underground Storage Tanks

The SWRCB, in cooperation with the State Office of Emergency Services, maintains an inventory of leaking USTs (LUST). According to the LUST database, there are 23 reported LUST cases in Yucaipa. The GPEIR also identified the 23 LUST cases. However, none of these cases are in the WCSP area. The nearest LUST case to the plan area is the CAL FIRE Yucaipa Forest Fire Station, which is 0.87 mile southwest of the plan area. The case's cleanup status is listed as completed, and the case closed as of August 23, 2001.

Land Disposal Sites

There are no disposal sites in the WCSP area, but approximately 1.8 miles west of the plan area is the Yucaipa Disposal Site. This is a municipal solid waste disposal facility at Oak Glen Road and 5th Street and is owned and managed by the County of San Bernardino Solid Waste Management Division. The Yucaipa Disposal Site is listed on the SWRCB GeoTracker database as an "open-inactive" land disposal site. The Regional Water Quality Control Board defines an 'open-inactive' site as a land disposal site that has ceased accepting waste but has not been formally closed or is still within the postclosure monitoring period. According to GeoTracker, there are no specified potential contaminants of concern; however, the case has been open since January 1, 1965, and undergoes quarterly groundwater, surface water, landfill gas condensate, and soil-pore gas sampling. The latest remediation status report of the Yucaipa Disposal Site, dated May 14, 2021, notes that the remediation efforts have been successful at the site as evidenced by the reduction in concentrations of volatile organic compounds (Geo-Logic 2021).

Fire Hazards

Historical Fires

According to available data from CAL FIRE, 113 fires have burned within five miles of the WCSP area since the beginning of the historical fire data record. Six fires have burned in the WCSP area; the most recent fire was the 2020 El Dorado Fire. Based on the fire history, wildfire risk for the WCSP area is associated primarily with Santa Ana winds, which drive wildfire from the north or east; however, a fire approaching from the south during more typical on-shore weather patterns is also possible.

Appendix M of this Draft SEIR, *Fire Protection Plan, Wine Country Specific Plan*, provides a Fire History Map of fires within 5-miles of the WCSP with the number the individual areas have burned.

Table 5.9-1 summarizes the seven wildfires in Yucaipa since 2013:

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Table 5.9-1 Fires in the City of Yucaipa

Event Name	Date
El Dorado Fire	9/5/2020
Bruder Fire	10/15/2020
Valley Fire	7/6/2018
Bryant Fire	7/7/2017
Bryant Fire	8/3/2017
Oak Fire	11/29/2017
Mill 2 Fire	7/21/2015

Source: CAL FIRE 2023b.

Areas of Fire Hazard

CAL FIRE designates the WCSP area as being within a local responsibility area, that is, where local jurisdictions have responsibility for fire response, and the WCSP is in a very high fire hazard severity zone (CAL FIRE 2023).

California Public Utilities Commission Fire Threat Map

The California Public Utilities Commission’s (CPUC) High Fire-Threat District Map consists of two map sources and includes three fire-threat areas:

- **Tier 3** consists of areas on the CPUC Fire-Threat Map where there is an extreme risk from wildfires associated with overhead power lines or overhead power-line facilities that also support communication facilities.
- **Tier 2** consists of areas on the CPUC Fire-Threat Map where there is an elevated risk from wildfires associated with overhead power lines or overhead power-line facilities that also support communication facilities.
- **Zone 1** consists of Tier 1 High-Hazard Zones from the US Forest Service’s and CAL FIRE’s joint map of tree mortality high-hazard zones. Tier 1 high-hazard zones are in direct proximity to communities, roads, and utility lines, and are a direct threat to public safety.

Together, Tier 3, Tier 2, and Zone 1 constitute the high fire-threat district. When the three fire-threat areas overlap, Tier 3 supersedes Tier 2, which supersedes Zone 1. The CPUC map shows that the WCSP area is in a mix of Tier 3 and Tier 2 fire-threat areas.

Other Hazards

According to the National Pipeline Mapping System, there are no high-pressure gas or high-pressure hazardous liquid pipelines within or adjacent to the plan area (NPMS 2023). SoCalGas’s Natural Gas Pipeline Map also shows that there are no pipelines in the plan area or immediately adjacent to it (SoCalGas 2023).

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5.9.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- H-1 Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- H-2 Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- H-3 Emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste within one-quarter mile of an existing or proposed school.
- H-4 Be located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.
- H-5 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 result in a safety hazard or excessive noise for people residing or working in the project area.
- H-6 Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- H-7 Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

5.9.3 Applicable WCSP Development Standards and Design Guidelines

5.9.3.1 DEVELOPMENT STANDARDS

The WCSP will comply with the applicable regulatory requirements as outlined in the Fire Protection Plan (see SEIR Appendix M). Additionally, the WCSP will implement detailed mitigation measures, including custom fuel modification requirements, as described in Section 5.20-7 of this Draft SEIR.

5.9.3.2 DESIGN GUIDELINES

There are no WCSP design guidelines specifically related to hazards and hazardous materials beyond the Fire Protection Plan measures above.

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5.9.4 Environmental Impacts

5.9.4.1 2016 GENERAL PLAN

Development, redevelopment, and demolition activities permitted under the 2016 General Plan would involve the routine transport, use, or disposal of hazardous materials. However, these would generally be materials that, when used correctly, would not result in a significant hazard to residents. Industrial-grade chemicals would also be transported, used, and disposed of consistent with industrial operations in the city. Existing regulations with respect to hazardous materials transportation, management, and disposal are designed to be protective of human health.

Additionally, the GPEIR concludes that because Yucaipa has a number of hazardous materials sites, future hazardous materials impacts could occur from development in accordance with the General Plan. However, properties contaminated by hazardous substances are regulated at the local, state, and federal level and are subject to compliance with stringent laws and regulations for investigation and remediation.

The GPEIR identified Yucaipa as an interface area where a proactive approach to preventing the start and spread of wildland fire is vital to protecting lives and property. However, it concluded that impacts related to fire hazards would be less than significant due to adherence to codes, regulations, and a number of local programs designed to reduce wildfire risk in the city.

The GPEIR concluded that hazards and hazardous materials impacts would be less than significant.

5.9.4.2 WILSON CREEK ESTATES

The WCE EIR summarized the results of a Phase 1 Environmental Site Assessment (Petra Geotechnical December 2011) and Limited Phase II Near Surface Soil Investigation Report (Petra Geotechnical, September 2014) prepared for the proposed project. A review of government listing performed by Environmental Data Resources, Inc. revealed no listings for the project site. The EIR also disclosed Cal Fire's designation of the project site's location within a very high fire hazard severity zone (2007). The EIR concluded that potential impacts associated with hazards and hazardous materials would be less than significance upon compliance with applicable standard conditions of approval and that no mitigation measures were required.

5.9.4.3 WINE COUNTRY SPECIFIC PLAN

The following impact analysis addresses the thresholds of significance detailed in Section 5.9.2. The applicable thresholds are identified in brackets after the impact statement.

IMPACT 5.9.1: As with the 2016 General Plan, project construction and operations pursuant to development in accordance with the WCSP would involve the transport, use, and/or disposal of hazardous materials. [Thresholds H-1, H-2, and H-3]

In comparison to the land uses for the project area designated by the 2016 General Plan, the WCSP would introduce 464.5 acres of vineyards and wineries. Similar to the General Plan residential use, the residential areas of the WCSP would result in the routine transport, use, or disposal of hazardous materials. Operation of the

5. Environmental Analysis

HAZARDS AND HAZARDOUS MATERIALS

proposed vineyards and wineries would introduce some hazardous materials, particularly pesticides, within the WCSP area. Pesticides, however, were anticipated and addressed in the GPEIR in addition to other hazardous materials, including solvents, cleaning agents, and paints.

Overall, existing regulations with respect to hazardous materials transportation, management, and disposal are designed to be protective of human health. The RCRA, Emergency Planning and Community Right-to-Know Act, and state regulations all minimize potential hazardous material impacts. Therefore, the proposed project would not result in new or substantially more severe significant impacts in this regard when compared to the approved project.

Level of Significance Before Mitigation: Less than significant.

IMPACT 5.9-2: Because the WCSP project site is not on a list of hazardous materials sites, it would not alter impacts related to these sites in comparison to the GPEIR. [Threshold H-4]

According to a review of online databases that identify hazardous materials sites (EnviroMapper, GeoTracker, and EnviroStor), there are no hazardous materials cleanup sites or hazardous waste facility sites on or immediately adjacent to the WCSP area (USEPA 2023; EnviroMapper 2023; SWRCB 2023; DTSC 2023).

Therefore, the proposed project would not result in new or substantially more severe significant impacts in this regard, when compared to the approved project.

Level of Significance Before Mitigation: Less than significant.

Impact 5.9-3: The project site is not located within the vicinity of an airport or within the jurisdiction of an airport land use plan.

The closest airport to the project site is the Redlands Municipal Airport (REI), 6.7 miles west-northwest of the WCSP area. The project site does not lie within two miles of a public airport or public use airport, or within an airport land use plan. Additionally, the proposed project would not construct new development that would interfere with airport operations. There has been no change in conditions since the approved GPEIR.

Therefore, the proposed project would not result in new or substantially more severe significant impacts related to airports when compared to the approved project.

Level of Significance Before Mitigation: Less than significant.

Impact 5.9-4: Project development would not impair or physically interfere with the implementation of an emergency response or evacuation plan. [Threshold H-6]

Major emergencies and disasters can occur anytime and could significantly impact day-to-day activities for some or all residents. The City of Yucaipa Emergency Operations Plan provides guidance and procedures for the City to prepare for and respond to extraordinary emergency situations requiring coordinated response.

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During an emergency, evacuation routes are needed to move people to safe locations and move equipment to affected hazard areas. Yucaipa has three levels of evacuation routes, depending on the emergency. The first level of evacuation routes consists of local routes, specifically, eight arterials: Bryant Street, Oak Glen Road, Yucaipa Boulevard, 14th Street, Wildwood Canyon Road, County Line Road, Calimesa Boulevard, and Mesa Grande Drive. Bryant Street is adjacent to the west of the WCSP area and Oak Glen Road is adjacent to the south of the WCSP area.

The second level of evacuation routes consists of regional routes which includes Oak Glen Road. The third level of evacuation routes consists of federal and state routes. Interstate 10, south of the plan area, is the primary federal evacuation route, and Highway 38, northwest of the plan area, is the primary state-designated evacuation route from the mountain communities.

Development of the plan area in accordance with the WCSP would include construction that may temporarily impact traffic in the plan area. Temporary traffic diversion, truck haul routes, and impacts to the roadway would be coordinated with the City and applicable emergency response agencies to ensure adequate access during any construction activities. The City's Building and Safety Department, along with the San Bernardino County Fire Protection District and Sheriff's Department, would review building plans during plan check to ensure that adequate site access is maintained and that roadway improvements and project driveways would not interfere with circulation on adjacent streets.

The WCSP includes the same number of residential units for the project site as the 2016 General Plan. However, the WCSP proposes new land uses that would generate trips, such as vineyards and wineries. Vineyards and winery land uses would generate up to 51 weekday daily trips, 64 weekend daily trips, and up to 145 weekend trips during large special events. The GPEIR found that average daily traffic throughout the city ranged between 1,097 and 26,975 daily trips. Trips resulting from the proposed WCSP would be nominal and would not represent a significant impact to emergency response plans or evacuation routes when compared to the GPEIR.

Level of Significance Before Mitigation: Less than significant.

Impact 5.9-5: Development of the WCSP as proposed would increase the number of structures exposed to fire danger compared to the 2016 General Plan. [Threshold H-7]

Although the WCSP would not introduce a greater number of residences in comparison to the 2016 General Plan, it would introduce new winery uses and related events. Moreover, since the GPEIR preparation, much of the plan area has been subject to wildfire and a much larger part of the area has been designated high and very high fire hazard severity zones. A Fire Protection Plan (FPP) has been prepared for the WCSP (see Appendix M), and development would comply with this plan (see Section 5.9.3.1, *WCSP Development Standards*). The FPP also describes applicable State of California, County of San Bernardino, and the City of Yucaipa building code and fire prevention/protection measures. With implementation of the FPP and applicable regulatory requirements, the WCSP would not result in new or substantially more severe significant impacts related to wildfire impacts than land development for the plan area as permitted under the 2016 General Plan.

Level of Significance Before Mitigation: Less than significant.

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5.9.5 Cumulative Impacts

The area considered for cumulative impacts related to hazards and hazardous materials expands beyond the City of Yucaipa's boundaries to the surrounding national forest and fire-prone areas. Implementation of the WCSP would improve project site infrastructure including circulation/roadway improvements, and water storage/delivery systems. It would also introduce cultivated vineyards that could serve as a buffer to wildfire. Implementation of the Fire Protection Plan would include custom fuel modification throughout the site that would reduce potential wildfire hazards that would benefit the project site as well as surrounding properties to which an onsite WCSP fire could spread. Overall, it is anticipated that implementation of the WCSP would result in cumulatively beneficial impacts related to hazards and hazardous materials. The project would not combine with cumulative project impacts to result in cumulatively considerable impacts.

5.9.6 Level of Significance Before Mitigation

The impacts of implementation of the WCSP in comparison to the 2016 General Plan would be less than significant and no mitigation would be required. :

5.9.7 Mitigation Measures

No mitigation measures are required.

5.9.8 Level of Significance After Mitigation

Impacts would be less than significant.

5.9.9 References

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5.10 HYDROLOGY AND WATER QUALITY

This section of the Draft SEIR evaluates the potential for implementation of the proposed project to impact hydrology and water quality conditions in comparison to the impacts evaluated for the WCSP area in the GPEIR. Also reviewed are potential changes to circumstances since the GPEIR that could result in new significant or substantially more severe environmental impacts for the project. Cumulative impacts related to hydrology and water quality are also considered.

Hydrology deals with the distribution and circulation of water, both on land and underground. Water quality deals with the quality of surface- and groundwater. Surface water includes lakes, rivers, streams, and creeks; groundwater is under the earth's surface.

The analysis in this section is based in part on the following technical study:

- *Infrastructure Report for Hydrology, Sewer, Water, and Water Quality*, Fuscoe Engineering, January 19, 2023

A complete copy of this study is included in the Technical Appendices to this Draft SEIR (Appendix H).

5.10.1 Environmental Setting

5.10.1.1 REGULATORY AND PLANNING FRAMEWORK

Federal, State, regional, and local regulations are listed in Table 5.10-1.

Table 5.10-1 Regulations for Hydrology and Water Quality

Federal	
Clean Water Act 33 US Code Sections 1251 to 1376	States must adopt water quality standards for all surface waters of the United States. <ul style="list-style-type: none"> • designated beneficial uses • criteria that protect the designated uses Section 303(d): Impaired water bodies Section 404: Permit for filling or dredging within waters of the US Section 402: NPDES permits Section 401: Certification by RWQCB for 404 and NPDES permits that project will comply with water quality standards
National Pollutant Discharge Elimination System (NPDES)	Regulates municipal and industrial discharges to surface waters of the US
National Flood Insurance Program	Provides insurance to help reduce the socioeconomic impact of floods. Municipalities that participate required by FEMA to adopt standards for construction and development in 100-year floodplains
State	
Porter-Cologne Water Quality Act Water Code §§ 13000 et seq.	Basic water quality control law for California; gives SWRCB control over state water rights and water quality policy

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Table 5.10-1 Regulations for Hydrology and Water Quality

Sustainable Groundwater Management Act (SGMA)	Framework for the sustainable management of groundwater supplies by local authorities; requires local groundwater sustainability agencies (GSA) to assess water basin conditions and adopt management plans.
SWRCB Construction General Permit Order 2022-0057-DWQ	Construction activities that disturb one or more acres of land must file a notice of intent, risk assessment, site map, SWPPP, annual fee, and a signed certification statement.
SWRCB Trash Amendments <ul style="list-style-type: none"> Amendment to the Water Quality Control Plan for Ocean Waters of California Water Quality Control Plan for Inland Surface Waters, Enclosed Bays, and Estuaries of California, Part 1 	Apply to all surface waters of California and include a land-use-based compliance approach to focus trash controls on areas with high trash-generation rates.
SWRCB General Waste Discharge Requirements for Wineries	For wineries and facilities related to producing wine or grape juice that generate 10,000 and 15 million gallons of winery-process water and discharge it to land for reuse or disposal.
Regional	
Santa Ana RWQCB Permit for San Bernardino County	WDR Order R8-2010-003615 (NPDES Permit No. CAS618036)
San Bernardino County Technical Guidance Document	Land development requirements pertaining to hydromodification and low impact development (LID) for new developments and significant redevelopment projects.
Groundwater Sustainability Plan for Yucaipa Groundwater Subbasin	Quantitative methods (sustainable management criteria) used to evaluate the health (sustainability) of the subbasin, the monitoring networks, the projects and management actions to achieve sustainability, and the implementation plan for the GSP.
Local	
City of Yucaipa General Plan	Public Services and Facilities Element policies Public Safety Element policies Transportation Element policies
City of Yucaipa Municipal Code	Chapter 2, Erosion and Sediment Control Chapter 4, Section 810.0480, Stormwater Management Chapter 13.04, Storm Drain System Division 5, Chapter 2, Article 2, Hillside (H) Overlay District
City of Yucaipa Standard Design Guidelines for Public Works Construction and Grading	Compilation of design guidelines, specifications, and standard drawings necessary in construction of public works improvements and site grading.

5.10.1.2 EXISTING CONDITIONS

Site Hydrology

Under existing conditions, the site is undeveloped and there are limited drainage facilities and improvements. Based on the City of Yucaipa’s 2012 Master Plan of Drainage (MPD), there are approximately 13 subdrainage basins that cover the project area, including on-site and off-site runoff. Flows originate off-site from the mountains to the east and drain in a southwesterly direction through the project area. Most flows are tributary to Wilson Creek, which converges with Oak Glen Creek southwest of the project area. Oak Glen Creek then converges with Yucaipa Creek south of the I-10 freeway. The northern portion of the site drains westerly

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toward Yucaipa Regional Park and then south before joining with Oak Glen Creek (see Figure 5.10-1, *Existing Drainage Boundaries*).

Table 5.10-2 identifies approximately 8,481 acres of drainage area either upstream or downstream of the project area, with the majority being upstream. Most of the runoff is conveyed through naturally eroding channels and is ultimately directed to a series of existing flood control basins along Wilson Creek owned and operated by the San Bernardino County Flood Control District. The basins are collectively called the “Wilson Basins” and include four separate basins numbered 1 through 4, with a fifth component downstream called the Wilson Creek Spreading Grounds that further promotes groundwater infiltration. The basins attenuate flood flows and recharge stormwater runoff to the groundwater basin.

Table 5.10-2 Wine Country Specific Plan Existing Subdrainage

Subdrainage Area	On-Site (ac)	Off-Site (ac)	Total Area (ac)
08	227.3	306.1	533.442
09	156.9	334.8	491.715
10	0.7	27.5	28.249
11	163.6	46	209.615
19	3.7	233.1	236.797
20	41.6	2029.7	2,071.348
21	124.4	15.7	140.139
22	110.1	8.9	119.044
23	127	0	127.017
25	0.1	3800	3799.824
26	34.1	329.1	363.243
27	25	125.9	150.945
Total	1,112¹	7,368.9	8,481.011

Source: Fuscoe 2023.

¹ Includes the total acreage within the WCSP boundary and does not exclude any acreage.

Within the project limits, there is one natural channel identified in the MPD that needs to be improved. The natural channel is in subbasin 11 and originates west of Jefferson Street and drains directly west across Fremont Street ending at Bryant Street. The segment is approximately 5,300 linear feet and shows evidence of erosion and instability.

Surface Water Quality

Section 303(d) of the 1972 CWA requires states to identify water bodies that do not meet water quality objectives and do not support their beneficial uses. Every two years each state must submit to the EPA an updated list, called the 303(d) list. In addition to identifying the water bodies that are not supporting beneficial uses, the list identifies the pollutant or stressor causing impairment and establishes a priority for developing a control plan to address the impairment. The list identifies water bodies where 1) a total maximum daily load has been approved by the EPA and implementation is available, but water quality standards are not yet met, and

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2) water bodies where the water quality problem is being addressed by an action other than a total maximum daily load and water quality standards are not yet met.

The project area is in the Wilson Creek watershed, a subwatershed of the Yucaipa Creek watershed. Wilson Creek converges with Oak Glen Creek before converging into Yucaipa Creek. The Yucaipa Creek then converges into the San Timoteo Creek (Reach 2). The constituent of concern listed for the San Timoteo Creek (Reach 2) in indicator bacteria¹ (SWRCB 2022).

Groundwater

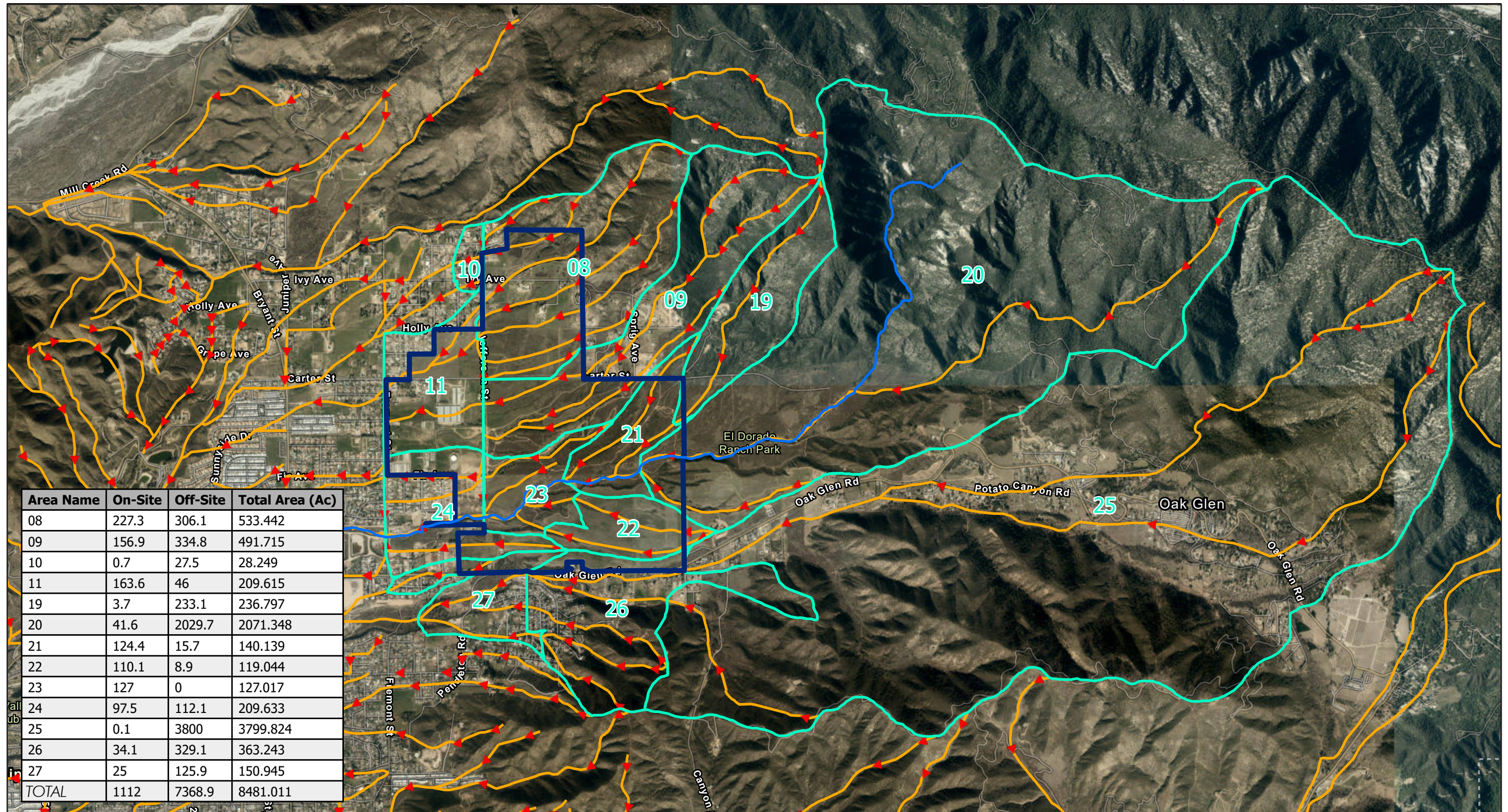
The planning area's potable and recycled water systems are managed by the Yucaipa Valley Water District. YVWD operates 17 groundwater wells, 27 reservoirs, booster pump stations, and lift stations. Approximately 62.7 percent of YVWD's water supply is from local groundwater. The district currently extracts groundwater from three basins: the Yucaipa Basin, the Beaumont Adjudicated Basin, and the Bunker Hill Subbasin. Projected groundwater demands would be supplied by an additional fourth groundwater basin, the San Timoteo Basin (YVWD 2021).

The Yucaipa Basin underlies an area of approximately 25,300 acres under portions of the cities of Calimesa, Redlands, and Yucaipa as well as unincorporated San Bernardino and Riverside Counties. The Yucaipa Basin comprises an eastern portion of the Upper Santa Ana Valley Groundwater Basin. The basin is bounded to the north and northeast by the San Andreas fault zone and the San Bernardino Mountains, to the east by the Yucaipa Hills, to the south by San Timoteo Wash and the San Timoteo Badlands, and to the west by the Crafton Hills and the San Bernardino Basin area. The observed storage increase over the last 10 years in the basin indicates that the Yucaipa GSA member agencies have been managing the groundwater resource sustainably (Yucaipa GSA 2022).

The San Timoteo Basin underlies Cherry Valley and the City of Beaumont in southwestern San Bernardino and northwestern Riverside Counties. The basin is bounded to the north and northeast by the Banning fault and impermeable rocks of the San Bernardino Mountains, Crafton Hills, and Yucaipa Hills; on the south by the San Jacinto fault; on the west by the San Jacinto Mountains; and on the east by a topographic drainage divide with the Colorado River Hydrologic Region. The surface is drained by Little San Gorgonio Creek and San Timoteo Canyon to the Santa Ana River (DWR 2004a).

¹ Indicator bacteria are surrogates used to measure the potential presence of fecal material and associated fecal pathogens.

Figure 5.10-1 Existing Drainage Boundaries



Area Name	On-Site	Off-Site	Total Area (Ac)
08	227.3	306.1	533.442
09	156.9	334.8	491.715
10	0.7	27.5	28.249
11	163.6	46	209.615
19	3.7	233.1	236.797
20	41.6	2029.7	2071.348
21	124.4	15.7	140.139
22	110.1	8.9	119.044
23	127	0	127.017
24	97.5	112.1	209.633
25	0.1	3800	3799.824
26	34.1	329.1	363.243
27	25	125.9	150.945
TOTAL	1112	7368.9	8481.011

- █ Project Boundary
- █ Drainage Boundaries for 2012 MPD
- █ Storm Drains
- █ Wilson Creek
- ▲ Flow Direction

0 2,500
Scale (Feet)



Source: Fuscoe, 2023.

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The Beaumont Adjudicated Basin is in the San Gorgonio Pass, a low-relief highland that is bordered on the north by the San Bernardino Mountains, on the southeast by the San Jacinto Mountains, and on the west by the San Timoteo Badlands. In February 2004 the San Timoteo Watershed Management Authority filed a judgment adjudicating the groundwater rights in the Beaumont Basin and assigned the Beaumont Basin Watermaster with the authority to manage the basin. The Beaumont Basin Watermaster consists of managers from the Beaumont Cherry Valley Water District, City of Banning, City of Beaumont, South Mesa Mutual Water Company, and YVWD. The adjudication of the Beaumont Basin has defined overlying and appropriator pumping rights and allows for supplemental water to be stored and recovered from the basin (YVWD 2021).

The Bunker Hill Subbasin consists of the alluvial materials that underlie the San Bernardino Valley. This subbasin is bounded by contact with consolidated rocks of the San Gabriel Mountains and Crafton Hills and by several faults (DWR 2004b). The Bunker Hill Basin is a subbasin of the San Bernardino Basin, which is categorized by the DWR as a very low priority basin and is an adjudicated basin. The San Bernardino Basin is managed by the San Bernardino Basin Groundwater Council, which was formed in 2018 under the support of the San Bernardino Valley Water Conservation District. YVWD has one well in the easternmost part of the Bunker Hill Subbasin adjacent to the Yucaipa Basin (YVWD 2021).

Additionally, the planning area overlays several groundwater subareas of the Yucaipa Basin, including the Triple Falls Creek subarea, the Gateway subarea, and the Oak Glen subarea (see Figure 5.10-2, *Groundwater Subbasins*).

Storm Drain Master Planning

In 1993 the City adopted a master plan of drainage. The 1993 MPD identified drainage improvements throughout the city to contain 100-year flood flows within the channel banks while planning for future development. The improvements consisted of channel improvements (implementation of concrete trapezoidal channels) and regional stormwater detention basins and debris basins to mitigate flooding and minimize erosion and scour.

In 2008 and 2012, the MPD was updated to reflect the most current conditions, changes in hydrology, and future development scenarios. The updated plans revised the basin sizing for all interim and future detention basins. The 2008 MPD updated the hydrology for the implementation of 14 constructed and proposed detention basins within the city's watershed boundary. The 2012 update incorporated and revised the hydrology from the 2008 MPD and provided new hydraulic calculations for the impacted drainage facilities in the Yucaipa watersheds. The updated calculations were also used to support updating the Yucaipa drainage impact fees.

The Yucaipa MPD accounts for the city limits and off-site tributary areas beyond the city boundaries, a total of approximately 26,000 acres or 40.5 square miles. The drainage area is divided into two main creeks—Wilson Creek in the northern region and Wildwood Creek in the southern region. The planning area is in the Wilson Creek watershed.

As part of the 2012 MPD, an optimization study was performed for the Wilson Creek Watershed to maximize the proposed detention basins and channel facilities. The study identified that integration of more upstream basins was not cost-effective and that implementation of the Wilson III basin was the most viable option for reducing flood flows. The study verified that full implementation of the proposed basin would reduce flood

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flows by 20 percent at Yucaipa Boulevard downstream of the planning area. Other benefits included reduced sedimentation, groundwater recharge of natural stream flows, improved water quality, economic development opportunities, and environmental restoration.

Phase IA of the Wilson III basin was completed in September 2021, and 1B is anticipated for completion in 2023. The third and final phase is anticipated to begin in 2023 and will include a large lake at the downstream end of a series of basins that can hold up to 45 acre-feet of stormwater and help with groundwater recharge. The 2012 MPD shows the effectiveness of the total sum of the basins at reducing peak flows within the Wilson Creek watershed, achieving a 32 percent reduction in 100-year peak flows from 11,954 cubic feet per seconds (cfs) to 8,189 cfs (see Table 5.10-3).

Table 5.10-3 City of Yucaipa Master Plan of Drainage Flow Rate Summary

Basin Location	Unit Hydrograph without Basins					Unit Hydrograph with Basins		
	Basin Capacity	Node	Area (ac)	Tributary Area (ac)	Flow Rate (cfs)	Tributary Area (ac)	Flow Rate Upstream (cfs)	Flow Rate Downstream (cfs)
Pendleton	130	2852	4438.7	4438.7	6199	4438.7	6199	-
Wilson – II/Oak Glen	129	2852	4438.7	4438.7	6199	4438.7	6199	4432
Wilson - III	200	3021	3020.7	7459.4	9102	7459.4	6207	5287
		3414	520.6	11863	11819	11863	-	-
		3733	837.7	12701	11954	12701	-	8189

Source: Fuscoe 2023.

The City of Yucaipa’s Public Works/Engineering Division is responsible for the implementation of the most current version of the MPD and ensuring development projects implement their required improvements. The City develops its five-year Capital Improvement Program (CIP) to prioritize the most important infrastructure improvements. Major capital improvements can often be complex projects requiring several years of strategic planning, design, and funding before construction begins. New developments are required to pay a development impact fee based on the size and scale of their project. This fund is used for CIP projects in the “Storm Drain” category of the CIP project list.

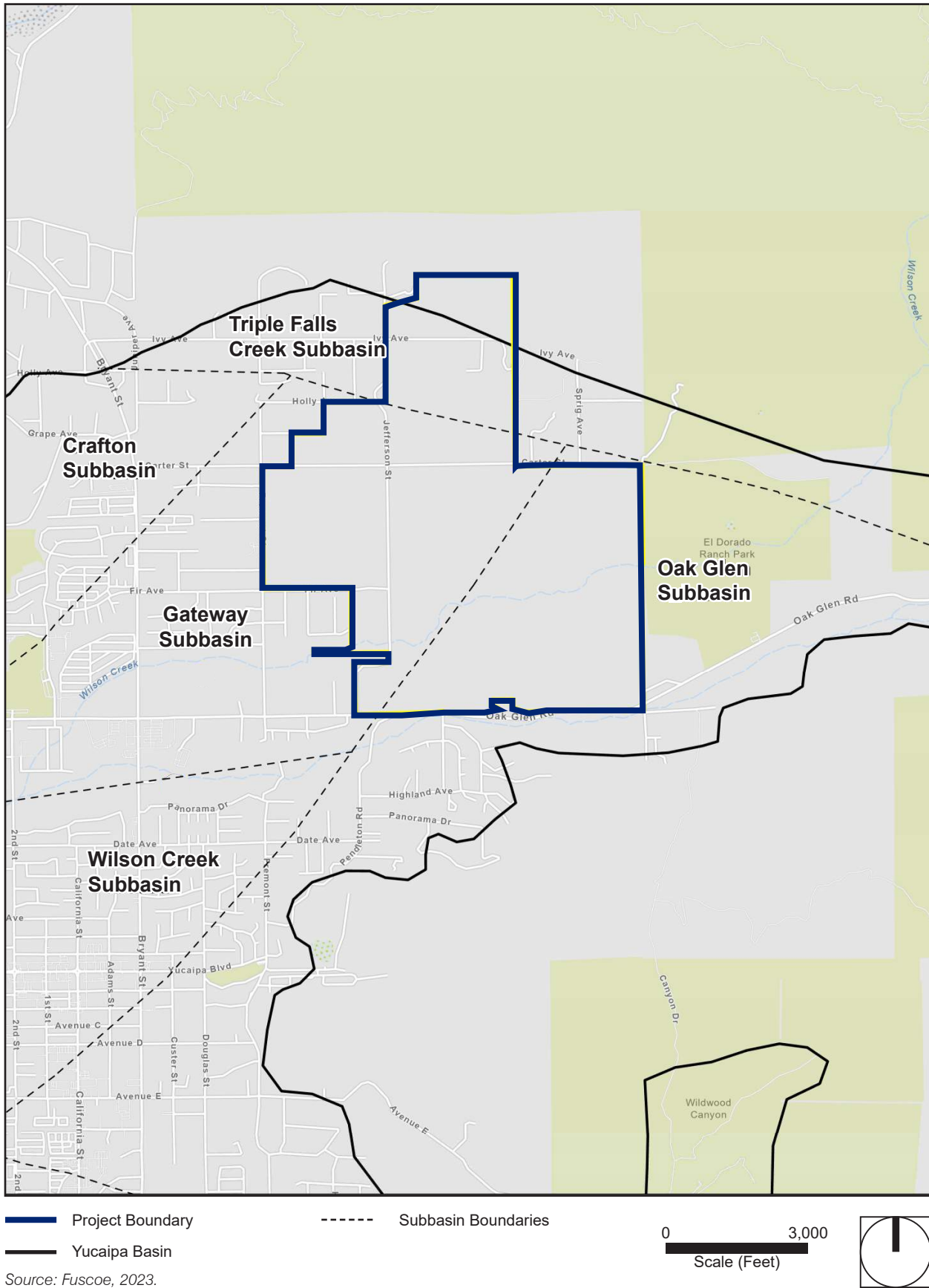
Flooding Hazards

Designated Flood Zones

Most of the project area lies within a FEMA Zone X, which indicates an area of minimal flood hazard. However, Wilson Creek runs in a southwesterly direction through the southern half of the site and is designated Zone A (see Figure 5.10-3, *FEMA Zones*). Zone A represents a 100-year flood hazard area. The northern portion of the project area is identified as Zone D, which represents areas with possible but undetermined flood hazards. FEMA has not conducted a flood hazard analysis for this area (FEMA 2008). The City’s hazard mitigation plan includes a map of the Floodplain Safety Overlay District (see Figure 5.10-4, *Floodplain Safety Overlay*). As shown on the figure, the overlay districts are primarily downstream and offsite. The areas designated Zone A is designated a Floodplain Review Area 1 (100-year flood area), and the area south of Wilson Creek is a Floodplain Review Area 2 (500-year flood area).

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Figure 5.10-2 Groundwater Subbasins

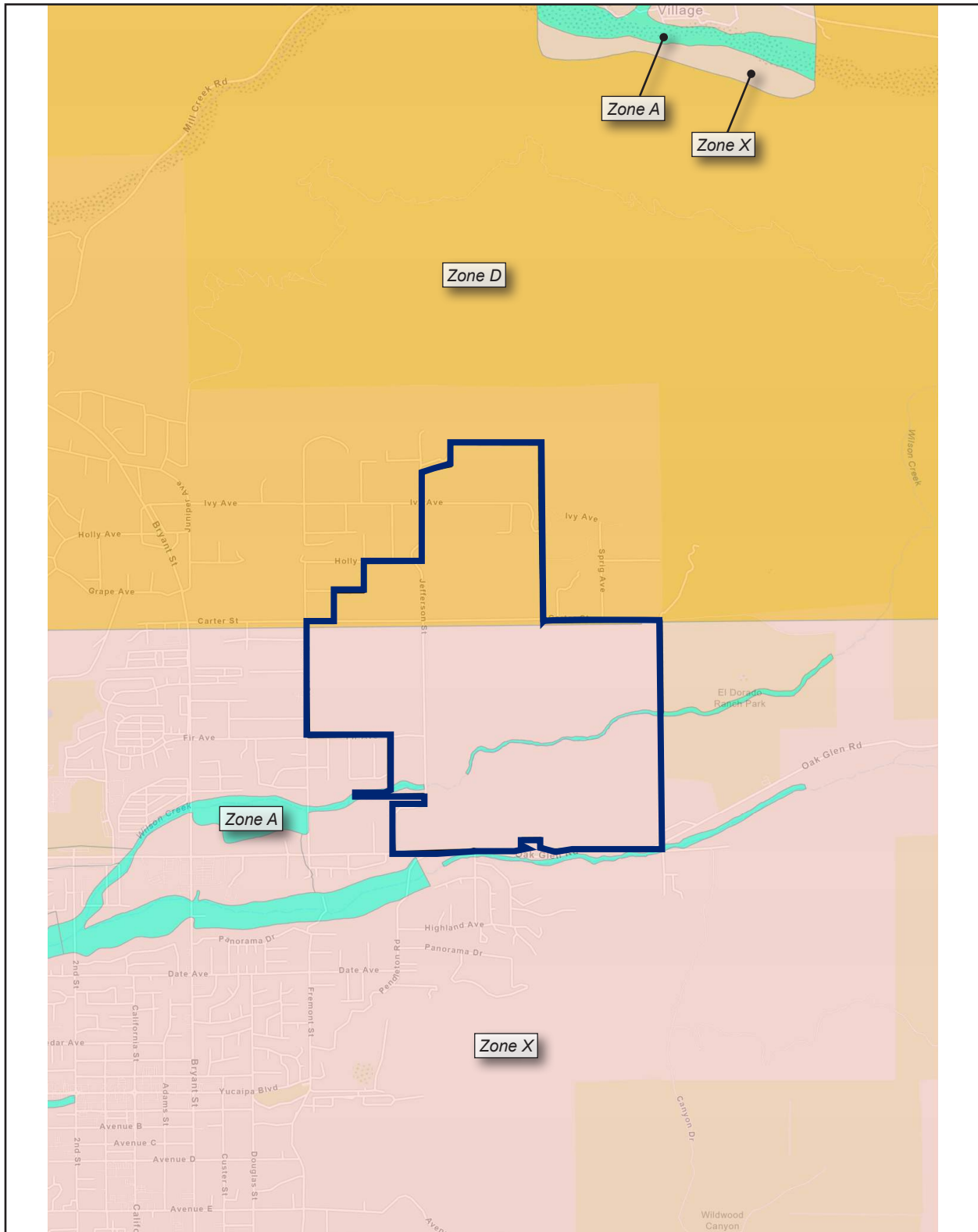


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Figure 5.10-3 FEMA Zones



Project Boundary (thick blue line)

100-Year FEMA Flood Boundary (Zone A) (light blue area)

Areas with Possible but Undetermined Flood Hazards (Zone D) (yellow area)

Areas with Minimal Flood Hazards and Outside 500-Year Flood Plain (Zone X) (light pink area)

0 3,000
Scale (Feet)

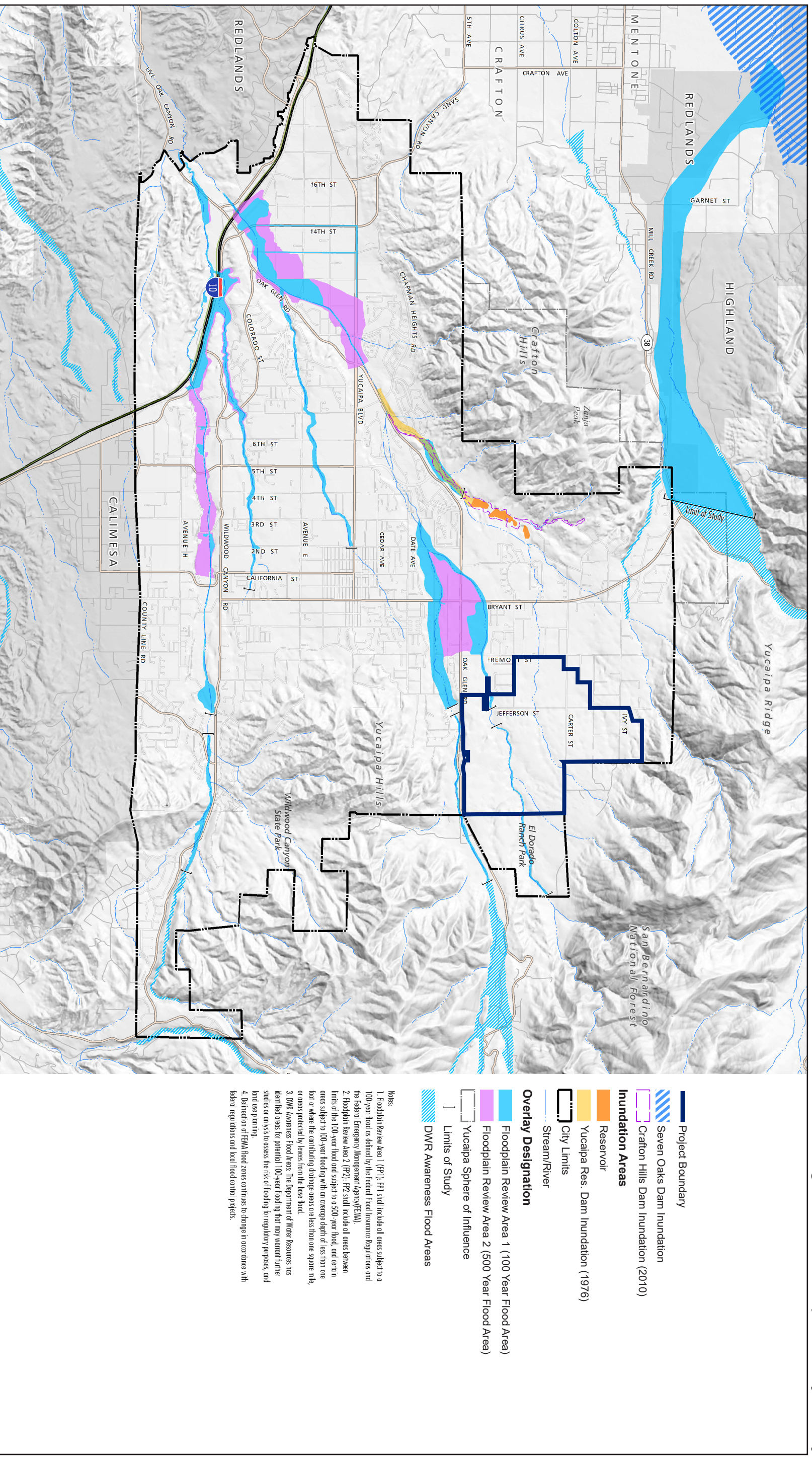
Source: Fuscoe, 2023.



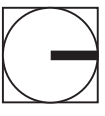
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Figure 5.10-4 Floodplain Safety Overlay



Source: Yucaipa, 2022.



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Dam Inundation

The project area is not within the inundation zone of any dams (DWR 2022; PlaceWorks 2015).

Seiches

A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. No surface water bodies pose a flood hazard to the project area due to a seiche.

Tsunamis

A tsunami is an ocean wave caused by a sudden displacement of the ocean floor, most often due to earthquakes. The project area is not at risk of flooding from tsunami because it is more than 50 miles from the Pacific Ocean.

5.10.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- HYD-1 Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.
- HYD-2 Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.
- HYD-3 Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
 - i) Result in a substantial erosion or siltation on- or off-site.
 - ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.
 - iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
 - iv) Impede or redirect flood flows.
- HYD-4 In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.
- HYD-5 Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

5.10.3 Applicable WCSP Development Standards and Design Guidelines

The WCSP Land Use Plan preserves Wilson Creek and its natural habitat. As shown in Figure 3-7, *WCSP Conceptual Land Use Plan*, 73.6 acres of open space/riparian area are designated along Wilson Creek. Additionally,

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a significant buffer beyond the Zone A flood limits, is designated for open space around Wilson Creek (see Figures 3-7 and 5.10-3) and the WCSP requires additional basins for debris entrapment, flow attenuation, and water quality improvements within the buffer area to protect property while ensuring the long-term benefits of Wilson Creek.

The WCSP notes that detention basins with infiltration would be the primary best management practice (BMP) type used in the WCSP area. All developments would be responsible for the design of storm drain facilities in accordance with standards from the San Bernardino County Flood Control District and the City of Yucaipa. All projects that have off-site runoff would be responsible for implementing proper debris basins to manage off-site flows and routed through the area. Other smaller LID measures that could be implemented include:

- Permeable pavement
- Rain gardens
- Bioretention facilities
- Infiltration trenches for smaller residential developments or within the wineries.

To minimize the impact of development on water quality the following project design features are required by the WCSP:

- Detention basins with infiltration shall be used within the WCSP area for debris entrapment, flood control and infiltration for water quality purposes.
- A minimum of 100 feet of separation is required between filtration BMPs and potable wells, non-potable wells, drain fields, and springs.

5.10.3.1 DEVELOPMENT STANDARDS

There are no specific WCSP development standards pertaining to hydrology and water quality.

5.10.3.2 DESIGN GUIDELINES

There are no WCSP design guidelines pertaining to hydrology and water quality.

5.10.4 Environmental Impacts

5.10.4.1 2016 GENERAL PLAN

The Initial Study prepared for the General Plan EIR found that development under the approved plan could increase pollutants in stormwater. However, by complying with federal, State, and local regulations, development in accordance with the General Plan would result in a less than significant impact on the City's water quality standards and waste discharge requirements.

The GPEIR found that development pursuant to the General Plan would result in an increase in impervious surfaces but that none of the future development would alter the course of an existing stream or river. The increase in impervious surfaces could result in an increase in stormwater runoff, higher peak discharges to

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drainage channels, and the potential to cause erosion or sedimentation in drainage swales and streams. Increased runoff volumes and velocities could also create nuisance flooding in areas without adequate drainage facilities. However, the San Bernardino County Flood Control District and the City of Yucaipa require as a standard condition of approval that all new development or significant redevelopment projects complete drainage and hydrology analyses to ensure that on- and off-site drainage facilities can accommodate increased stormwater flows. Implementation of these provisions would minimize increases in peak flow rates or runoff volumes. All new development or significant redevelopment project applicants would also be required to prepare a Stormwater Quality Management Plan (SWQMP), and construction activities that disturb more than one acre would be required to prepare a SWPPP to minimize the risk of erosion or sedimentation during construction. In addition, the General Plan Public Services and Facilities Element and the Transportation Element include policies to ensure that construction of future projects would reduce water quality impacts. Therefore, the GPEIR found that impacts would be less than significant.

The GPEIR also found that development pursuant to the General Plan would generate a substantial increase in water demand but would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The GPEIR noted that the YVWD imposes specific conditions on new development through the parcel development process and requires that applicants for a new development project fund the purchase of seven acre-feet of imported supplemental water per equivalent dwelling unit prior to issuance of grading or building permits. The requirement that new development use imported water rather than groundwater offsets the increase in demand and ensures that projects would not exacerbate the current, controlled-overdraft conditions in the Yucaipa and San Timoteo subbasins. Furthermore, the YVWD works with the City of Yucaipa to expand recharge programs to sustainably manage groundwater. Additionally, detention basins created by the City and the YVWD capture stormwater, facilitate groundwater infiltration, and recharge the groundwater supply. Buildout of the General Plan area would not substantially interfere with groundwater recharge due to an increase in impervious areas because the groundwater recharge programs implemented by the City and the YVWD are generally conducted within these spreading grounds and in creeks.

The GPEIR found that portions of the General Plan area proposed for development are in a 100-year flood hazard area but development would not increase flood hazards. The GPEIR noted that the City has an ongoing floodplain management program that includes mapping flood hazard areas, adopting new and/or updated ordinances, and regulating and enforcing safe building practices. Future development in 100-year flood zones would require submittal of a letter of map revision application to FEMA for review and approval. All new development would be required to meet federal floodplain regulations, including that the lowest floor of the structure is raised above the 100-year base flood elevation. In addition, the General Plan Update includes several policies that would reduce impacts from flooding. This would ensure future developments do not impede or redirect flood flows in a manner that would indirectly and adversely impact surrounding uses. Flood insurance would also be required.

The GPEIR also found that no new development is proposed under the General Plan in dam, seiche, or tsunami inundation zones.

Therefore, the GPEIR concluded that hydrology and water quality impacts would be less than significant.

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5.10.4.2 WILSON CREEK ESTATES

The Draft EIR for the Wilson Creek Estates found that impacts to water quality standards, waste discharge requirements, stormwater drainage systems, and groundwater were less than significant. Cumulative impacts, impacts to Wilson Creek and tributary streams, erosion and siltation impacts, and impacts associated with flooding were reduced to less than significant with implementation of mitigation measures.

5.10.4.3 WINE COUNTRY SPECIFIC PLAN

The following impact analysis addresses the thresholds of significance in Section 5.10.2. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.10-1: As with development pursuant to the 2016 General Plan, the WCSP would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. [Threshold HYD-1]

Potential Water Pollution Impacts from the Construction Phase

The WCSP proposes the introduction of wineries and vineyards in the plan area that were not accounted for in the GPEIR. The construction of these new uses would involve grading and construction equipment that could result in pollution of stormwater with oil and greases, fuels, and metals. Disturbance of soil during grading and construction could leave soil vulnerable to erosion. Project construction could also generate water pollution from paving and grinding operations, concrete work, and use of paints and other coatings.

All construction projects of one acre or more are required to prepare and implement a SWPPP to obtain coverage under the Statewide General Construction Permit. A project SWPPP estimates sediment risk from construction activities to receiving waters and specifies BMPs that would be used to minimize pollution of stormwater.

Categories of BMPs that are included in SWPPPs include:

- **Erosion controls and wind erosion controls.** Cover and/or bind soil surface to prevent soil particles from being detached and transported by water or wind. Erosion control BMPs include mulch, soil binders, and mats.
- **Sediment controls.** Filter out soil particles that have been detached and transported in water. Sediment control BMPs include barriers, and cleaning measures such as street sweeping.
- **Tracking controls.** Tracking control BMPs minimize the tracking of soil off-site by vehicles—for instance, by stabilizing construction roadways and entrances/exits.
- **Nonstorm water management.** Prohibit discharge of materials other than stormwater, such as discharges from the cleaning, maintenance, and fueling of vehicles and equipment. Nonstorm water management BMPs also prescribe conducting various construction operations, including paving, grinding, and concrete

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curing and finishing, in ways that minimize nonstorm water discharges and contamination of any such discharges.

- **Waste and materials management.** Management of materials and wastes to avoid contamination of stormwater. Waste and materials management BMPs include spill prevention and control, stockpile management, and management of solid wastes and hazardous wastes.

With implementation of the requirements of the Construction General Permit and Chapters 2 and 4 of the Yucaipa Municipal Code, impacts during the construction phase would be less than significant.

Potential Water Pollution Impacts from the Operational Phase

The City is subject to the Phase I MS4 NPDES Permit, Order No. R8-2010-0036, issued by the Santa Ana RWQCB. New development applications must include a SWQMP specifying operation and maintenance requirements for all structural or treatment control BMPs required to reduce pollutants in post-development runoff to the maximum extent practicable. Based on the type of development anticipated in the WCSP, detention basins with infiltration of the design capture volume are anticipated to be the primary BMP. This is consistent with other developments throughout the city and also part of the MPD. Figure 3-11, *Proposed Water System*, includes the projected boundary of the Wilson Creek Estates Wine Country Subdivision Project (ITM 20567) in the southern portion of WCSP, including the proposed detention basins that would infiltrate stormwater runoff to the groundwater basin. Three large basins are proposed to infiltrate a design capture volume of 3.9 acre-feet for water quality purposes. The proposed basins would also be used for debris entrapment and flood control.

Other, smaller LID measures—such as permeable pavement, raingardens, bioretention facilities, and infiltration trenches—for smaller residential projects or within the wineries are also likely and would include some component of infiltration. It should be noted that Chapter 3, The Plan, of the WCSP includes standards and guidelines that also encourage the use of such features in its efforts to provide a more rural setting for development. Implementation of infiltration-based BMPs is considered the highest-priority use based on the LID hierarchy identified in the MS4 Permit and the San Bernardino TGD. Additionally, developments that are identified as priority land uses must adhere to the statewide Trash Amendments that require implementation of BMPs to mitigate or abate trash to improve surface-water quality. Priority land uses are defined as high density residential, industrial, commercial, mixed urban, and public transportation stations. Furthermore, all winery operators who choose to manage processed wastewater on-site must follow the SWRCB's General Waste Discharge Requirements for Wineries or meet pretreatment requirements to send the flows to the traditional sewer system.

The planning area overlays several groundwater subbasins within the jurisdiction of YVWD and the San Bernadino Valley Municipal Water District, including the Triple Falls Creek subarea, Gateway Subarea, and Oak Glen Subarea. To determine if these subbasins are capable of infiltrating stormwater runoff, the San Bernardino water district partnered with YVWD to conduct infiltration tests throughout the region. Three of the approved infiltration tests sites were northeast and southeast of the intersection of Oak Glen Road and Bryant Street, which border the WCSP planning area. These tests sites were determined to be favorable for

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recharge and would support stormwater capture and infiltration within the WCSP while strengthening the resiliency of groundwater supply throughout the region.

Properties in the WCSP area would also be required to comply with the City's municipal code—including Chapter 2, Erosion and Sediment Control; Chapter 4, Section 810.0480, Stormwater Management; and Division 5, Chapter 2, Article 2, Hillside (H) Overlay District.

Therefore, impacts to water quality standards, waste discharge requirements, or surface or groundwater quality during the operational phase would be less than significant.

Level of Significance Before Mitigation: Less than significant.

Impact 5.10-2: As with site land uses designated under the 2016 General Plan, the WCSP would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the proposed project could impede sustainable groundwater management of the basin. [Threshold HYD-2]

YVWD supplies potable water to the city from groundwater resources, imported water resources, and local surface water resources. All outdoor water demand for the proposed project, including water demand for the vineyards, would be supplied with recycled water. The wineries would be supplied with potable water.

The district currently extracts groundwater from three basins: the Yucaipa Basin, the Beaumont Adjudicated Basin, and the Bunker Hill Subbasin. Future groundwater demands would be supplied by an additional fourth groundwater basin, the San Timoteo Basin (YVWD 2021).

The observed storage increase over the last 10 years in the Yucaipa basin indicates that the Yucaipa GSA member agencies have been managing the groundwater resource sustainably (Yucaipa GSA 2022). The Yucaipa GSA adopted a GSP for the Yucaipa Basin in January of 2022 to manage groundwater resources for sustainable, long-term use of the Yucaipa Basin. Additionally, the adjudication of the Beaumont Basin defines overlying and appropriated pumping rights and ensures sustainable management of the basin. The Bunker Hill Basin is a subbasin of the San Bernardino Basin, which is categorized by the DWR as a very low priority basin and is an adjudicated basin. The San Bernardino Basin is managed by the San Bernardino Basin Groundwater Council, which was formed in 2018. The San Timoteo Basin is also a low priority basin. The San Timoteo GSA manage part of the unadjudicated portion of the San Timoteo Basin and coordinate activities to carry out the purposes of the memorandum of agreement in implementing the policy, purposes, and requirements of SGMA within the boundaries of the San Timoteo Basin (YVWD 2021).

Additionally, the operation of the wineries and vineyards would not involve direct withdrawals from the groundwater basin and would not be in areas that are actively used for groundwater recharge. Development anticipated in the WCSP would use detention basins and LID measures such as permeable pavement, raingardens, bioretention facilities, and infiltration trenches, which would promote groundwater recharge. Additionally, YVWD imposes specific conditions on new development through the parcel development process and requires that applicants for a new development project fund the purchase of seven acre-feet of imported supplemental water per equivalent dwelling unit prior to issuance of grading or building permits. Therefore,

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the proposed project would not substantially decrease groundwater supplies or interfere with groundwater recharge, and impacts would be less than significant.

Level of Significance Before Mitigation: Less than significant.

Impact 5.10-3: As with the 2016 General Plan, the WCSP would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in a substantial erosion or siltation on- or off-site, result in flooding on- or off-site, or create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. [Threshold HYD-3(i), (ii) and (iii)]

Jurisdictional features such as Wilson Creek and tributary streams run through the WCSP planning area (see Section 5.4, *Biological Resources*). A buffer would be established to maintain natural open space around Wilson Creek (see Figure 3-7, *WCSP Conceptual Land Use Plan*). Where appropriate, detention basins would be integrated to manage flood flows and overflow areas while protecting development farther from the creek. The property owner or project contractor would also obtain the applicable CWA Section 401 and 404 permits from USACE and CDFW as required. Additionally, mitigation measure MM HYD-1, and 2 would also be implemented to reduce impacts to less than significant.

To evaluate impacts of the proposed land use changes on hydrology, the acreage of each land type and its associated impervious ratio were used to compare the potential peak runoff for the 2016 General Plan land use designations and the WCSP.

Under the existing land uses, the entire area is zoned for Rural Living (RL-1), which allows one unit to the acre. In accordance with the MPD, the impervious ratio for this land use type is 20 percent, or 0.2. Under the WCSP, the residential zoning would allow two units per acre for Estates and four units to the acre for Villas; the impervious ratio for Estates is 0.3, and for Villas is 0.4.

In addition to the residential component, there would also be impervious cover associated with the proposed wineries. The approximately 465.5 acres of land designated for agricultural use would be used for vineyards and wineries. It is anticipated that 346 acres would be for vineyards that have no on-site wine production, and 120 acres would be for wineries—that is, ancillary production/commercial uses—in addition to vineyards. For the wineries, the accessory buildings and accessory uses would not occupy more than 25 percent of the gross lot area, or 30 of the 120 acres, with a minimum of 75 percent of the lot used for vineyards. An impervious ratio of 0.5 is used for the wineries per the MPD.

Table 5.10-4 shows the impervious condition analysis. The table shows similar impervious conditions for the existing and proposed land uses. Therefore, the proposed condition would not significantly differ from the original assumptions in the MPD.

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Table 5.10-4 Wine Country Specific Plan Impervious Conditions Analysis

Land Use	Area (ac)	Impervious Ratio	Total Impervious Area (ac)
Existing Condition General Plan Land Uses			
RL-1	1093	0.2	~219
Proposed Condition WCSP Land Uses			
Estates	232.4	0.3	~70
Villas	315	0.4	~126
Wineries	30	0.5	~15
Total			~211

Source: Fuscoe 2023.

It should be noted that higher impervious ratios could occur, and the analysis for both the existing General Plan land uses and the proposed WCSP land uses do not account for the roadway networks supporting the homes, wineries, and vineyards, which can add 15 to 20 percent to the impervious ratio. For example, the proposed Wilson Creek Estates Wine Country Subdivision Project assumes a 50 percent impervious condition, which is higher than the impervious assumption for residential development shown in Table 5.10-3. The 50 percent impervious ratio accounts for the roadway improvements. However, the San Bernardino County Flood Control District and the City require that all new development complete drainage and hydrology analyses to identify any increase in developed condition peak flows, measures needed to manage any incremental increase in storm flows, and to measure impacts to adjacent properties. All local storm drain facilities would be sized to convey the 10- and/or 100-year storm event per the final drainage and hydrology analyses to be reviewed and approved by the City Engineer.

All new development would also be required to prepare a SWQMP and construction activities that disturb more than one acre would be required to prepare a SWPPP to minimize the risk of erosion or sedimentation during construction. It is anticipated that proposed projects would implement detention basins with infiltration of the design capture volume for the operational phase. The purpose of the basins would be to mitigate any peak flow runoff due to the development projects, and projects may be required to demonstrate additional mitigation to match with peak flow controls assigned in the MPD.

The proposed Wilson Creek Estates Wine Country Subdivision Project is within subbasin 22 of the MPD. The preliminary hydrology study for the project determined peak flow rates for existing and proposed conditions for the 100-year, 24-hour storm event. The runoff would be collected by the three basins to the west of the residential development. These basins would improve both water quality and flood attenuation and would be consistent with the 2012 MPD. The portion of subbasin 22 affected by the Wilson Creek Estates Wine Country Subdivision Project identifies a peak flow of 260 cfs discharging into Wilson Creek. With the proposed detention basins, the Wilson Creek Estates Wine Country Subdivision Project would result in a flow of 164.58 cfs to Wilson Creek.

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Figure 10 of the Infrastructure Report for Hydrology, Sewer, Water, and Water Quality (see Appendix H) identifies the key peak flow assumptions from the MPD that would be utilized to ensure that, at buildout of the WCSP, flows do not exceed the prescribed flow rates from the MPD. Additionally, increased instability and erosion due to increased runoff volumes, flow durations, and higher stream velocities, also known as “hydromodification impacts,” would be addressed on a project-by-project basis in accordance with the TGD.

All projects that have off-site runoff would be responsible for implementing proper debris basins to manage off-site flows, and all new storm drain systems would be designed in conformance with the City’s Standard Design Guidelines for Public Works Construction and Grading. All projects would also be required to comply with relevant policies from the Yucaipa Municipal Code—Chapter 2, Erosion and Sediment Control; Chapter 4, Section 810.0480, Stormwater Management; Chapter 13.04, Storm Drain System; and Division 5, Chapter 2, Article 2, Hillside (H) Overlay District. Furthermore, the General Plan Public Services and Facilities Element and the Transportation Element policies ensure that construction of future projects would reduce water quality impacts.

Therefore, the WCSP would not substantially alter the existing drainage pattern of the site or area—including through the alteration of the course of a stream or river or through the addition of impervious surfaces—in a way that would result in substantial erosion or siltation on- or off-site, result in flooding on- or off-site, or create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

Level of Significance Before Mitigation: Less than significant with implementation of mitigation measures HYD-1, and HYD-2.

Impact 5.10-4: As with site development pursuant to the 2016 General Plan, the WCSP would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows, and would not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. [Threshold HYD-3 (iv) and HYD-4]

The GPEIR found that portions of the General Plan area proposed for development are in a 100-year flood hazard area. Areas in the WCSP bordering Wilson Creek are in a FEMA-designated 100-year flood hazard zone, as shown on Figure 5.10-3, *FEMA Zones*. Figure 5.10-4, *Floodplain Safety Overlay*, shows the City’s flood hazard designations. Areas bordering Wilson Creek are Floodplain Review Area 1 (100-year flood area), and the area west of the project site and south of Wilson Creek is Floodplain Review Area 2 (500-year flood area).

Wilson Creek would be protected through a large buffer where no construction could occur, and where appropriate, detention basins would be integrated to manage flood flows and overflow areas while protecting development farther from the creek. Although development within the 100-year flood hazard zone is not anticipated, any such development would require submittal of a letter of map revision application to FEMA for review and approval. All new development would be required to meet federal floodplain regulations, including that the lowest floor of the structure is raised above the 100-year base flood elevation. In addition,

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the General Plan includes several policies that would reduce impacts from flooding, and mitigation measure HYD-1 would be required. Flood insurance would also be required.

The project area is not within the inundation zone of any dams, and no surface water bodies pose a flood hazard to the project area due to a seiche. The project area is also not at risk of flooding from tsunamis. Therefore, impacts would be less than significant.

Level of Significance Before Mitigation: Less than significant with implementation of mitigation measure HYD-1.

Impact 5.10-5: **As with the 2016 General Plan, the WCSP would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. [Threshold HYD-5].**

The proposed new winery and vineyard uses would adhere to the state Construction General Permit, implement SWPPPs, and adhere to the City's requirements, as described in detail in Impact 5.10-1. This would ensure that surface and groundwater quality are not adversely impacted during construction. In addition, development of the wineries and vineyards would comply with the San Bernardino County TGD, the MS4 requirements, and the SWRCB's General Waste Discharge Requirements for Wineries. As a result, the WCSP would not obstruct or conflict with the implementation of the Basin Plan.

The project site would be connected to YVWD's public water supply, and groundwater withdrawals from Yucaipa groundwater basin are subject to requirements in the GSP. The San Timoteo GSA manage part of the unadjudicated portion of the San Timoteo Basin and coordinate activities to carry out the policy, purposes, and requirements of SGMA in the San Timoteo Basin. Therefore, impacts would be less than significant.

Level of Significance Before Mitigation: Less than significant.

5.10.5 Cumulative Impacts

The area considered for cumulative impacts is the Wilson Creek watershed, a subwatershed of the Yucaipa Creek watershed. The proposed development would not increase impervious areas compared to the General Plan and would implement all local, State, and federal requirements related to water quality. Therefore, the proposed project would not incrementally increase GPEIR impacts. As with the 2016 General Plan, implementation of the proposed project would not have the potential to result in cumulatively considerable impacts.

5.10.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and the standards and policies of the WCSP, Impacts 5.10-1, 5.10-2, and 5.10-5 would be less than significant.

Without mitigation measures, Impacts 5.10-3 and 5.10-4 would be potentially significant.

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5.10.7 Mitigation Measures

There are no hydrology and water quality mitigation measures from the GPEIR that are applicable to the proposed project. Mitigation measures WQHYDRO 1 through 3, 5 through 7, and 9 through 14 from the Wilson Creek Estates EIR are already included in regulatory measures.

- MM HYD-1 Building plans submitted to and approved by the Engineering Department shall be designed so that infrastructure associated with the development is situated outside jurisdictional areas of streams and drainages (e.g., channels and banks). A drainage easement will be recorded as approved by the City Engineer, aligned consistent with the centerline of the wash. A conservation easement exceeding the limits of the 100-year flood shall be recorded. No buildings or structures will be permitted within the easement, which shall be maintained as close to its natural state as possible.
- MM HYD-2 Prior to building permit issuance, the property owner or the project applicant for future development projects shall ensure that fill materials placed adjacent to streambeds are compacted according to the City's development standards. It must be demonstrated that fill will not settle and is protected from erosion, scour, or differential settlement.

5.10.8 Level of Significance After Mitigation

With the implementation of mitigation measures HYD-1 and HYD-2, Impact 5.10-3 would be less than significant.

With the implementation of mitigation measures HYD-1, Impact 5.10-4 would be less than significant.

5.10.9 References

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5.11 LAND USE AND PLANNING

This section of the Draft SEIR evaluates the potential impacts to land use in the City of Yucaipa from implementation of the WCSP.

Land use impacts can be either direct or indirect. Direct impacts are those that result in land use incompatibilities, division of neighborhoods or communities, or interference with other land use plans, including habitat or wildlife conservation plans. This section focuses on direct land use impacts. Indirect impacts are secondary effects resulting from land use policy implementation, such as an increase in demand for public utilities or services, or increased traffic on roadways, and are addressed in other sections of this Draft SEIR.

5.11.1 Environmental Setting

5.11.1.1 REGULATORY AND PLANNING FRAMEWORK

Regional and local regulations are listed in Table 5.11-1.

Table 5.11-1 Land Use Regulations and Plans

Regional	
Southern California Association of Governments (SCAG), 2020–2045 Regional Transportation Plan / Sustainable Communities Strategy: Connect SoCal	SCAG is a regional planning agency and a forum for addressing regional issues of transportation, the economy, community development, and the environment. Connect SoCal has 3 principles for the region's future: mobility, economy, and sustainability. It builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern.
San Bernardino Council of Governments (SBCOG) and San Bernardino County Transportation Authority (SBCTA)	San Bernardino Associated Governments (SANBAG) split into the San Bernardino County Transportation Authority (SBCTA) and San Bernardino Council of Governments (SBCOG) in January 2017. These organizations focus on the regional planning and transportation coordination for San Bernardino County.
Local	
City of Yucaipa General Plan	The 2016 General Plan provides the direction for growth and change in Yucaipa, with goals, policies, and implementation actions that address important community needs.
City of Yucaipa Development Code	The Development Code regulates land uses, lots sizes, setbacks, massing, fencing, and off-street parking.

5.11.1.2 EXISTING CONDITIONS

Existing Land Use Designations

The 2016 Yucaipa General Plan designates the plan area as Rural Living (RL) (see Figure 3-5, *General Plan Land Use*). Single-family residential is the primary use allowed, along with conservation of open space, watershed, and habitat areas. It also includes areas where animal uses, agriculture, and compatible uses may coexist or be

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permitted. The maximum density allowed is one dwelling unit per acre, with allowed uses including single-family detached residential, agriculture and related uses, recreation facilities, and neighborhood-scale public and semipublic uses. Based on the land use designation, the 2016 General Plan allows the development of 1,091 residential units in the plan area.

The location criteria for Rural Living (RL) are:

- Areas with limited agriculture; public and private recreation areas; rural residences; and watershed, wildlife, and open space uses.
- Areas with limited, low-density development; moderate slopes or in the hillside overlay; or with partial public services and limited public improvements.
- Areas where rural homes are the primary land use, but where agriculture and compatible uses may also be located.

Neighborhoods and Overlay Districts

Yucaipa has a variety of residential neighborhoods or larger planning areas that include the North Bench, Wildwood Canyon, Central Yucaipa, Chapman Heights Dunlap Acres, and Freeway Corridor areas. The WCSP is in the North Bench (see Figure 3-2, *Local Vicinity*). The North Bench planning area includes the smaller neighborhoods of Stanley Ranch and Rolling Hills as well as areas north of Oak Glen Road. The North Bench is defined by its unique natural environment. Framed by the Crafton Hills and situated on an alluvial plain, the North Bench offers panoramic views of the valley floor. The area offers predominantly rural living, with 0.5- to 1.0-acre lots, limited agriculture, and equestrian uses. The plan area is one of the largest undeveloped areas in Yucaipa's North Bench.

In planning for different land uses, certain areas of Yucaipa merit oversight to address specific concerns due to steep topography, public safety hazards, habitat, or other issues. In these areas, the 2016 General Plan designates parcels with overlay districts. Projects or land uses in an overlay district must adhere to specific siting, development, or environmental regulations in addition to the regulations of the underlying land use district.

The plan area is in the Custom Home Overlay District, which allows low-density rural residential development that is enhanced by special design standards. The overlay includes areas substantially occupied by custom single-family homes on parcels that are at least 20,000 square feet and requires greater variation in home design and larger sized homes.

The plan area is also within the Fire Safety, Floodplain Safety, Geologic Hazard, and Hillside Overlay Districts. The Fire Safety Overlay District includes areas in the very high to extremely high fire hazard zones (FR-1) and lands that are vulnerable because of their proximity to FR-1 areas. The Floodplain Safety Overlay District includes the Federal Emergency Management Agency's designated 100-year floodplains or land subject to intense localized flooding, as designated by the City. The Geologic Hazard Overlay District includes areas on or adjacent to active earthquake faults and/or at risk for landslides, mudslides, subsidence, and liquefaction.

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The Hillside Overlay District typically includes areas where the average slope exceeds 15 percent, and thus development is required to follow specific standards and open space requirements.

Surrounding Land Uses

Surrounding residential properties are characterized by single-family detached homes to the west and south of the WCSP area. El Dorado Park and Five Winds Ranch are east of the plan area. The foothills of the San Bernardino Mountains provide a striking natural backdrop to the north and east of the plan area.

5.11.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- LU-1 Physically divide an established community.
- LU-2 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.

5.11.3 Applicable WCSP Development Standards and Design Guidelines

One of the WCSP's guiding principles is to support viticulture and the wine-making industry while preserving the rural character and unique environmental features of the plan area. The WCSP would replace the current zoning for the WCSP area and would provide a comprehensive land use development program for the area. It includes goals, policies, and development standards to guide future public and private actions relating to the area's development and to the establishment of a regional viticulture and winemaking industry.

The WCSP is a proposed phased development that would subdivide the land into lots (i.e., homes/estates) and nonresidential areas for vineyards, trails, and open space. The WCSP maintains the land use requirement and buildout capacity of the General Plan, with the same total number of residential units that would be permitted on the entire site. However, the WCSP would allow residential units at a higher density, up to four units per acre, while maintaining the effective one-acre gross density over the entire plan area and balancing the remainder to create areas that specifically support viticultural uses. A buffer would also be established to maintain natural open space around Wilson Creek (see Figure 3-7, *WCSP Conceptual Land Use Plan*).

The Development Standards (WCSP Chapter 4.0) and Design Guidelines (WCSP Chapter 5.0) include detailed requirements to achieve the objectives of the WCSP. The following sections highlight some of the key requirements that relate to land use and planning.

5.11.3.1 DEVELOPMENT STANDARDS

Wine Country Residential Standards: Estates

Properties within the Estates designation may develop up to 2 units per gross acre. As shown on Figure 3-7, this residential land use area is intended to provide a transition between the wine country area and the

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surrounding large-lot residential neighborhoods of the North Bench. Development standards related to the Estates designation are:

- Individual Lots: Each single-family residence shall be located on an individual lot of record. One single-family residence unit shall be permitted per lot and may include accessory dwelling units consistent with state law.
- Minimum Lot Area: half an acre (gross).
- Maximum Building Height: 35 feet, not exceeding two stories.
- Building Separation: Adjacent structures require a minimum 20-foot separation, building to building.
- Maximum Building Footprint Site Coverage: 40 percent of net lot area.

Wine Country Residential Standards: Villas

The land designated for Villas provides more concentrated development, with a density of up to 4.3 units per gross acre (10,000 square foot net lot size). As shown on Figure 3-7, the WCSP area with the Villas designation is in the interior of the plan area and would be surrounded by the rest of the WCSP development. This area would be connected by trails and open space areas to separate development from vineyards, and generally includes terrain with steeper topography. The following development standards relate to the Villas designation:

- Individual Lots: Each single-family residence shall be located on an individual lot of record. One single-family residence unit shall be permitted per lot and may include accessory dwelling units consistent with state law.
- Minimum Lot Area: 10,000 square feet.
- Maximum Building Height: 35 feet, not exceeding two stories.
- Building Separation: Minimum 15-foot separation, from primary residence to primary residence across lots.
- Maximum Building Footprint Site Coverage: Maximum 50 percent of net lot area.

Winery Development Standards

The permitted uses by each winery type are included as Table 3-2, *Allowed Winery Uses* and Table 5.11-2, *Winery Development Standards by Type*, includes the development standards for each winery type.

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Table 5.11-2 Winery Development Standards by Type

	Micro Winery	Artisan Winery	Boutique Winery
Lot Size	Min. 2.5 acres	Min. 5 acres	Min. 10 acres
Minimum Building Separation	5 ft	10 ft	10 ft
Buffer to Residential	100 ft	100 ft	100 ft
Maximum Height	35 ft	35 ft	35 ft
Minimum Viticulture Area	75%	75%	75%

Public and Open Space Development Standards

Permitted uses for the Public Use and Open Space designation are shown in Table 5.11-3. The following development standards relate to the Public Use and Open Space designation:

- Maximum structure height: 35 feet.
- Maximum lot coverage: 40 percent of net lot area.
- Street-Adjacent Setback (corridor or local street): 25 feet.
- Street-Adjacent Setback (collector streets): 35 feet.

Table 5.11-3 Public Use Permitted Uses

Uses	Riparian Area	Water District
Publicly owned campgrounds and picnic areas not exceeding 4 sites per acre	—	—
Publicly owned restroom facilities and parking areas	—	P
Natural channels, levees, spreading grounds, detention basins, roads, trails, culverts, and diversion drains ¹	P	P
Nature preserves and mitigation “banks,” including habitat restoration	P	—
Public utilities and public service uses or structures	CUP	—
Wildlife nature preserves; water bodies; general recreation, leisure, and parks open to the general public	P	P
Residential	—	—

P: Permitted Land Use; CUP: Land Use Compliance Review and Conditional Use Permit Required

¹ Requires approval of City Engineer.

5.11.3.2 DESIGN GUIDELINES

The WCSP contains a comprehensive Design Guideline section that includes both objective and flexible design standards that exceed the requirements currently listed in the City’s Development Code and the following WCSP design guidelines pertain to land use and planning:

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Building Massing and Scale

- Simple one-story and two-story volumes reflective of the selected architectural style.

Accessory Dwelling Units

- Any ADU that is built outside of the building primary setback shall not exceed 16 feet in height.

The Design Guidelines also include design standards pertaining to:

- Building materials and colors
- Roofs and roofline design
- Rear yard façade treatments
- Standards for fences, walls, and gates
- Accessory lighting
- Landscaping
- Residential specific guidelines including neighborhood design requirements and garages, garage doors, and driveways
- Architectural styles

5.11.4 Environmental Impacts

5.11.4.1 GENERAL PLAN EIR

The Initial Study for the 2016 General Plan concluded that the proposed residential units would not physically divide any of the city's five main residential areas: North Bench, Central Yucaipa, Wildwood Canyon, Dunlap Acres, and Freeway Corridor. Implementation of the 2016 General Plan would involve development of vacant land and the intensification of redevelopment in other areas of Yucaipa to maintain and preserve the quality of Yucaipa's existing neighborhoods. Therefore, the 2016 General Plan would not physically divide an established community and impacts were less than significant.

The GPEIR analyzed the compatibility of the 2016 General Plan with applicable regulations, plans, or policies adopted for the purpose of avoiding or mitigating environmental effects. The analysis included consistency with the State planning law, the California Complete Streets Act, and the SCAG 2012–2035 RTP/SCS. The 2016 General Plan addressed all seven elements required by California Government Code Section 65302 and was consistent with California Government Code Section 65300. The 2016 General Plan was consistent with AB 1358, because Complete Streets was one of the key components in the Transportation Element. The GPEIR concluded that the 2016 General Plan would be consistent with applicable RTP/SCS goals. Therefore, analysis of potential conflicts with applicable land use plans, policies, or regulations concluded that implementation of the 2016 General Plan would result in less than significant impacts.

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5.11.4.2 WILSON CREEK ESTATES EIR

The Wilson Creek Estates project would add residential development along the north and east of existing residential development and would not physically divide an existing community.

The WCE EIR also concluded that the Wilson Creek Estates project would not conflict with the City's General Plan or zoning code since no amendments to the general plan land use designation or zoning category for the site were required. Proposed improvements would also be conducted in a manner consistent with adopted development standards and good planning practices, including those required by the City's Development Code. Land use and planning impacts were determined to be less than significant.

5.11.4.3 WINE COUNTRY SPECIFIC PLAN

The following impact analysis addresses the thresholds of significance in Section 5.11.2. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.11-1: The Wine Country Specific Plan would not physically divide an established community. [Threshold LU-1]

The plan area is primarily undeveloped, with current on-site uses consisting of limited agricultural enterprises such as grazing, dry farming, an olive grove, and several chicken ranches. There are a few existing homes, agricultural uses and chicken farms west of Jefferson Street (see Figure 3-3, *Site Aerial*). There is an existing water tank along Fir Avenue, and a small water storage facility along Oak Glen Road. The WCSP is anticipated to be developed over an approximate 20-year period and although it is anticipated that the older homes and chicken farms will likely be redeveloped upon development of new residences, vineyards and wineries, these uses could also remain. As shown on Figure 3-10, *Existing and Proposed Circulation Network*, the proposed roadway plan would not disrupt or divide any existing community.

The closest established residential communities to the plan area are single-family homes south of Oak Glen Road and Fir Avenue; west of Fremont Street, Jocelyn Lane, and Jefferson Street; and north of Carter Street, Country Ridge Road, Holly Avenue, and Ivy Avenue (see Figure 3-3). These neighborhoods are physically separated from the plan area by these streets and would include the WCSP's larger Estate district to provide a transition from between the two neighborhoods. The remaining project boundaries are bounded by undeveloped open space and dispersed residential and commercial uses. Overall, the proposed project would not divide any established communities.

Level of Significance Before Mitigation: No Impact.

Impact 5.11-2: The Wine Country Specific Plan would not conflict with applicable plans adopted for the purpose of avoiding or mitigating and environmental effect. [Threshold LU-2]

The WCSP is under the jurisdiction of the City of Yucaipa and SCAG and their land use plans and policies. The following analysis will determine if the WCSP is consistent with the goals and policies of the 2016 General Plan and SCAG's RTP/SCS, Connect SoCal.

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Yucaipa 2016 General Plan Consistency

Proposed Land Use Designations and Overlay Districts

The 2016 General Plan designates the plan area as Rural Living (RL) with the Custom Home Overlay District, which allows low-density rural residential development with special design standards. Single-family residential is the primary use, coexisting with open space and agriculture. The maximum development density is one unit per acre. The WCSP maintains the land use requirement and buildout capacity of the 2016 General Plan, with the same total number of units on the entire site, consistent with the provisions of Senate Bill 330 that prohibits agencies from directly reducing their residential capacity. However, the WCSP would allow residential units at a higher density, up to four units per acre, while maintaining the effective one-acre density over the entire plan area and balancing the remainder to create areas that specifically support viticultural uses.

The proposed land use designations are shown on Figure 3-7, *WCSP Conceptual Land Use Plan*. The plan area consists of 1,093.6 acres of primarily undeveloped land. The proposed land uses would be split approximately in half, with residential uses on 547.4 acres and nonresidential on 546.2 acres. The nonresidential land use designations include Agriculture, Riparian Area, and Water District at 465.5, 73.6, and 7.1 acres, respectively. The Water District designation relates to land owned by the Yucaipa Valley Water District. The residential use acreage would be divided into two groups: residential lots of 10,000 to 14,000 square feet (“Villas”) and encompassing 315 acres, and residential lots of 0.5 acre (“Estates”) and encompassing 232.4 acres. The Riparian Area would create a buffer between the proposed residential uses around Wilson Creek and the creek habitat.

The WCSP would allow a maximum of 1,091 residential units, which is the same total units permitted in the General Plan for the plan area. The Villas would provide 629 lots with a buildout, gross density of 2 du/ac over the 315 acres designated for Villas. With a permitted minimum lot size of 10,000 SF, the net density could be as high as 4.3 du/ac. The Estates would be on 462 half-acre lots with a gross buildout density of 2 du/ac. The approximately 465.5 acres of land designated for Agriculture would be used for vineyards and wineries—346 acres for vineyards with no on-site wine production, and 120 acres for wineries. The WCSP anticipates development of 26 wineries of various sizes and with on-site accessory buildings. Three different sizes of wineries are envisioned: 12 micro-wineries, 10 artisan wineries, and 4 boutique wineries.

With approval of the proposed general plan amendment to allow for the specific land use designations shown in Figure 3-7, the WCSP would be consistent with the 2016 General Plan. Additionally, development pursuant to the WCSP would comply with regulatory requirements mandated in the Fire Safety Overlay, Floodplain Overlay, Geologic Hazard Overlay, and Hillside Overlay (see Section 5.7, *Geology and Soils*, and Section 5.10, *Hydrology and Water Quality*). The WCSP would also include specific design standards that would implement the existing Custom Home Overlay District with additional specificity and tailoring of standards to suit the plan area, and these changes would be incorporated into the general plan amendment for the WCSP. Objective design criteria are now included within these standards, which help to address newer state laws pertaining to the Housing Accountability Act that limit a local jurisdiction’s ability to enforce ambiguous or subjective requirements for residential development. Therefore, the WCSP would not conflict with land use designations and overlays in the 2016 General Plan, and impacts would be less than significant (see Section 3.5, *Intended Uses of the SEIR*).

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General Plan Goals and Policies

The 2016 General Plan’s stated goals establish a broad vision of the conditions that the City wants to achieve, and its policies set a course of action to achieve the overall goal. A review of the proposed project’s consistency with the applicable goals and policies of the various elements of the 2016 General Plan is provided in Table 5.11-4, *General Plan Consistency Analysis*.

Table 5.11-4 General Plan Consistency Analysis

Applicable City of Yucaipa 2016 General Plan Goals and Policies	Project Consistency
Community Design and Land Use Element	
GOAL CDL-1 Land Use Mix	
<p>Policy CDL-1.4 Places for Recreation and Conservation. Provide parks, recreational facilities, and multi-functional open spaces in sufficient quantities and in a manner that is consistent with the Emerald Collar articulated in the Parks, Recreation, Trails, and Open Space Element.</p>	<p>Consistent. The WCSP would include 12-foot-wide multipurpose trails along Oak Glen Road, Jefferson Street, and Carter Street and along Wilson Creek in the riparian areas. The trail alignment of the WCSP is consistent with the 2016 General Plan. The Wine Country trails are planned along three collector streets—Oak Glen Road, Jefferson Street, and Carter Street. The trails would be adjacent to the vineyards, orchards, and open space along most of their length. Given the existing parkland near the Plan Area, a major focus of WCSP is to ensure that adequate trail connections are made to provide convenient access to existing recreation resources from the proposed development areas. Lighting would be used to enhance the safety of pedestrians and others using the WCSP trails. Signage on the trails would be regulated by the City’s municipal code, Division 7, Chapter 7, “Sign Regulations.”</p> <p>The proposed project would also include 73.6 acres of open space along Wilson Creek that would provide recreational activities and passive open space for relaxing and enjoyment, and would directly preserve this natural feature.</p>
<p>Policy CDL-1.5 Transportation System. Develop and maintain a transportation system that is closely coordinated with land use planning decisions, moves people and goods efficiently and safely, and is designed to accommodate and promote scenic viewsheds.</p>	<p>Consistent. The WCSP would create a functional transportation system within the plan area that adheres to the Circulation Plan of the General Plan. The approach to mobility and circulation of vehicles, bicycles, and pedestrians for the WCSP area would maintain the layout of the existing rural roadway network and add connectivity from existing corridors while preserving Wilson Creek and its adjacent habitat. Tailored roadway standards are also included to provide a more rural appearance throughout the plan area.</p>
<p>Policy CDL-1.8 Overlay Districts. Require that development projects comply with applicable regulations in the municipal code when the underlying parcels are located within a designated overlay district.</p>	<p>Consistent. Development pursuant to the WCSP would comply with regulatory requirements mandated for the Floodplain Overlay, Geologic Hazard Overlay, Fire Safety Overlay District, and Hillside Overlay. The WCSP would also include modifications to the existing Custom Home Overlay District that would be incorporated into the General Plan Amendment for the WCSP. These standards also include more specific and objective standards than those currently found in the Custom Home Overlay District.</p>
GOAL CDL-2 Hillside and Ridges Lines	
<p>Policy CDL-2.1 Ridgeline/Hillside Protection. Adhere to the protections for ridgelines and hillsides codified in Ordinance 81, Ridgeline/Hillside Development Ordinance, Hillside Overlay District, and Grading Manual.</p>	<p>Consistent. Development pursuant to the WCSP would adhere to the requirements codified in the Ridgeline/Hillside Development Ordinance, Hillside Overlay District, and the grading manual.</p>
<p>Policy CDL-2.2 Viewshed. Preserve views to and from hillsides and ridgelines to maintain the image and quality of Yucaipa where overlay districts apply. Preserve canyons, ridgelines, and rock outcrops through regulation of development as appropriate.</p>	<p>Consistent. The views to the hillsides and ridgelines are an important asset identified in the WCSP. The maximum allowable height would be 35 feet, which would help preserve the views of the natural environment. Additionally, development pursuant to the WCSP would adhere to the requirements codified in the Ridgeline/Hillside Development Ordinance, Hillside Overlay District, and the</p>

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Table 5.11-4 General Plan Consistency Analysis

Applicable City of Yucaipa 2016 General Plan Goals and Policies	Project Consistency
	grading manual. Additionally, vineyard setbacks are required along the Oak Glen Road viewshed.
<p>Policy CDL-2.3 Development Projects. Concentrate hillside development in areas with the least environmental impacts. Density, open space, and building design and site planning are to be correlated with steepness of the terrain; allow clustering to maximize open space.</p>	<p>Consistent. The City's Geologic and Seismic Hazards Overlay District requires that a geotechnical hazard analysis be performed prior to the issuance of building permits. In addition, the City's Hillside Overlay District imposes regulations on grading with the goal of preserving natural ridgelines and slopes. Safety Element Policy S-1.8 limits grading for future development to the minimum amount needed to preserve the city's natural topography and maintain soil and slope stability. Mandatory compliance with California Building Code requirements would reduce the impact of such potentially significant geotechnical hazards.</p>
<p>Policy CDL-2.4 Grading. Encourage natural grading techniques that blend with existing topography; grading should use rounded contours on slopes to minimize disturbance. Encourage the preservation of the physical shape of the hillside and views where feasible.</p>	<p>Consistent. The WCSP design guidelines include the use of landscaped slopes instead of exposed retaining walls to provide transitions between different grades along publicly accessible areas, as well as contour grading principles such as rounded grading corners and changes in hillside slope, to provide for a more naturalistic appearance.</p>
<p>Policy CDL-2.7 Site Planning. Promote land use patterns that are consistent with slopes, landform, vegetation, and scenic quality of hillsides. Ensure projects fit the natural site topography rather than altering natural topography or features to accommodate a stock pad.</p>	<p>Consistent. The WCSP maintains a balanced ecosystem of the natural and built environment through development standards and policies. The plan area includes the Riparian land use designation for Wilson Creek and adjacent land to preserve the natural environment.</p>
<p>GOAL CDL-4: Corridors and Viewsheds</p>	
<p>Policy CDL-4.4 Scenic Corridors. Protect designated scenic corridors (Yucaipa Boulevard Live Oak Canyon Road, Oak Glen Road, Wildwood Canyon Road, and Bryant Street) by adhering to development requirements in the municipal code and policies in the General Plan.</p>	<p>Consistent. The General Plan designates Oak Glen Road, which bounds the southern portion of the plan area as a Yucaipa-designated Scenic Highway. The southern and northern portions of the WCSP area are designated for agricultural uses and would not alter views of scenic resources that could be viewed from Oak Glen Road. The WCSP also calls for a maximum allowable height of 35 feet, which would help preserve the views of the scenic corridor. There would also be a 100-foot setback along Oak Glen Road for wineries.</p>
<p>GOAL CDL-10: Design Quality</p>	
<p>Policy CDL-10.2 Topography. Follow the city's Hillside Development Ordinance and, where appropriate, require project designs to respect the site's topography and fit into the natural contours of the slope, thereby protecting views to and from the development.</p>	<p>Consistent. See response to CDL-2.1.</p>
<p>Policy CDL-10.3 Site Planning. Identify and preserve the positive characteristics and features of a site, such as viewsheds, heritage trees, rock outcroppings, during the design and development of new projects.</p>	<p>Consistent. The WCSP maintains a balanced ecosystem of the natural and built environment through the development standards and policies. The plan area includes the Riparian land use designation for Wilson Creek and adjacent land to preserve the natural environment.</p>
<p>Policy CDL-10.10 Building Massing. Reduce the bulk and perceived size of large buildings by dividing their mass into smaller parts, stepping down to adjacent structures, recessing openings for doors/windows, and using pedestrian scale features; single-plane massing is discouraged.</p>	<p>Consistent. The WCSP design guidelines require:</p> <ul style="list-style-type: none"> • Simple one-story and two-story volumes reflective of the selected architectural style. • Articulation of one-story and two-story forms within the building mass. • "Broken" rooflines to emphasize and articulate delineation in the building mass. • Covered front porches, balconies and loggias, and walkways and porte-cocheres appropriate to the selected architectural style add additional depth,

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Table 5.11-4 General Plan Consistency Analysis

Applicable City of Yucaipa 2016 General Plan Goals and Policies	Project Consistency
	further define structures, and provide a connection between public areas and private areas.
Policy CDL-10.13 Sustainable Designs. Designs should incorporate sustainability concepts: incorporate measures to wisely reduce, conserve, or manage energy and water; control off-site drainage; and recycle construction and demotion debris as practical and cost effective.	Consistent. The WCSP design guidelines require the use of drought-tolerant plant material and water conservation elements such as on-site water retention. All new development would be required to prepare a Stormwater Water Quality Management Plan that includes implementation of on-site best management practices that control off-site drainage. Pursuant to Section 5.408 (Construction Waste Reduction, Disposal, and Recycling) of CALGreen, at least 65 percent of the nonhazardous construction and demolition waste would be recycled and/or salvaged for reuse.
Policy CDL-10.14 Lighting. Exterior lighting should be subdued and avoid glare for occupants of adjacent properties. Lighting should enhance building design, improve safety and security, and wisely use energy; lighting intensity should be sensitive to surrounding properties and other environmental considerations.	Consistent. The WCSP design guidelines require that: <ul style="list-style-type: none"> • Lighting design be integrated with the architectural design elements. • Lighting be used to enhance the safety of pedestrians and others using the WCSP trails. • Outdoor security lighting not project above the roofline of the building on which it is mounted. • Where applicable, time-control and other energy-saving devices be used with exterior lighting. Additional provisions are also included as part of the WCSP to protect dark night skies in the area.
Policy CDL-10.15 Landscaping. Implement creative landscape design transitions and buffers to create visual interest and reduce conflicts between different land uses. Promote water conservation with natural landscaping.	Consistent. The WCSP design guidelines require the use of drought-tolerant plant material and water conservation elements such as on-site water retention. The WCSP includes landscape features such as a defined tree canopy, along with plants that add color and texture that work to develop the street scene and soften the appearance of homes. Neighborhoods and wineries would include a 100 feet landscaped buffer zone between residential and non-residential uses. Additionally, landscaped slopes should be used to provide transitions between different grades along publicly accessible areas in lieu of exposed retaining walls. Landscape plant material along slopes and within the buffer areas between wineries and residential neighborhoods would consist of California native species that will not invade or hybridize with agricultural areas.
GOAL CDL-11: Preservation and Reuse	
Policy CDL-11.4 Reuse of Underutilized Land. Encourage the transition of underutilized land uses, projects in significant disrepair, or marginal uses to other uses offering greater community benefits, provided that appropriate transitions and design treatments are incorporated.	Consistent. The WCSP would transform the existing land to accommodate for new housing developments and develop a new wine industry in Yucaipa. It has a maximum residential development potential of 1,091 dwelling units and could generate additional revenue from grape and wine production.
Housing and Neighborhoods Element	
GOAL HN-3: Housing Design	
Policy HN-3.1 Design Features. Require new and rehabilitated residential units to be well designed, with appropriate attention to site planning, materials and colors, building treatments, landscaping, open space, parking and environmentally sustainable practices.	Consistent. See response to CDL-10.10. Additionally, the color palette and materials of the proposed residential units would be true to the historical architectural style and would vary from elevation to elevation. Identical building facades on the same street would be minimized.
Policy HN-3.5 Overlay Districts. Require adherence to housing-related regulations in the city's overlay districts-hillside, custom home, natural hazards, scenic resources, biological resources, noise, cultural resources, and others, as applicable.	Consistent. See responses to CDL-10.10, CDL-1.8, CDL-2.1, CDL-2.2, and CDL-2.3.

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Table 5.11-4 General Plan Consistency Analysis

Applicable City of Yucaipa 2016 General Plan Goals and Policies	Project Consistency
Policy HN-3.6 Compatibility. Require that residential development and rehabilitation projects are compatible with the character of their neighborhood, comply with municipal code development standards, and follow appropriate site planning and project design practices.	Consistent. The rolling hillsides, creek, and landscape provide a scenic view in the plan area. They are home to a wide variety of plants and animals and provide prime examples of California's natural environment. Preservation of these environments is not only important to maintaining a balanced ecosystem but provides educational opportunities as well as a scenic amenity for residents and visitors to enjoy. The plan area will preserve and enhance the natural environment and create connections to El Dorado Ranch Park. The most scenic and sensitive habitats will be preserved as open space.
Policy HN-3.7 Resource Conservation. Design and built homes to incorporate cost-effective best practices in energy conservation and water conservation (including dual plumbing for recycled water) that will effectively address and comply with state and federal matters.	Consistent. See response to CDL-10.13.
Parks, Recreation, Trails, and Open Space Element	
GOAL PR-3: Multipurpose Trails	
Policy PR-3.1 Trail Development. Develop a multipurpose trail system for hiking, biking, and equestrians throughout Yucaipa, focusing on drainage channels, hillsides, parks, and other public use areas.	Consistent. See response to CDL-1.4.
Policy PR-3.3 Environmental Protection. Locate, design, and regulate the use of multipurpose trails so that they do not have a significant negative impact on natural habitat, wildlife, landforms, and cultural resources.	Consistent. See response to CDL-1.4.
Policy PR-3.4 Trail Design. Design trails to accommodate different users, with sustainable materials, appropriate trail heads and trail staging areas, signage, educational materials, safety signs, and other amenities.	Consistent. See response to CDL-1.4.
Policy PR-3.5 Internal Connectivity. Strive to connect multipurpose trails to schools, local and regional parks, residential neighborhoods, open space areas, Uptown, and other community destinations in Yucaipa.	Consistent. See response to CDL-1.4.
Policy PR-3.7 Trail Safety. Promote the safe use of trails through lighting (where appropriate), signage, right-of-way and trail etiquette, safe crossings, trail improvements, and crime prevention strategies.	Consistent. See response to CDL-1.4.
GOAL PR-4: Natural Open Spaces	
Policy PR-4.3 Hillside Preservation. Protect lands with steep topography, prominent natural features, ridgelines, and view sheds through adherence to Yucaipa's Hillside Preservation Ordinance.	Consistent. See responses to CDL 1.8, CDL-2.1, CDL-2.2, CDL-2.3, and CDL-2.7.
Policy PR-4.4 Oak Tree Preservation. Preserve the City's heritage oak trees through adherence to the Oak Tree Conservation regulations in the Yucaipa Municipal Code, proper tree care and maintenance, and other efforts.	Consistent. The City of Yucaipa's Municipal Code, Division 9, Plant Protection and Management, includes ordinances related to the removal of trees, including oak trees. The WCSP area contains trees, including oak trees. Implementation of Mitigation Measures BIO-16 would reduce impacts to oak trees to less than significant.

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Table 5.11-4 General Plan Consistency Analysis

Applicable City of Yucaipa 2016 General Plan Goals and Policies	Project Consistency
Policy PR-4.7 Scenic Resources. Protect Yucaipa’s scenic resources, including scenic corridors along roads and views of the hillsides, prominent ridgelines, canyons, and other significant natural features, to the extent practical.	Consistent. The site planning principles of the WCSP take advantage of scenic views and natural topography in the greater North Bench, arrange placement of structures to best leverage views and other scenic opportunities, and preserve natural features and views with appropriately scaled development that works with the surrounding environment.
GOAL PR-5: Biological Resources	
Policy PR-5.1 Resource Protection. Protect and conserve Yucaipa’s biological resources, with a special focus on sensitive, rare, or endangered plant and wildlife species in accordance with state and federal resource agency requirements.	Consistent. Refer to Section 5.4, <i>Biological Resources</i> . As noted in that section, impacts to biological resources would be less than significant.
GOAL PR-6: Cultural and Paleontology	
Policy PR-6.6 Native American Consultation. Continue to offer and conduct consultations with the Native American Heritage Commission on development proposals in accordance with state and federal law.	Consistent. Refer to Section 5.18, <i>Tribal Cultural Resources</i> . As noted in that section, tribal consultation was conducted for the WCSP.
Economic Development Element	
GOAL ED-2: Retail, Entertainment, Tourism	
Policy ED-2.1 Retail Sales Growth. Invest in the retention, expansion, and attraction of retail businesses (including dining, shopping, and entertainment) in economic sectors that are underrepresented in Yucaipa.	Consistent. The WCSP would introduce wineries into the City which is an economic sector that is not highly represented in the area. The wineries would include tasting rooms, wholesale and retail sales, art and merchandise sales, bed-and-breakfast inns, small bungalow resorts, and restaurants in addition to the wine-making facility and vineyards.
Policy ED-2.5 Tourism. Promote tourism to provide market support for shopping, dining, and entertainment in Yucaipa. Working with business and civic groups, develop a complete tourism infrastructure, including marketing, public relations, wayfinding, and an array of lodging.	Consistent. The WCSP is a planned approach to the development of the wine industry to encourage appropriate wine-related economic growth and agritourism and would support wine-related businesses and activities in the Uptown District to expand the tourism industry. Increased tourism is an expected benefit from the development of vineyards and wineries. The Yucaipa Valley American Viticultural Area (AVA) would become a tourism destination and a reason for residents throughout Southern California to come to Yucaipa. The WCSP also caters to overnight visitors which are a key component of destination tourism. The proposed wineries would include bed-and-breakfast inns and small bungalow resorts.
Policy ED-2.6 Hospitality Services. Support efforts to attract a strong hospitality sector, including the full range of lodging/accommodations and ancillary services that can meet the varied consumer needs of day and weekend tourists that visit Yucaipa.	Consistent. See responses to ED-2.1 and ED-2.6.
GOAL ED-5: Economic Development Program	
Policy ED-5.7 Yucaipa Valley Character. Preserve the scenic qualities and rural characteristics of Yucaipa by discouraging development and land uses that would detract from or degrade these qualities and characteristics and by avoiding investments in infrastructure that would promote such development and land uses.	Consistent. See responses to CDL-1.5, CDL-2.7, CDL-4.4, CDL-1.5, CDL-2.7, CDL-4.4, HN-3.6, and PR-4.7.

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Table 5.11-4 General Plan Consistency Analysis

Applicable City of Yucaipa 2016 General Plan Goals and Policies	Project Consistency
Policy ED-5.10 Business Start-ups. Collaborate with regional economic development service providers to improve and expand the provision of services to assist business start-ups and small businesses.	Consistent. The WCSP would support small-scale winery-related accessory uses, including tasting rooms and bed-and-breakfast inns that would promote start-ups and small businesses.
Transportation Element	
GOAL T-1: A Comprehensive Street Network	
Policy T-1.2 Roadway Design. Provide community and context sensitive street standards for rural, semirural, and suburban roadways within the City that reflect surrounding land uses and the environment.	Consistent. See responses to CDL-1.4. and CDL-1.5. Tailored roadway standards are included to include a more natural and rural design, including greater landscape areas and bioswales, and enhanced multipurpose trail connectivity.
Policy T-1.3 Roadway Construction. Design and construct new roads in a manner that requires minimal grading, accommodates drainage, and preserves the natural topography and scenic views, while still meeting the City's design standards.	Consistent. See responses to CDL-2.3 and PR-4.7.
Policy T-1.5 Multimodal Access. Assess roadway operations for new development and infrastructure projects so that roadways can accommodate safe and convenient access and travel for all users, including motorists, bicyclists, pedestrians, and transit users.	Consistent. See responses to CDL-1.4 and CDL-1.5.
GOAL T-2: Transportation System Operation	
Policy T-2.2 Multimodal Network. Assess roadway operations for new development and infrastructure projects with a balance between vehicle capacity, vehicle miles traveled, and multimodal transportation modes.	Consistent. See responses to CDL-1.4 and CDL-1.5.
Policy T-2.5 Environmental Concerns. Minimize environmental impacts from the construction, use, and improvement of roadways on air and water quality, heat island effects, noise levels, view sheds, street-level aesthetics, drainage, and stormwater runoff whenever feasible.	Consistent. Refer to Section 5.1, <i>Aesthetics</i> , Section 5.3, <i>Air Quality</i> , Section 5.10, <i>Hydrology and Water Quality</i> , and Section 5.13, <i>Noise</i> .
Policy T-2.6 Public Road Access. Public road access is required for all newly created parcels. If this is not feasible, adequate private roadway access may be granted if circumstances warrant. The creation of "flag lots" shall be discouraged on all Tentative Tract Maps.	Consistent. The WCSP area is currently undeveloped and served by a two-lane street and some rural roadways. The WCSP would maintain the existing rural street system and street standards. The circulation system would be designed with the idea that the WCSP area is a destination, not a circulation corridor leading to somewhere else. The goal is to maintain modest roadways with low traffic volumes and leisurely traffic speeds that allow travelers to enjoy the scenic, rural setting of the area. The transportation and circulation system for the WCSP would be designed to utilize the existing roadway system, with the addition of collectors, residential streets and access drives as needed to serve individual subareas, and trails for non-vehicular circulation to connect subareas to each other and the rest of WCSP area.

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Table 5.11-4 General Plan Consistency Analysis

Applicable City of Yucaipa 2016 General Plan Goals and Policies	Project Consistency
GOAL T-3: Safe, Connected, and Accessible Bikeway and Pedestrian Network	
Policy T-3.1 Bicycle Network. Complete bicycle infrastructure improvement projects that close gaps in the City's bicycle plan illustrated in Figure T-3 and those providing connections to adjacent communities and counties to enhance regional connectivity.	Consistent. See responses to CDL-1.4 and CDL-1.5. Additionally, conceptual plans for the residential areas have been designed to ensure the development of pedestrian-scale neighborhoods and pedestrian and bicycle facilities that make the development easily accessible to all residents by foot or bicycle. While the development areas must also accommodate the flow of automobile traffic and provide convenient vehicular access, it is important that the image of the residential areas not be dominated by the automobile but rather to support all users and visitors to the area. The WCSP supports sustainable land use, vehicular, and bike and pedestrian mobility, and the infrastructure necessary to support development.
Policy T-3.2 Bicycle and Pedestrian Connectivity. Identify redesign opportunities to create dedicated bicycle lanes and pedestrian sidewalks that connect neighborhoods and commercial areas to community services.	Consistent. See responses to CDL-1.4, CDL-1.5, and T-3.1.
Policy T-3.5 Biking and Pedestrian Amenities. Provide supporting bicycle and pedestrian facilities, such as traffic control devices, bike racks or other parking accommodations, crosswalks, benches, and other infrastructure where feasible.	Consistent. See responses to CDL-1.4, CDL-1.5, and T-3.1.
Policy T-3.7 Street Retrofits. As streets are improved or rehabilitated, incorporate the pedestrian and bicycle facilities to provide a complete street, consistent with the City's roadway design standards.	Consistent. See response to CDL-1.4, CDL-1.5, and T-3.1.
Policy T-3.8 Intersection and Signal Enhancements. Enhance pedestrian and bicycle crossing efficiency and safety, including timing of signals, crosswalks, and intersection design features. Provide signal timing that allows intersection crossing at a safe pace.	Consistent. Refer to Section 5.17, <i>Transportation</i> .
GOAL T-5: Scenic Corridors	
Policy T-5.1 Scenic Corridor Designation. Prioritize the preservation of scenic qualities or environmental character of streets and highways designated on the local scenic highway plan (Figure T-4) in the design, construction, and modification of streets.	Consistent. See response to CDL-4.4 and PR-4.7.
Policy T-5.3 Street Design. Apply special consideration in the design of street lighting, signage, landscaping palette, street furniture, and other appurtenances that complement the views from the roadway along scenic corridors.	Consistent. See response to CDL-10.14 and CDL-10.15. Signage would be consistent with a neighborhood or winery's architectural style, with compatible, appropriate colors and materials.
Policy T-5.5 Scenic Corridor Signage. Avoid free standing signage along designated Scenic Corridors. Enforce design criteria for consideration of new freestanding outdoor advertising structures or signs along designated scenic corridors.	Consistent. Signage would be consistent with a neighborhood or winery's architectural style, with compatible, appropriate colors and materials. The City may also work collaborative to create a wine country branding opportunity to further integrate public signage within the area.

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Table 5.11-4 General Plan Consistency Analysis

Applicable City of Yucaipa 2016 General Plan Goals and Policies	Project Consistency
Public Safety Element	
GOAL S-2: Flood Safety	
Policy S-2.2 Floodplain Development. Promote the dedication of land within the 100-year floodplain and adjacent areas for park, multi-purpose trails, recreational uses, open spaces, and habitat conservation/mitigation.	Consistent. Refer to Section 5.10, <i>Hydrology and Water Quality</i> .
Policy S-2.3 Land Use Regulations. Prohibit development of new essential and critical facilities and lifeline services in the 100-year floodplain. Prohibit facilities that use, store, transport, or dispose of hazardous materials from developing in the Floodplain Safety Overlay District.	Consistent. Refer to Section 5.10, <i>Hydrology and Water Quality</i> .
Policy S-2.7 Stormwater Runoff. Require new developments that add substantial amounts of impervious surfaces to integrate low impact development best management practices to reduce stormwater runoff.	Consistent. Refer to Section 5.10, <i>Hydrology and Water Quality</i> .
GOAL S-3: Fire Safety	
Policy S-3.3 Fire Codes. Require adherence to applicable fire codes for buildings and structures, fire access, and other standards in accordance with Fire Hazard Overlay Districts, California Fire Code, and municipal codes; encourage retrofit of nonconforming land uses.	Consistent. Refer to Section 5.20, <i>Wildfire</i> .
Policy S-3.4 Fuel Modification. Require adherence to fuel modification and defensible space requirements to reduce wildfire hazards; work with CAL FIRE to coordinate fuel breaks in very high fire severity zones.	Consistent. Refer to Section 5.20, <i>Wildfire</i> .
GOAL S-6: Noise and Vibration Safety	
Policy S-6.3 Noise Insulation and Vibration Standards. Require new projects to comply with noise insulation and vibration reduction standards in local, regional, state, and federal regulations, as applicable.	Consistent. Refer to Section 5.13, <i>Noise</i> .
Policy S-6.4 Noise Nuisance Standards. Regulate the control of residential noise nuisances—such as parties, barking dogs, other animals, and limited agricultural operations—through the City's municipal code.	Consistent. Refer to Section 5.13, <i>Noise</i> .
Policy S-6.6 Land Use-Noise Compatibility. Require mitigation of exterior and interior noise to the levels in Table S-1. Encourage the use of building design, site planning, landscaping, and other features to reduce noise levels.	Consistent. Refer to Section 5.13, <i>Noise</i> .
Policy S-6.7 Vibration Reduction. Minimize vibration impacts from construction sites, roadways, and other sources with a combination of setbacks, structural design features, and operational regulations as appropriate.	Consistent. Refer to Section 5.13, <i>Noise</i> .

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Table 5.11-4 General Plan Consistency Analysis

Applicable City of Yucaipa 2016 General Plan Goals and Policies	Project Consistency
GOAL S-7: Air Quality and Climate Change	
Policy S-7.3 Sensitive Land Uses. Protect residents from health risks by avoiding the placement of sensitive uses and land uses generating high levels of pollutants within close proximity to one another. Appropriate distances shall be determined based on best available knowledge.	Consistent. Refer to Section 5.3, <i>Air Quality</i> .
Policy S-7.6 Greenhouse Gas Reductions. Reduce communitywide greenhouse gas emissions locally through the implementation of Yucaipa’s Climate Action Plan; actively support regional efforts to reduce greenhouse gases throughout the county.	Consistent. Refer to Section 5.8, <i>Greenhouse Gas Emissions</i> .
Public Services and Facilities Element	
GOAL PSF-1: Educational Resources	
Policy PSF-1.8 School Facilities. Work with developers and the school district to ensure the payment of fees, construction, and expansion of school facilities to address expected increases in school-age population.	Consistent. Refer to Section 5.15, <i>Public Services</i> .
GOAL PSF-4: Community Safety	
Policy PSF-4.1 Service Standards. Maintain appropriate response times to crime, traffic accidents, and other public safety incidents, consistent with community expectations and professional industry standards.	Consistent. Refer to Section 5.15, <i>Public Services</i> .
GOAL PSF-5: Water Management	
Policy PSF-5.4 Use of Recycled Water. Increase use of recycled water in development projects and landscaping; implement best practices (e.g., dual plumbing) to expand recycled water use when safe, practical, and available.	Consistent. Refer to Section 5.19, <i>Utilities and Service Systems</i> .
Policy PSF-5.5 Water Conservation. Support water conservation measures that comply with state and federal legislation and that are consistent with measures adopted in the urban water management plan.	Consistent. Refer to Section 5.19, <i>Utilities and Service Systems</i> .
GOAL PSF-6: Wastewater Management	
Policy PSF-6.6 Reduced System Demand. Reduce wastewater system demand by: requiring water-conserving designs and equipment; encouraging water-conserving devices; and designing wastewater systems to minimize inflow and infiltration.	Consistent. Refer to Section 5.19, <i>Utilities and Service Systems</i> .
Policy PSF-6.9 Stormwater Runoff. Require new developments that add substantial impervious surfaces to integrate low impact development best management practices (e.g., permeable pavements) to reduce stormwater runoff.	Consistent. Refer to Section 5.10, <i>Hydrology and Water Quality</i> , and Section 5.19, <i>Utilities and Service Systems</i> .

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Table 5.11-4 General Plan Consistency Analysis

Applicable City of Yucaipa 2016 General Plan Goals and Policies	Project Consistency
GOAL PSF-7: Infrastructure Planning	
Policy PSF-7.3 Fair Share Funding. Ensures that new development pays its fair share of the cost of providing/financing new public facilities and services and/or the cost of expanding/upgrading existing facilities and services impacted by new development	Consistent. Refer to Section 5.15, <i>Public Services</i>
GOAL PSF-8: Energy and Conservation	
Policy PSF-8.3 Undergrounding Utilities. Require all new utility lines built as part of new development projects to be installed underground or, in the case of transformers, pad mounted consistent with City specifications.	Consistent. Refer to Section 5.19, <i>Utilities and Service Systems</i> .
GOAL PSF-9: Waste Management	
Policy PSF-9.1 Diversion. Continue implementing waste reduction, reuse, and recycling programs to divert recyclable materials from landfills; expand programs as needed in response to state mandates and local priorities.	Consistent. Refer to Section 5.19, <i>Utilities and Service Systems</i> .
Policy PSF-9.2 Organic Wastes. Continue to encourage and diversify the organic waste program, including landscaping, Christmas trees, composting and mulch, and other sources of organic waste that are deemed appropriate.	Consistent. Refer to Section 5.19, <i>Utilities and Service Systems</i> .
Policy PSF-9.4 Construction/Demolition. Require developers to recycle construction debris for residential, multifamily and commercial construction, and demolition projects that meet certain thresholds.	Consistent. Refer to Section 5.19, <i>Utilities and Service Systems</i> .

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2020–2045 RTP/SCS: Connect SoCal

Table 5.11-5 provides an assessment of the WCSP’s consistency with pertinent goals of Connect SoCal.

Table 5.11-5 WCSP’s Consistency with Connect SoCal Goals

RTP/SCS Goal	Project Compliance with Goal
<p>RTP/SCS G1: Encourage regional economic prosperity and global competitiveness</p>	<p>Consistent: The proposed project is a planned approach to the development of the wine industry in Yucaipa to encourage appropriate wine-related economic growth and agritourism. Increased tourism is an expected benefit from the development of vineyards and wineries, and the WCSP would make Yucaipa a tourism destination for residents throughout Southern California. The proposed project would therefore generate employment and revenue. The WCSP also includes the development of single-family residential units that transition from existing land uses (one-half- to one-acre lots) to new development (10,000-square-foot to half-acre lots) in line with the desire of current residents for compatible lot sizes offered in adjacent neighborhoods. Therefore, the WCSP would offer housing opportunities in an area with little new housing development. Overall, the project would bolster the city’s economic competitiveness.</p>
<p>RTP/SCS G2: Improve mobility, accessibility, reliability, and travel safety for people and goods.</p>	<p>Consistent: The major north-south thoroughfares in the plan area include Fremont Street, Jefferson Street, and Martell Avenue; major east-west thoroughfares include Ivy Street, Carter Street, and Oak Glen Road. The WCSP would be directly accessible from I-10 via Oak Glen Road. The I-10 freeway is a transcontinental interstate highway, stretching from Santa Monica, California, to Jacksonville, Florida. The plan area would also be connected by neighborhood streets and an expansive multipurpose trail system. These features would provide safe and reliable accessibility and mobility for people and goods to and within the project site.</p>
<p>RTP/SCS G3: Enhance the preservation, security, and resilience of the regional transportation system</p>	<p>Not Applicable: The proposed project is not a transportation project and would not have a direct impact on the preservation and sustainability of the regional transportation system. Proposed roadway improvements within the WCSP would be consistent with the General Plan’s Transportation Element and planned Transportation Network. The WCSP is in an area with easy accessibility.</p>
<p>RTP/SCS G4: Increase person and goods movement and travel choices within the transportation system.</p>	<p>Consistent: See response to RTP/SCS G5.</p>
<p>RTP/SCS G5: Reduce greenhouse gas emissions and improve air quality</p>	<p>Consistent: As discussed in Section 5.17, <i>Transportation</i>, the WCSP introduces vineyards and wineries that would intermix with the General Plan residential components. This mixed-use environment allows for synergy among the commercial and residential components and shortens the distance that residents would travel to wineries and vineyards. The proposed wineries and vineyards are a new local attraction that would divert local and regional traffic from the nearest defined wine region of Temecula in Riverside County. Thus, the trip-generating characteristics of the WCSP would not impact VMT because it would continue to capture trips that are currently being generated by the residents or reroute trips from more distant locations.</p> <p>Winery trips from outside of the county would primarily be from Los Angeles County, Orange County, Riverside County, and San Diego County. Introducing wineries and vineyards in Yucaipa would reduce the trip lengths because winery-related trips would more often stay local instead of venturing to other wine areas farther away. Furthermore, the WCSP is anticipated to leverage features such as shuttle/tour services and carpooling incentives that are typically found in other wine regions, which further reduce total VMT.</p>
<p>RTP/SCS G6: Support healthy and equitable communities</p>	<p>Consistent: See response to RTP/SCS G5.</p>

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Table 5.11-5 WCSP's Consistency with Connect SoCal Goals

RTP/SCS Goal	Project Compliance with Goal
RTP/SCS G7: Adapt to a changing climate and support an integrated regional development pattern and transportation network	Consistent: The proposed project would be required to comply with CALGreen, as adopted and amended by the City of Yucaipa, and with California Building Energy Efficiency Standards. Compliance with these standards would ensure that the WCSP provides an energy efficient development. Also, WCSP's proposed multipurpose trail system throughout the site encourages active mobility.
RTP/SCS G8: Leverage new transportation technologies and data-driven solutions that result in more efficient travel	Not Applicable: This is a regionwide goal and not directly applicable at the project level..
RTP/SCS G9: Encourage development of diverse housing types in areas that are supported by multiple transportation options	Consistent: The proposed plan area consists of 1,093.6 acres of mostly undeveloped land. The proposed land uses would be split approximately 50/50, with residential uses on 547.4 acres, and nonresidential on 546.2 acres. The nonresidential land use would primarily be developed with vineyards and wineries. The WCSP would include a multipurpose trail system that runs north-south along Jefferson Street and east-west along Oak Glen Road, Carter Street, and Wilson Creek. The project would also incorporate neighborhood streets and parking for vehicle mobility through the plan area.
RTP/SCS G10: Promote conservation of natural and agricultural lands and restoration of habitats	Consistent: The plan area currently has limited agricultural enterprises, including an olive grove that would remain after implementation of the WCSP. The 2.61 acres of Prime Farmland in the plan area correspond to this olive orchard. The 10.07 acres of Unique Farmland correspond to a few homes, chicken ranches, and other small agricultural uses. The WCSP generally designates these areas as agricultural uses and, as shown on Figure 3-5, <i>Conceptual Land Use Plan</i> , the plan area would result in an increase in agricultural uses on-site. Approximately 465.5 acres would be designated as agricultural land through the introduction of vineyards and wineries. The proposed WCSP includes development standards and design guidelines to protect drainages and wetland resources. The Water District and Open Spaces land use areas include natural channels and wildlife nature preserves. Nature preserves and mitigation banks, including habitat restoration, are permitted in the Water District. The WCSP Land Use Plan preserves Wilson Creek and its natural habitat. As shown on Figure 3-7, <i>WCSP Conceptual Land Use Plan</i> , 73.6 acres of open space/riparian area are designated along Wilson Creek.

Source: 2020-2045 SCAG Regional Transportation Plan/Sustainable Communities Strategy.

The analysis concludes that the WCSP would be consistent with the applicable RTP/SCS goals. Therefore, implementation of the proposed project would not result in significant land use impacts related to relevant RTP/SCS goals.

Level of Significance Before Mitigation: Less than Significant Impact.

5.11.5 Cumulative Impacts

A general plan amendment and zone change would be required to allow for the development of nonresidential uses in the WCSP area. Development pursuant to the WCSP would be consistent with the applicable plans, goals, policies, and regulations of the General Plan and zoning code.

In addition, as discussed above, because the proposed project would not conflict with General Plan policies or relevant goals in other applicable plans, the WCSP would not incrementally contribute to cumulative inconsistencies with respect to land use plans and relevant environmental policies. Therefore, cumulative

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impacts with regard to land use consistency would be less than significant and would not be cumulatively considerable.

5.11.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and the standards and policies of the WCSP, Impacts 5.11-1 and 5.11-2 would be less than significant.

5.11.7 Mitigation Measures

Land Use and Planning impacts were determined to be less than significant in both the General Plan EIR and the Wilson Creek Estates EIR. As such, no mitigation measures were required. Similarly, no significant impacts would be associated with implementation of the WCSP, and therefore, no mitigation measures are required.

Level of Significance After Mitigation

Impacts 5.11-1 and 5.11-2 would be less than significant.

5.11.8 References

Southern California Association of Governments (SCAG). 2020. What Is Connect SoCal?

<https://www.connectsocial.org/Pages/What-Is-Connect-SoCal.aspx>.

———. 2020, September. Connect SoCal: The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy of the Southern California Association of Governments.

https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial-plan_0.pdf?1606001176.

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5.12 MINERAL RESOURCES

This section of the Draft SEIR evaluates the potential for the implementation of the proposed project to impact mineral resources in comparison to the impacts evaluated for the project site in the General Plan EIR. Minerals are defined as any naturally occurring chemical elements or compounds, formed from inorganic processes and organic substances. Movable minerals or an “ore deposit” is defined as a deposit of ore or mineral having a value materially in excess of the cost of developing, mining and processing the mineral and reclaiming the project area.

5.12.1 Environmental Setting

5.12.1.1 REGULATORY BACKGROUND

State and local regulations are listed in Table 5.12-1.

Table 5.12-1 Regulations for Mineral Resources

State	
Surface Mining and Reclamation Act (SMARA) Public Resources Code Section 2710 et. seq.	Mining operations must obtain permits prior to commencing operations and abide by local and state operating requirements; must have appropriate reclamation plans in place, provide financial assurances, and abide by state and local environmental laws.
Local	
City of Yucaipa Development Code Division 5, Article 4, Mineral Resources (MR) Overlay District	MR Overlay District encourages production and conservation of minerals but mining industry must preserve areas of environmental and recreational amenities; former mines reclaimed for other uses; eliminates residual hazards.
Division 10, Chapter 1, Surface Mining and Land Reclamation	Establishes goals for mining and reclamation operations to protect public health and safety.

The California Geological Survey Mineral Resources Project provides information about California’s non-fuel mineral resources. The Mineral Resources Project classifies lands throughout the State that contain regionally significant mineral resources per SMARA. The State Geologist classifies mineral resource areas as one of four Mineral Resource Zones (MRZs):

- **MRZ-1:** A Mineral Resource Zone where adequate information indicates that no significant mineral deposits are present or likely to be present.
- **MRZ-2:** A Mineral Resource Zone where adequate information indicates that significant mineral deposits are present, or a likelihood of their presence and development should be controlled.
- **MRZ-3:** A Mineral Resource Zone where the significance of mineral deposits cannot be determined from the available data.
- **MRZ-4:** A Mineral Resource Zone where there is insufficient data to assign any other MRZ designation.

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5.12.1.2 EXISTING CONDITIONS

The City of Yucaipa does not contain any nonfuel mineral resources of statewide or regional importance. The MRZ classification areas in Yucaipa are shown on the California Geological Survey resources map, “Update of Mineral Land Classification for Portland Cement Concrete-Grade Aggregate in the San Bernardino Production-Consumption Region, San Bernardino and Riverside Counties, California,” which shows that the city is in a MRZ-3 Zone (CGS 2008).

The significance of mineral deposits in MRZ-3 cannot be determined from the available data. No areas in the city are designated MRZ-2, where adequate information indicates that significant mineral deposits are present, or a likelihood of their presence and development should be controlled. In addition, there are no areas designated by the symbol (MR) on the City of Yucaipa Land Use Plan related to a Mineral Resources Overlay District.

5.12.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- M-1 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.
- M-2 Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

5.12.3 Applicable WCSP Development Standards and Design Guidelines

5.12.3.1 DEVELOPMENT STANDARDS

There are no WCSP development standards pertaining to mineral resources.

5.12.3.2 DESIGN GUIDELINES

There are no WCSP design guidelines pertaining to mineral resources.

5.12.4 Environmental Impacts

5.12.4.1 2016 GENERAL PLAN

The 2014 Initial Study concluded that development in accordance with the 2016 General Plan would not impact any areas of known mineral resources, and therefore, this topic was not analyzed further in the GPEIR.

5.12.4.2 WILSON CREEK ESTATES

The WCE EIR states that the entire project site is classified as mineral zone MRZ-03, in which the significance of mineral deposits cannot be evaluated. The EIR concluded that there are no identified local or regionally

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important mineral resources within the WCE project site or the entire City of Yucaipa, and that potential mineral resource impacts of development would be less than significant.

5.12.4.3 WINE COUNTRY SPECIFIC PLAN

The following impact analysis addresses the thresholds of significance detailed in Section 5.12.2. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.12-1: As with the 2016 General Plan for the plan area, implementation of the WCSP would not result in the loss of availability of a known mineral resource. [Thresholds M-1 and M-2]

As described above, the City of Yucaipa, including the WCSP area, is within MRZ-3, where the significance of mineral deposits cannot be determined from the available data. No areas in the city, including the plan area, are within MRZ-2, where information indicates that significant mineral deposits are present or likely and development should be controlled. As with the findings of the 2014 Initial Study and GPEIR, no impacts to mineral resources would occur.

Therefore, the proposed project would not result in new or substantially more severe significant impacts in this regard when compared to the 2016 General Plan.

Level of Significance Before Mitigation: Impact 5.12-1 would have No Impact.

5.12.5 Cumulative Impacts

The City of Yucaipa is in MRZ-3, indicating that the significance of mineral deposits cannot be determined from the available data. Consistent with the GP Initial Study and GPEIR, implementation of the WCSP would not impact mineral resources in the city. Therefore, impacts of the proposed project would not be cumulatively considerable.

5.12.6 Level of Significance Before Mitigation

WCSP impacts would not result in any impacts to mineral resource impacts and therefore would not be significant.

5.12.7 Mitigation Measures

There are no mitigation measures from the GPEIR or Wilson Creek Estates EIR that are applicable to the modified project, and no additional mitigation measures are required.

5.12.8 Level of Significance After Mitigation

No impacts would occur.

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5.12.9 References

California Geological Survey (CGS). 2008. Update on Mineral Land Classification for Portland Cement-Grade Aggregate in the San Bernardino Production-Consumption Region, San Bernardino and Riverside Counties, California. Map SR206 Plate 1. Prepared by R. V. Miller and L. L. Busch.
<https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>.

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5.13 NOISE

This section of the Draft SEIR discusses the potential noise and vibration impacts from implementation of the WCSP in comparison to the impacts evaluated for the project site in the General Plan EIR. Potential changes to circumstances since the GPEIR that could result in new significant or substantially more severe environmental impacts for the project are also reviewed.

5.13.1 Environmental Setting

5.13.1.1 NOISE AND VIBRATION FUNDAMENTALS

Noise is defined as unwanted sound and is known to have several adverse effects on people, including hearing loss, speech and sleep interference, physiological responses, and annoyance. Although sound can be easily measured, the perception of noise and the physical response to sound complicate the analysis of its impact on people. People judge the relative magnitude of sound sensation in subjective terms such as “noisiness” or “loudness.” The following are brief definitions of terminology used in this section:

Technical Terminology

- **Sound.** A disturbance created by a vibrating object, which, when transmitted by pressure waves through a medium such as air, is capable of being detected by a receiving mechanism, such as the human ear or a microphone.
- **Noise.** Sound that is loud, unpleasant, unexpected, or otherwise undesirable.
- **Decibel (dB).** A unitless measure of sound on a logarithmic scale.
- **A-Weighted Decibel (dBA).** An overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear.
- **Equivalent Continuous Noise Level (Leq); also called the Energy-Equivalent Noise Level.** The value of an equivalent, steady sound level which, in a stated time period (often over an hour) and at a stated location, has the same A-weighted sound energy as the time-varying sound. Thus, the Leq metric is a single numerical value that represents the equivalent amount of variable sound energy received by a receptor over the specified duration.
- **Statistical Sound Level (Ln).** The sound level that is exceeded “n” percent of time during a given sample period. For example, the L50 level is the statistical indicator of the time-varying noise signal that is exceeded 50 percent of the time (during each sampling period); that is, half of the sampling time, the changing noise levels are above this value and half of the time they are below it. This is called the “median sound level.” The L10 level, likewise, is the value that is exceeded 10 percent of the time (i.e., near the maximum) and this is often known as the “intrusive sound level.” The L90 is the sound level exceeded 90 percent of the time and is often considered the “effective background level” or “residual noise level.”

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- **Day-Night Sound Level (Ldn or DNL).** The energy-average of the A-weighted sound levels occurring during a 24-hour period, with 10 dB added to the sound levels occurring during the period from 10:00 PM to 7:00 AM.
- **Community Noise Equivalent Level (CNEL).** The energy average of the A-weighted sound levels occurring during a 24-hour period, with 5 dB added from 7:00 pm to 10:00 pm and 10 dB from 10:00 pm to 7:00 am. For general community/environmental noise, CNEL and Ldn values rarely differ by more than 1 dB (with the CNEL being only slightly more restrictive, that is, higher than the Ldn value). As a matter of practice, Ldn and CNEL values are interchangeable and are treated as equivalent in this assessment.
- **Sensitive Receptor.** Noise- and vibration-sensitive receptors include land uses where quiet environments are necessary for enjoyment and public health and safety. Residences, schools, motels and hotels, libraries, religious institutions, hospitals, and nursing homes are examples.
- **Peak Particle Velocity (PPV).** The peak rate of speed at which soil particles move (e.g., inches per second) due to ground vibration.
- **Vibration Decibel (VdB).** A unitless measure of vibration, expressed on a logarithmic scale and with respect to a defined reference vibration velocity. In the U.S., the standard reference velocity is 1 micro-inch per second (1×10^{-6} in/sec).

Sound Fundamentals

Sound is a pressure wave transmitted through the air. It is described in terms of loudness or amplitude (measured in decibels), frequency or pitch (measured in Hertz [Hz] or cycles per second), and duration (measured in seconds or minutes). The standard unit of measurement of the loudness of sound is the decibel (dB). Changes of 1 to 3 dBA are detectable under quiet, controlled conditions and changes of less than 1 dBA are usually indiscernible. A 3 dBA change in noise levels is considered the minimum change that is detectable with human hearing in outside environments. A change of 5 dBA is readily discernible to most people in an exterior environment, and a 10 dBA change is perceived as a doubling (or halving) of the sound.

The human ear is not equally sensitive to all frequencies. Sound waves below 16 Hz are not heard at all and are “felt” more as a vibration. Similarly, while people with extremely sensitive hearing can hear sounds as high as 20,000 Hz, most people cannot hear above 15,000 Hz. In all cases, hearing acuity falls off rapidly above about 10,000 Hz and below about 200 Hz. Since the human ear is not equally sensitive to sound at all frequencies, a special frequency dependent rating scale is usually used to relate noise to human sensitivity. The A-weighted decibel scale (dBA) performs this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Sound Measurement

Sound pressure is measured through the A-weighted measure to correct for the relative frequency response of the human ear. That is, an A-weighted noise level de-emphasizes low and very high frequencies of sound similar to the human ear’s de-emphasis of these frequencies.

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Unlike linear units such as inches or pounds, decibels are measured on a logarithmic scale, representing points on a sharply rising curve. On a logarithmic scale, an increase of 10 dBA is 10 times more intense than 1 dBA, 20 dBA is 100 times more intense, and 30 dBA is 1,000 times more intense. A sound as soft as human breathing is about 10 times greater than 0 dBA. The decibel system of measuring sound gives a rough connection between the physical intensity of sound and its perceived loudness to the human ear. Ambient sounds generally range from 30 dBA (very quiet) to 100 dBA (very loud).

Sound levels are generated from a source and their decibel level decreases as the distance from that source increases. Sound dissipates exponentially with distance from the noise source. This phenomenon is known as “spreading loss.” For a single point source, sound levels decrease by approximately 6 dBA for each doubling of distance from the source. This drop-off rate is appropriate for noise generated by on-site operations from stationary equipment or activity at a project site. If noise is produced by a line source, such as highway traffic, the sound decreases by 3 dBA for each doubling of distance in a hard site environment. Line source noise in a relatively flat environment with absorptive vegetation decreases by 4.5 dBA for each doubling of distance.

Time variation in noise exposure is typically expressed in terms of a steady-state energy level equal to the energy content of the time varying period (called Leq), or alternately, as a statistical description of the sound level that is exceeded over some fraction of a given observation period. For example, the L50 noise level represents the noise level that is exceeded 50 percent of the time. Half the time the noise level exceeds this level and half the time the noise level is less than this level. This level is also representative of the level that is exceeded 30 minutes in an hour. Similarly, the L2, L8, and L25 values represent the noise levels that are exceeded 2, 8, and 25 percent of the time or 1, 5, and 15 minutes per hour. These “L” values are typically used to demonstrate compliance for stationary noise sources with a city’s noise ordinance, as discussed below. Other values typically noted during a noise survey are the Lmin and Lmax. These values represent the minimum and maximum root-mean-square noise levels obtained over the measurement period.

Because community receptors are more sensitive to unwanted noise intrusion during the evening and at night, an artificial dB increment be added to quiet time noise levels in a 24-hour noise descriptor called the Community Noise Equivalent Level (CNEL) or Day-Night Noise Level (Ldn). The CNEL descriptor requires that an artificial increment of 5 dBA be added to the actual noise level for the hours from 7:00 pm to 10:00 pm and 10 dBA for the hours from 10:00 pm to 7:00 am. The Ldn descriptor uses the same methodology except that there is no artificial increment added to the hours between 7:00 pm and 10:00 pm. Both descriptors give roughly the same 24-hour level with the CNEL being only slightly more restrictive (i.e., higher).

Psychological and Physiological Effects of Noise

Physical damage to human hearing begins at prolonged exposure to noise levels higher than 85 dBA. Exposure to high noise levels affects our entire system, with prolonged noise exposure in excess of 75 dBA increasing body tensions, and thereby affecting blood pressure, functions of the heart and the nervous system. In comparison, extended periods of noise exposure above 90 dBA could result in permanent hearing damage. When the noise level reaches 120 dBA, a tickling sensation occurs in the human ear even with short-term exposure. This level of noise is called the threshold of feeling. As the sound reaches 140 dBA, the tickling

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sensation is replaced by the feeling of pain in the ear. This is called the threshold of pain. Table 5.13-1 shows typical noise levels from familiar noise sources.

Table 5.13-1 Typical Noise Levels

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
Onset of physical discomfort	120+	
	110	Rock Band (near amplification system)
Jet Flyover at 1,000 feet		
	100	
Gas Lawn Mower at three feet		
	90	
Diesel Truck at 50 feet, at 50 mph		Food Blender at 3 feet
	80	Garbage Disposal at 3 feet
Noisy Urban Area, Daytime		
	70	Vacuum Cleaner at 10 feet
Commercial Area		Normal speech at 3 feet
Heavy Traffic at 300 feet	60	
		Large Business Office
Quiet Urban Daytime	50	Dishwasher Next Room
Quiet Urban Nighttime	40	Theater, Large Conference Room (background)
Quiet Suburban Nighttime		
	30	Library
Quiet Rural Nighttime		Bedroom at Night, Concert Hall (background)
	20	
		Broadcast/Recording Studio
	10	
Lowest Threshold of Human Hearing	0	Lowest Threshold of Human Hearing

Source: Caltrans 2013.

Vibration Fundamentals

Vibration is an oscillating motion in the earth. Like noise, vibration is transmitted in waves, but in this case through the earth or solid objects. Unlike noise, vibration is typically of a frequency that is felt rather than heard. Vibration amplitudes can be described in terms of peak particle velocity (PPV), which is the maximum instantaneous peak of the vibration signal. PPV is appropriate for evaluating potential building damage. The units for PPV are normally inches per second (in/sec). Typically, groundborne vibration generated by human activities attenuates rapidly with distance from the source of the vibration.

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The way in which vibration is transmitted through the earth is called propagation. As vibration waves propagate from a source, the energy is spread over an ever-increasing area such that the energy level striking a given point is reduced with the distance from the energy source. This geometric spreading loss is inversely proportional to the square of the distance. The amount of attenuation provided by material damping varies with soil type and condition as well as the frequency of the wave.

5.13.1.2 REGULATORY BACKGROUND

State Regulations

California Building Code

The 2022 California Building Code (CBC), Title 24, Part 2, Volume 1, Chapter 12, Section 1206.4, Allowable Interior Noise Levels, requires that interior noise levels attributable to exterior sources shall not exceed 45 dB in any habitable room. The noise metric is evaluated as either the day-night average sound level (L_{dn}) or the community noise equivalent level (CNEL), consistent with the noise element of the local general plan. No changes to the allowable interior noise levels have been made since the approved GPEIR.

Structures with habitable rooms that are near major transportation noise sources within the 60 dBA CNEL noise contour require an acoustical analysis showing that the structure has been designed to limit intruding noise in the prescribed allowable levels. To comply with these regulations, applicants of new residential projects are required to submit an acoustical report in areas where noise and land use compatibility are concerns. The report is required to analyze exterior noise sources affecting the proposed dwelling site, predicted noise spectra at the exterior of the proposed dwelling structure considering present and future land usage, basis for the prediction (measured or obtained from published data), noise attenuation measures to be applied, and an analysis of the noise insulation effectiveness of the proposed construction showing that the prescribed interior noise level requirements are met. If interior allowable noise levels are met by requiring that windows be inoperable or closed, the design for the structure must also specify the means that will be employed to provide ventilation and cooling, if necessary, to provide a habitable interior environment.

General Plan Guidelines

The State of California, through its General Plan Guidelines, discusses how ambient noise should influence land use and development decisions and includes a table of normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable uses at difference noise levels expressed in CNEL or L_{dn} . A conditionally acceptable analysis designation implies new construction or development should be undertaken only after a detailed analysis of the noise reduction requirements for each land use is made and needed noise insulation features are incorporated in the design. By comparison, a normally acceptable designation indicates that standard construction can occur with no special noise reduction requirements. Local municipalities adopt these compatibility standards as part of their General Plan and modify them as appropriate for their local environmental setting.

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Local

- The 2016 General Plan has a Safety Element with a Noise and Vibration chapter, which has adopted noise and land compatibility standards, shown in Table 5.13-2, *Land Use-Noise Compatibility Standards*, and noise and vibration policies.

Table 5.13-2 Land-Use Noise Compatibility Standards

Category	Land Use	Ldn or CNEL, dB	
		Interior	Exterior
Residential	Single and Multifamily Duplex	45	60*
	Mobile Home	45	60*
	Hotel, Motel, Lodging	45	60*
Commercial	Commercial Retail, Bank, Restaurant	50	--
	Office Building, R&D, Offices	45	65
	Amphitheater, Auditorium, Theater	45	--
Institutional	Hospital, School, Church, Library	45	65
Open Space	Park, Recreational Areas	--	65

Source: City of Yucaipa General Plan Safety Element, Table S-3.

* An exterior noise level up to 65 dBA will be allowed, provided exterior noise levels are substantially mitigated through the reasonable use of best available noise reduction technology and interior noise does not exceed 45 dBA with windows and doors closed.

City of Yucaipa Development Code

Chapter 2: Nonresidential Design Guidelines

Section 2.2.1, Site Layout. Where commercial uses are adjacent to noncommercial uses, appropriate buffering techniques, such as increased minimum setbacks, screening, and landscaping should be provided to mitigate any negative effects of the commercial operations. Any noise-generating uses should be located away from adjacent residential uses.

City of Yucaipa Municipal Code

Section 87.0905 of the municipal code includes noise standards by receiving land use, as shown in Table 5.13-3, *City of Yucaipa Exterior (Stationary) Noise Standards*.

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Table 5.13-3 City of Yucaipa Exterior (Stationary) Noise Standards

Affected Land Use	Time Period	Noise Level in dBA
Residential	7:00 am to 10:00 pm	55
	10:00 pm to 7:00 am	55
Professional Services	Anytime	55
Other Commercial	Anytime	60
Industrial	Anytime	70

Source: City of Yucaipa Development Code Section 87.0905.

Notes:

- Noise levels at the receiving property are not to exceed:

(A) The noise standard for that receiving land use for a cumulative period of more than 30 minutes in any hour. [In practical implementation, this is equivalent to the L_{50}

(B) The noise standard plus 5 dBA for a cumulative period of more than five (sic) [fifteen]¹ minutes in any hour. [Under the premise of 15 minutes, this is equivalent to the L_{25} noise level metric in practical implementation.]

(C) The noise standard plus 10 dBA for a cumulative period of more than five minutes in any hour. [In practical implementation, this is equivalent to the L_8 noise level metric.]

(D) The noise standard plus 15 dBA for a cumulative period of more than one minute in any hour. [In practical implementation, this is equivalent to the L_2 noise level metric.]

(E) The noise standard plus 20 dBA for any period of time. [In practical implementation, this is equivalent to L_{max} noise level metric.]

- If the measured ambient level exceeds any of the first four noise limit categories above, the allowable noise exposure standard shall be increased to reflect said ambient noise level. If the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under this category shall be increased to reflect the maximum ambient noise level. Additionally, if the alleged offense consists entirely of impact noise or simple tone noise, each of the noise levels shall be reduced by 5 dBA.

¹ Although the Development Code lists the standard as the 24-hour L_{dn} metric, based on typical municipal code standards and the allowed exceedances provided in Section 87.0905, these standards shall be interpreted as 1 hour L_{eq} .

Construction Noise

Per Section 87.0905(e) of the municipal code, noise sources associated with temporary construction, repair, or demolition are exempt from the City noise standards between the hours of 7:00 am and 7:00 pm, except Sundays and federal holidays.

Vibration Criteria

Under chapter 87.0910, “No ground vibration shall be allowed which can be felt without the aid of instruments at or beyond the lot line, nor will any vibration be permitted which produces a particle velocity greater than or equal to two-tenths (0.2) inches per second measured at or beyond the lot line.” Construction activities are exempt from the vibration standards between 7:00 am and 7:00 pm, except on Sundays and federal holidays.

5.13.1.3 EXISTING CONDITIONS

Surrounding Land Uses and Noise Receptors

Certain land uses are particularly sensitive to noise and vibration. Sensitive receptors include residences, senior housing, schools, hospitals, places of worship, and recreational areas. These uses are regarded as sensitive because they are where citizens most frequently engage in activities that are likely to be disturbed by noise, such

¹ Items (B) and (C) have the same time frame, but have different decibel adjustments. Given that this type of levels-versus-time hierarchy is common in California municipal codes and given the typical progression therein, it is believed that item (B) should, in fact, say *fifteen* minutes rather than *five* minutes (so the published code has a typographical error).

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as reading, studying, sleeping, resting, working from home, or otherwise engaging in quiet or passive recreation. Commercial and industrial uses are not particularly sensitive to noise or vibration.

The proposed project is surrounded by various land uses and sensitive receptors. The nearest sensitive receptors within 500 feet of the project site boundary are predominantly residential. To the north of the project site are single-family homes along Jefferson Street and Kevari Court. The eastern boundary of the project site partially borders San Bernadino County with single-family homes east of North Avenue. Further south, the eastern boundary of the project borders El Dorado Park. South of the project site boundary are single-family homes across Oak Glen Road. Lastly, to the west of the project site are single-family, mobile homes, and Trinity Youth Services. The land use designations for these surrounding sensitive receptors are Rural Residential, Single Residential, Institutional Municipal, and Open Space (El Dorado Park).

Existing Noise Sources

The primary source of noise in the vicinity of the project site is vehicular traffic from main roadways. These roadways include Oak Glen Road, Fremont Street, Carter Street, and Jefferson Street. These are connector streets that divert mostly passenger vehicles from Bryant Street and Oak Glen Road to residential neighborhoods mostly west and south of the project site. As shown in Figure S-6 of the General Plan, most of the residential receptors within 500 feet of the project site would be outside the 65 dBA CNEL noise contour. Other sources of noise associated with residential uses are dogs barking, and property maintenance. There are no major transportation noise sources in the immediate vicinity of the project. The nearest airport is the Redlands Municipal Airport, approximately 6.7 miles northwest of the project site; the nearest freeway to the project site is Interstate 10, approximately 4 miles to the southwest; and the nearest railroad line is approximately 6.5 miles southwest of the project site.

5.13.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would result in:

- N-1 Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- N-2 Generation of excessive groundborne vibration or groundborne noise levels.
- N-3 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, if the project would expose people residing or working in the project area to excessive noise levels.

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5.13.2.1 CONSTRUCTION NOISE THRESHOLDS

The GPEIR provided a plan level construction noise analysis and did not use a quantitative construction noise threshold. The GPEIR identified that noise levels could range between 71 dBA L_{max} and 101 dBA L_{max} at 50 feet. For the purposes of this SEIR, the Federal Transit Administration construction noise threshold of 80 dBA L_{eq} is used to determine impact significance compared to the GPEIR.

5.13.2.2 CONSTRUCTION VIBRATION THRESHOLDS

The GPEIR established vibration thresholds in Section 87.0910, Vibration, of the Yucaipa Municipal Code. This section states that ground vibration shall not exceed a particle velocity greater than or equal to two-tenths (0.2) inches per second measured at or beyond the lot line. Vibration perception that can be felt without the aid of instruments at or beyond the lot line is not allowed. For vibration perception, the GPEIR adopted the quantitative threshold of 78 VdB.

5.13.2.3 TRAFFIC NOISE THRESHOLDS

The GPEIR determined a potentially significant traffic noise impact would occur if the project would result in an increase in noise levels at noise-sensitive land uses that would clearly exceed the noise and land use compatibility standards (65 dBA L_{dn} or CNEL for residential uses). A substantial increase is defined as 3 dBA CNEL over existing conditions.

5.13.2.4 STATIONARY NOISE THRESHOLDS

The GPEIR determined a potentially significant stationary noise impact would occur if stationary noise sources would exceed the City's exterior daytime and nighttime noise standards in Section 87.0905, Noise, of the Yucaipa Development Code (see Table 5.13-3).

5.13.3 Applicable WCSP Development Standards and Design Guidelines

5.13.3.1 DEVELOPMENT STANDARDS

There are no specific WCSP Development Standards related to noise and vibration.

5.13.3.2 DESIGN GUIDELINES

There are no specific WCSP Design Guidelines related to noise and vibration.

5.13.4 Environmental Impacts

5.13.4.1 2016 GENERAL PLAN

Construction Noise Impacts

The GPEIR stated that construction noise levels could range between 71 dBA and 101 dBA L_{max} at 50 feet and the construction of individual developments would have a significant temporary noise increase above

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existing ambient noise levels. The GPEIR determined construction noise impacts would remain significant and unavoidable with implementation of the GPEIR Mitigation Measure 11-1.

Groundborne Vibration and Groundborne Noise Impacts

Transportation-Related Vibration

Based on Caltrans studies of vehicle vibration, including that of heavy trucks and buses, the GPEIR found transportation-related vibration impacts would be less than significant. Caltrans found that “vibrations measured on freeway shoulders (five meters from the centerline of the nearest lane) have never exceeded 0.08 in/sec PPV, with the worst combinations of heavy trucks. This level coincides with the maximum recommended safe level for ruins and ancient monuments (and historic buildings)” (Caltrans 2009), and would not exceed the threshold of 0.2 in/sec PPV per second in the City’s municipal code.

Stationary-Source Vibration

The GPEIR stated that Community Industrial (IC) zones would not expand as part of the General Plan Update, nor would vibration associated with heavy industrial operations. However, with new or revised uses in the IC zones, the GPEIR found a potential for future operations at these types of facilities to create elevated vibration levels in the immediate vicinity, and operation of heavy industrial operations would result in a potentially significant impact.

Construction-Related Vibration

The GPEIR stated that implementation of the General Plan could generate substantial vibration levels. The GPEIR stated that vibration levels, both in terms of architectural damage and human annoyance, could reach up to 1.52 in/sec PPV and 112 VdB, respectively, at a reference distance of 25 feet. Depending on the equipment and distance to the nearest receptors, construction vibration at sensitive receptors could exceed the City’s 0.2 in/sec PPV threshold and the FTA’s criterion of 78 VdB for human annoyance. The GPEIR determined construction vibration impacts would remain significant and unavoidable after implementation of the GPEIR Mitigation Measure 11-2.

Stationary Noise Impacts

As stated in the GPEIR, buildout of the proposed land use plan would result in an increase in stationary noise sources associated with residential, commercial, industrial, and institutional uses in the City. The primary noise sources from residential, commercial, and institutional land uses are landscaping, maintenance activities, and air conditioning systems. In addition, future commercial uses may include loading docks. Noise generated by residential or commercial uses is generally short and intermittent, and these uses are not a substantial source of noise. The GPEIR identified that with implementation of General Plan Update Policies S-6.1, S-6.3, S-6.4, S-6.5, and S-6.8 and compliance with the City’s stationary noise standards, the impacts would be less than significant.

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Mobile Noise Impacts.

The GPEIR determined traffic associated with future development in accordance with the General Plan would elevate existing noise levels by more than 3 dBA CNEL at sensitive receptors along the following segments:

- Live Oak Canyon Road south of the eastbound ramps
- Wildwood Canyon Road from 5th Street to 4th Street
- Bryant Street from County Line Road to Wildwood Canyon Road
- Bryant Street from Wildwood Canyon Road to Avenue E

The GPEIR determined that no feasible mitigation measures would reduce potential traffic noise impacts at existing noise-sensitive uses, and traffic noise impacts would remain significant and unavoidable.

5.13.4.2 WILSON CREEK ESTATES

A noise study, including site monitoring, was conducted for the Wilson Creek Estates EIR. Existing ambient noise levels were low due to the rural, undeveloped condition of the property. The potential stationary noise source impacts for the project associated with residential uses were concluded to be less than significant. Although construction noise and traffic noise were determined to be within the noise standards for the City, the increase in noise levels compared to ambient noise were determined to be significant. Construction noise levels would range from 8 dBA to 14 dBA above existing noise levels, and an increase of more than 10 dBA would be significant. Noise associated with increased traffic along Jefferson Street north of Oak Glen Road was determined to result in a significant impact affecting one residence (11114 Cherry Croft Rd.). Jefferson Street is currently a dirt road with little traffic. Upon project completion this road would be paved and carry more traffic, resulting in an estimated 9 dBA increase over existing levels at 50 feet from the roadway centerline (but still well within the 65 dBA standard for traffic noise). Increases over 5 dBA for roadway noise are considered significant. Both construction noise and traffic noise were determined to be significant and unavoidable even after implementation of available mitigation measures.

5.13.4.3 WINE COUNTRY SPECIFIC PLAN

The following impact analysis addresses the thresholds of significance detailed in Section 5.1.2. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.13-1: Development pursuant to the WCSP would not result in the generation of a substantial construction noise increase compared to the 2016 General Plan. [Threshold N-1]

Construction Noise

Under the proposed project, the maximum construction of 1,091 residential units would be the same total units permitted in the 2016 General Plan for the plan area. The type of and number of construction equipment would not be significantly different. The GPEIR states that buildout of individual developments would temporarily increase the ambient noise environment and would have the potential to affect noise-sensitive land uses in the vicinity of individual projects. Based on available FTA data and as disclosed in the GPEIR,

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construction equipment noise levels typically range between 71 and 101 dBA Lmax at 50 feet. The nearest receptors to the proposed project are residential uses to the northwest, west, and south of the plan area. Some residences are directly across and within 50 feet of the project boundary. Construction associated with the proposed project would be throughout the entire site, but at times could be within 50 feet of sensitive receptors. Therefore, construction noise could at times exceed the FTA threshold of 80 dBA Leq at sensitive receptors, but would not result in new or substantially more severe significant impacts at sensitive receptors than analyzed in the 2016 General Plan.

The proposed project would also include multipurpose trails along Oak Glen Road, Jefferson Street, and Carter Street and along Wilson Creek in the riparian area, and 346 acres of the approximately 465.5 acres designated Agricultural would be for vineyards that have no on-site wine production. The remaining 120 acres would be for wineries that include ancillary production/commercial uses that support the vineyards. Construction noise associated with the proposed uses of the WCSP would be less than the noise levels in Table 5.13-4, *Construction Equipment Noise Levels*. The list in Table 5.13-4 conservatively includes noise levels associated with impact pile driving, which is typically one the loudest construction activities in project-level analyses.

Table 5.13-4 Construction Equipment Noise Levels

Construction Equipment	Typical Max Noise Level (dBA Lmax) ¹	Construction Equipment	Typical Max Noise Level (dBA Lmax) ¹
Air Compressor	81	Pile-Driver (Impact)	101
Backhoe	80	Pile-Driver (Sonic)	96
Ballast Equalizer	82	Pneumatic Tool	85
Ballast Tamper	83	Pump	76
Compactor	82	Rail Saw	90
Concrete Mixer	85	Rock Drill	98
Concrete Pump	71	Roller	74
Concrete Vibrator	76	Saw	76
Crane, Derrick	88	Scarifier	83
Crane, Mobile	83	Scraper	89
Dozer	85	Shovel	82
Generator	81	Spike Driver	77
Grader	85	Tie Cutter	84
Impact Wrench	85	Tie Handler	80
Jack Hammer	88	Tie Inserter	85
Loader	85	Truck	88
Paver	89		

Source: FTA 2018.

¹ Measured 50 feet from the source.

Because project-level information associated with the WCSP is not available, such as construction equipment and scheduling, specific construction noise equipment cannot be modeled. However, the simultaneous use of multiple equipment for grading, site preparation, and building construction typically generates noise levels of 85 dBA Leq at 50 feet. The proposed project is anticipated to generate average noise levels less than the maximum of 101 dBA assumed in the GPEIR. Therefore, the proposed project would not result in new or substantially more severe significant impacts in this regard when compared to the 2016 General Plan for the plan area.

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Level of Significance Before Mitigation: Impact 5.13-1 would not result in new or substantially more severe significant impacts.

Impact 5.13-2 Implementation of the WCSP would not result in a substantial permanent increase in ambient noise levels compared to the 2016 General Plan. [Threshold N-1]

Mobile Noise Sources

As mentioned in Impact 5.13-1, the WCSP includes the same number of residential units as allowed under the General Plan for the plan area. However, the WCSP proposes new vineyard and winery uses that would generate additional vehicle trips. Trips associated with the vineyards and winery uses were provided by the IBI Group. The proposed project would generate up to 51 weekday daily trips, 64 weekend daily trips, and up to 145 weekend trips during large special events. The GPEIR identified existing average daily traffic (ADT) to range between 1,097 and 24,547 daily trips throughout the city. The GPEIR did not provide ADT volumes for the roadway segments in the immediate vicinity of the WCSP site. This analysis, therefore, conservatively applies the maximum 145 weekend special event daily trips generated by the proposed project (without applying trip distribution among different roadway segments) to the GPEIR's lowest existing ADT volume of 1,097. When calculating the noise increase associated with 145 daily weekend special event trips, the estimated traffic noise increase would be up to 0.5 dBA CNEL. The GPEIR identified noise increases of up to 5.3 dBA CNEL. Therefore, the proposed project would not result in new or substantially more severe significant impacts in this regard when compared to the 2016 General Plan for the plan area.

Stationary Sources

Stationary project-related noise would be from the mechanical equipment and maintenance associated with the proposed residential uses (proposed 1,091 units), operations associated with the proposed commercial/retail uses, and operations of the proposed vineyards and wineries. Stationary noise sources could include refrigeration equipment such as condensers and fans and seasonal operation of grape crush pads. Crush pads are used seasonally when grapes are harvested. A forklift is used to drop loads of grapes onto the crusher to crush wine into juice to be fermented. Overall, crushing activities generate average noise levels of 64 dBA at 50 feet. Stationary noise sources associated with the proposed project, except for special events as discussed below, would not be substantially louder than analyzed for the GPEIR, which included noise sources associated with commercial and retail uses.

Special Events

Special events hosted at the wineries would also be a source of operational, project-related noise. The VMT study provided by IBI assumed that 10 special events would occur throughout a year and assumed an average of 96 participants at each event (averaged over the 10 artisan wineries that accommodate 75 guests each and the 4 boutique wineries that can accommodate 150 guests each). As confirmed by the City with respect to the draft WCSP, one example of special events would be weddings, with a curfew of 10:00 pm. The WCSP development standards require a minimum setback of 50 feet and 100 feet from residential land uses for artisan and boutique wineries, respectively. As a conservative assumption, with typical event background noise under this situation (e.g., when music and big crowds are involved) individuals talking to each other would use louder

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voices than under normal conditions. A normal tone (not yelling or whispering) at 3 feet is approximately 60 dBA; when a shouting tone is used, noise levels can approach up to 78 dBA at 3 feet from speech or conversation in the crowd (Engineering Toolbox 2023). During a conversation between two people, one would normally speak and the other one would listen, although there are times when one person speaks and several others listen. Thus, as a worst-case scenario, if we assume all 96 participants gather around the property line adjacent to the backyard of an off-site residence, and have 48 pairs of people doing one-on-one conversation, the combined noise level of all 48 participants with a shouting voice level talking to each other would result in a noise level of 95 dBA L_{eq} at 3 feet. When attenuating for the closest setback, which would be the artisan winery at 50 feet, the exterior noise levels that outdoor recreation areas associated with adjacent residences could experience a level that approaches up to 71 dBA L_{eq} . Given that the City of Yucaipa's most stringent exterior noise standard for residential land uses is 55 dBA L_{eq} at any time, as shown in Table 5.13-3, assembly capacity at 96 participants would exceed these thresholds if the averaged participants are in a single vineyard and directly adjacent to the residences next to the winery.

With typical event background noise (e.g., when music and a big crowd are involved), individuals talking to each other are louder than under normally quiet conditions. The second loudest conversation would be a very loud tone of speech (or raised voice level), which would be more plausible according to the type of events that are expected among these wineries. A raised voice can approach noise levels up to 72 dB at 3 feet (Engineering Toolbox 2023). Assuming an artisan winery is at maximum occupancy of 75 participants (which is close to 75 percent of the averaged 96 participants) and has the shortest setback to existing off-site residences at 50 feet. When conservatively assuming all 75 participants are adjacent to the property line of an artisan winery and adjacent to the backyard of a residence, the combined noise level of all 75 participants conversing (37.5 pairs of conversation) with a raised voice level would result in a noise level of up to 88 dBA L_{eq} at 3 feet. Given that an Artisan winery has the shortest setback of 50 feet compared to the 100-foot setback of the boutique winery, noise levels at the exterior of a residence that is adjacent to the winery would attenuate to 71 dBA L_{eq} at 50 feet. According to the proposed land use designation, artisan and boutique wineries would be placed in such a way that they would not be developed alongside existing residences and would only be developed next to the proposed residences. This would place larger events further from existing residences, which may not have the necessary mitigation measures (e.g. sound wall/fence or properly rated STC windows) to reduce noise from these events.

There is currently no sufficient information regarding the proposed residences within the project boundary. However, the proposed residences are allowed to have up to a 6-foot-high fence along the sides and to the rear of the property. It has been shown that a 6-foot wall/fence typically provides a minimum of 5 dBA reduction to the exterior (backyard) of the residence. Implementation of Mitigation Measure N-4 would help reduce the projected noise levels and ensure that these future proposed residences comply with the City's exterior and interior noise standards for residential uses.

Apart from noise from participants, sound systems would also contribute noise. Typically, speaker volume falls between 80 to 90 dBA measured in watts per 1 meter (or 3 feet). The more watts a speaker has, the louder it becomes at a reference distance of 3 feet (Wilson 2016). Because the details of the amplification system are unknown at this time, the actual impacts cannot be evaluated. However, as a worst-case scenario, it is assumed that there would be two speakers along the boundary of the winery with the special event. The minimum

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distance to off-site residences would be 50 feet. With two speakers, the combined noise level would be 90 dBA at 3 feet, even though the two speakers would be located separately and would not directly next to each other. At 50 feet, the speaker noise level would be reduced to 66 dBA. If a speech continues for more than 30 minutes, the noise level would be 66 dBA L_{eq} . This noise level would exceed the City's 55 dBA L_{eq} exterior noise standard from stationary sources. Therefore, this impact is considered potentially significant. Mitigation Measure N-4 would reduce this impact to less than significant. Potential noise levels at the proposed future on-site residences would also benefit from the implementation of Mitigation Measure N-4 to comply with the City's exterior and interior noise standards.

Level of Significance Before Mitigation: Impact 5.13-2 would be potentially significant.

Impact 5.13-3: Implementation of the WCSP would not result in greater groundborne vibration or groundborne noise levels than identified in the 2016 General Plan [Threshold N-2]

Transportation-Related Vibration Impacts

Individual developments associated with the proposed project would result in the generation of vehicles, including trucks for various operational uses. As stated in the GPEIR, the highest traffic-generated vibrations are along freeways and state routes, and a Caltrans study found that “vibrations measured on freeway shoulders (five meters from the centerline of the nearest lane) have never exceeded 0.08 inches per second, with the worst combinations of heavy trucks. This level coincides with the maximum recommended safe level for ruins and ancient monuments (and historic buildings)” (Caltrans 2009). This level is well below the threshold of 0.2 inch per second established in Yucaipa's municipal code. Therefore, the proposed project would not result in new or substantially more severe impacts in this regard when compared to the 2016 General Plan for the plan area.

Construction Vibration

As stated in the GPEIR, the proposed project would also generate varying degrees of ground vibration, depending on the procedures and equipment used. The effect on buildings in the vicinity of the construction site varies depending on soil type, ground strata, and receptor-building construction. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight structural damage at the highest levels. Table 5.13-5 shows the range of construction vibration levels generated by typical construction equipment as identified in the GPEIR. The proposed project, like the GPEIR could exceed the acceptable vibration damage criteria of 0.2 in/sec PPV and vibration annoyance criteria of 78 VdB. Detailed construction information associated with implementation of the WCSP is not available, however, as analyzed in the GPEIR, it is assumed that vibration-intensive equipment, like impact pile drivers, could be used for individual developments, but the proposed project would not result in new or more intensive vibration impacts. In addition, the proposed project would implement all applicable vibration mitigation measures identified in the GEIR. Therefore, the proposed project would not result in new or substantially more severe significant impacts in this regard when compared to the 2016 General Plan for the plan area.

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Table 5.13-5 Construction Equipment Noise Emission Levels

Construction Equipment	Vibration Level in in/sec PPV	Vibration Levels in VdB ¹
Pile Driver (impact) Upper Range	1.518	112
Pile Driver (impact) Lower Range	0.644	104
Pile Driver (sonic) Upper Range	0.734	105
Pile Driver (sonic) Lower Range	0.170	93
Large Bulldozer	0.089	87
Caisson Drilling	0.089	87
Jackhammer	0.035	79
Small Bulldozer	0.003	58
Loaded Trucks	0.076	86
GPEIR Vibration Annoyance Criteria (FTA 2006)	--	78
GPEIR Vibration Damage Criteria (FTA 2006)	0.20	--

Source: GPEIR, Table 5.11-10 and FTA 2006.

¹ RMS velocity calculated from vibration level (VdB) using the reference of 1 microinch/second.

Operational (Stationary) Vibration

Vibration associated with operations from proposed project uses, such as residential, vineyard, and wineries would not generate significant vibration levels. Significant operational vibration levels, as identified in the GPEIR, typically are associated with heavy industrial equipment and activities such as mining, blasting, and oil and gas fracking operations. As discussed above, operational equipment associated with the proposed project would include refrigeration equipment, crush pads for crushing grapes, and forklifts. These types of equipment do generate vibration greater than previously analyzed in the GPEIR. Therefore, the proposed project would not result in new or substantially more severe significant impacts in this regard when compared to the 2016 General Plan for the plan area.

Level of Significance Before Mitigation: Impact 5.13-2 would not result in new or substantially more severe significant impacts.

Impact 5.13-4: Implementation of the WCSP would not expose people residing or working in the plan area to excessive noise levels, 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. [Threshold N-3]

There are no public airports or public-use airports in Yucaipa. The closest airports are the Redlands Municipal Airport (REI), approximately three miles northwest of the city, and the Banning Municipal Airport (BNG), approximately ten miles southeast of the city. Therefore, similar to the findings of the GPEIR, this impact is less than significant.

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5.13.5 Cumulative Impacts

The GPEIR noise and vibration analysis was based on future citywide plan buildout, and therefore all impacts analyzed were cumulative. The GPEIR found traffic noise, construction noise, and vibration impacts to be significant. With implementation of mitigation measures, the GPEIR found traffic noise and construction noise to be significant and unavoidable. Noise and vibration impacts associated with the WCSP would not be greater or substantially more severe than impacts identified in the GPEIR. Therefore, project-related noise and vibration impacts would not incrementally increase GPEIR impacts or have the potential to result in cumulatively considerable impacts.

5.13.6 Level of Significance Before Mitigation

Upon implementation and compliance of applicable standards, policies, and mitigation measures as listed in Section 5.13.6, Impacts 5.13-1, 5.13-3, and 5.13-4 would not increase in comparison to land uses in the GPEIR designated for the WCSP project site.

Without new mitigation, Impact 5.13-2 would be **potentially significant**:

- **Impact 5.13-2** Special event noise associated with the WCSP would exceed the City's 55 dBA Leq exterior noise standard from stationary sources.

5.13.7 Mitigation Measures

The mitigation measures in this section incorporate applicable mitigation measures from the GPEIR and from the Wilson Creek Estates EIR. The Wilson Creek Estates EIR measures (Noise 1 through Noise 3) for construction-related noise included noise barriers and use of construction equipment barriers. These are included in the GPEIR measures. The WCE measures included specific consideration of a noise barrier between Jefferson Street and the Cherry Croft Drive residence to mitigate traffic noise (Noise-3). This measure has been included. In addition, mitigation measure N-4 has been incorporated for the proposed project to ensure that noise levels of 55 dBA L_{eq} are met at existing and future residences within the vicinity of special events.

5.13.7.1 CONSTRUCTION NOISE

N-1 Applicants for new development projects within 500 feet of sensitive receptors shall implement the following best management practices to reduce construction noise levels.

- Install temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive structures.
- Equip construction equipment with mufflers.
- Restrict haul routes and construction-related traffic.

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5.13.7.2 CONSTRUCTION VIBRATION

N-2 Individual projects that involve vibration-intensive construction activities, such as blasting, pile drivers, jack hammers, and vibratory rollers, within 200 feet of sensitive receptors shall be evaluated for potential vibration impacts. A vibration study shall be conducted for individual projects where vibration-intensive impacts may occur. The study shall be prepared by an acoustical or vibration engineer holding a degree in engineering, physics, or an allied discipline and who is able to demonstrate a minimum of two years of experience in preparing technical assessments in acoustics and/or groundborne vibrations. The study shall be submitted to and approved by the City during subsequent project-level environmental review.

Vibration impacts to nearby receptors shall not exceed the vibration annoyance levels (in RMS inches/second) as follows:

- Workshop = 0.126
- Office = 0.063
- Residential Daytime (7 am to 10 pm) = 0.032
- Residential Nighttime (10 pm to 7 am) = 0.016

If construction-related vibration is determined to be perceptible at vibration-sensitive uses, additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., nonexplosive blasting methods, drilled piles as opposed to pile driving, preclusion for using vibratory rollers, use of small- or medium-sized bulldozers, etc.). Vibration reduction measures shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the project.

5.13.7.3 TRAFFIC NOISE

N-3 The developer shall consider options for and implement measures(s) such as an earthen berm or wall of sufficient height and extent between 11114 Cherry Croft Drive and the primary roadway traffic noise sources (e.g., engine exhaust and tire pavement contact) on Jefferson Street so that 4 dBA of Jefferson Street traffic noise reduction can be achieved as quantified at 11114 Cherry Croft Drive. Noise reduction benefit could be estimated prior to mitigation measure design and installation as part of Jefferson Street roadway upgrading, and field verified with pre-construction and post-construction outdoor noise level measurements similar to those performed for the baseline sound environment data collection for Wilson Creek Estates EIR (see Appendix I, WCE EIR).

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5.13.7.4 NEW MITIGATION MEASURES/CONDITIONS OF APPROVAL

Impact 5.13-2

N-4 For outdoor amplified special events:

- Conclude all amplified speech, music, or movie nights by 10:00 pm. Property management shall incorporate the following measures for outdoor events: orient speakers/speaker systems away from nearby residences, and position speakers below the heights of property walls or between project buildings and off-site residences to break line-of-sight with residential uses.
- Prior to outdoor amplified events, the sound system contractor shall confirm that a noise limit of 55 dBA Leq at the property line is achieved, and the PA speakers shall be situated at a distance of 175 feet or greater from the nearest residential property line. The PA system contractor shall perform a system check to verify that PA system noise levels do not exceed 55 dBA Leq at any outdoor recreation area associated with the nearest residences. Design measures may include, but are not limited to, band width and peak limiter installation, temporary shielding or barriers between the special event and nearby residences, and speaker angle and directivity techniques.

For future residences within the project boundary that are proposed adjacent to large wineries (e.g., boutique and artisan wineries):

- In order to comply with the City's Municipal Code noise ordinance requirements and avoid any exceedance of the exterior noise standards, design measures such as band width and peak limiter installation, temporary shielding or barriers between the special event and nearby residences, and speaker angle and directivity techniques shall be used to reduce noise levels at outdoor recreation areas such as backyards or balconies associated with residences adjacent to a large winery where noise-generating events would occur. Upper floor windows associated with future residences that would be directly exposed to the noise-generating events at the winery shall be upgraded with a sound transmission class (STC) rating higher than standard building provides (typically up to STC-28 and provide a minimum of 20 dBA exterior-to-interior noise reduction) to ensure that the City's 45 dBA CNEL interior noise standard is achieved.

5.13.8 Level of Significance After Mitigation

With implementation of mitigation measure N-4, Impact 5.13-2 is reduced to less than significant.

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5.13.9 References

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5. Environmental Analysis

5.14 POPULATION AND HOUSING

This section of the Draft SEIR examines the potential for socioeconomic impacts of the proposed project on the City of Yucaipa, including changes in population, employment, and demand for housing.

5.14.1 Environmental Setting

5.14.1.1 REGULATORY BACKGROUND

State

California Housing Element Law

California planning and zoning law requires each city and county to adopt a general plan for future growth (California Government Code Section 65300). This plan must include a housing element that identifies housing needs for all economic segments and provides opportunities for housing development to meet that need. At the state level, the Housing and Community Development Department (HCD) estimates the relative share of California's projected population growth that would occur in each county based on the California Department of Finance population projections and historical growth trends. These figures are compiled by HCD in a Regional Housing Needs Assessment (RHNA) for each region of California. Where there is a regional council of governments, the HCD provides the RHNA to the council. The council then assigns a share of the regional housing need to each of its cities and counties. The process of assigning share gives cities and counties the opportunity to comment on the proposed allocations. The HCD oversees the process to ensure that the council of governments distributes its share of the state's projected housing need.

State law recognizes the vital role local governments play in the supply and affordability of housing. To that end, California Government Code requires that the housing element achieve legislative goals to:

- Identify adequate sites to facilitate and encourage the development, maintenance, and improvement of housing for households of all economic levels, including persons with disabilities.
- Remove, as legally feasible and appropriate, governmental constraints to the production, maintenance, and improvement of housing for persons of all incomes, including those with disabilities.
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Conserve and improve the condition of housing and neighborhoods, including existing affordable housing. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Preserve for lower income households the publicly assisted multifamily housing developments in each community.

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California housing element laws (California Government Code Sections 65580–65589) require that each city and county identify and analyze existing and projected housing needs within its jurisdiction and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of the community commensurate with local housing needs.

Housing Accountability Act

The Housing Accountability Act requires that cities approve applications for residential development that are consistent with a city’s general plan and objective zoning code development standards without reducing the proposed density. Objective standards are measurable and have clear criteria determined in advance, such as numerical setback, height limit, universal design, lot coverage requirement, or parking requirement.

SB 330, Housing Crisis Act of 2019

Among other changes that promote housing, the Housing Crisis Act of 2019 strengthened the Housing Accountability Act by stating that a housing development project that complies with the objective standards of the general plan and zoning ordinance must be approved by the city, unless the city is able to make written findings based on the preponderance of the evidence in the record that either: (1) the city has already met its RHNA requirement; (2) there is an impact to the public health and safety and this impact cannot be mitigated; (3) the property is agricultural land; (4) approval of the project would violate State or federal law and this violation cannot be mitigated; or (5) the project is inconsistent with the zoning and land use designation and not identified in the general plan housing element RHNA inventory. SB330 also prohibits cities from “downzoning” the residential capacity of properties without a concurrent “upzoning” of capacity elsewhere in the city so that there is “no net loss” of planned residential units. In addition, growth moratoriums, growth control ordinances and similar restrictions are also unenforceable.

Regional

Southern California Association of Governments

The Southern California Association of Governments (SCAG) is the metropolitan planning organization (MPO) that represents six counties and 191 cities in Southern California. As the MPO for the region, SCAG is responsible for analyzing the region’s transportation system, the future of growth in the region, and potential funding sources to address housing, transportation, and livability issues for the 18 million residents of Southern California.

As part of the regional transportation planning process every four years, SCAG is responsible for determining the growth in housing, employment, and population across the region and for identifying efficient and effective methods to accommodate that growth. SCAG estimates that by 2035, the region will add more than four million residents, primarily in Riverside and San Bernardino counties. As the agency charged with identifying population, housing, and employment projections and trends, SCAG also leads the RHNA process to identify the amount of growth, at a variety of income levels, that each jurisdiction in the region will need to accommodate within the housing element planning period and assists jurisdictions with analyzing the existing and future housing needs of their community.

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Local

City of Yucaipa General Plan 2021-2029 Housing Element

The City's 2021-2029 Housing Element was adopted on September 12, 2022. The Housing Element represents the City's housing plan for achieving local housing goals and compliance with applicable statutes required of all local governments when updating their housing elements.

The Housing Element includes housing programs that the City will implement to achieve the element's goals, policies, and objectives. Program 19, Planned Development and/or Specific Plans, applies to the proposed project:

Program 19. Planned Development and/or Specific Plans

The Planned Development or Specific Plan process is intended to facilitate 1) the development of properties, including housing, with greater flexibility in site design and housing products is desired and 2) more efficient use of land than would be possible through the strict application of the current land use district regulations. Tailored standards can encourage more creative and imaginative planning of mixed-use and multiphased residential, commercial, or industrial developments in the framework of a single cohesive plan to create quality focused areas for development. The City is currently using this tool for two specific plans and several planned developments (e.g., Serrano Estates). The City will continue to offer planned developments and process specific plans where appropriate.

The Housing Element includes the following policies pertaining to housing:

- **Policy HN-1.3: Public Services and Infrastructure.** Provide quality community facilities, parks and recreational options, infrastructure, water and sanitation, and other municipal services tailored to neighborhoods.
- **Policy HN-1.5: Neighborhood Safety.** Maintain neighborhood safety through traffic management, neighborhood watch, emergency preparedness, crime prevention through environmental design strategies, and other neighborhood safety programs.
- **Policy HN-1.6: Neighborhood Identity.** Recognize, preserve, and enhance neighborhood character through adherence to design, development, and other standards in the municipal code, overlay districts, and specific plans.
- **Policy HN-1.8: Historic Preservation.** Promote the preservation of historically and architecturally significant buildings and neighborhoods through land use, design, and housing policies, including the survey of potential historic structures where appropriate.
- **Policy HN-3.1: Design Features.** Require new and rehabilitated residential units to be well designed, with appropriate attention to site planning, materials and colors, building treatments, landscaping, open space, parking, and environmentally sustainable practices.

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- **Policy HN-3.4: Natural Environment.** Require appropriate measures to protect hillsides, viewsheds, sensitive habitat, oak trees, and other environmental resources in the review of applications for the development, expansion, and improvement of housing.
- **Policy HN-3.6: Compatibility.** Require that residential development and rehabilitation projects are compatible with the character of their neighborhood, comply with municipal code standards, and follow appropriate site planning and project design practices.
- **Policy HN-3.7: Resources Conservation.** Design and build homes to incorporate cost-effective best practices in energy conservation and water conservation (including dual plumbing for recycled water) that will effectively address and comply with state and federal mandates.

5.14.1.2 EXISTING CONDITIONS

Population

Table 5.14-1, *Population Trends in the City of Yucaipa*, shows the population trends and percentage change in the City of Yucaipa from 2010 to 2021.

Table 5.14-1 Population Trends in the City of Yucaipa

Year	City of Yucaipa	
	Population	Percentage Change
2010	50,227	N/A
2011	50,862	1.26%
2012	51,319	0.90%
2013	51,839	1.01%
2014	52,406	1.09%
2015	52,739	0.64%
2016	52,886	0.28%
2017	53,151	0.50%
2018	53,264	0.89%
2019	53,416	-0.39%
2020	54,358	1.76%
2021	54,312	-0.08

Source: US Census 2021a.

Housing

Housing Characteristics

Table 5.14-2, *Housing Composition in the City of Yucaipa*, shows the current composition and changes in housing in Yucaipa since 2010.

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Table 5.14-2 Housing Composition in the City of Yucaipa

Housing Composition	2010		2020	
	Number of Units	Percentage of Units	Number of Units	Percentage of Units
Single-Family Housing				
Single-Family Detached	13,501	69%	13,792	68%
Single-Family Attached	550	3%	554	3%
Multiple-Family Housing				
Multi-Family (2-4 units)	730	4%	753	4%
Multi-Family (5 or more)	543	3%	752	4%
Mobile Homes and Others	4,318	22%	4,488	22%
TOTAL	19,642	-	20,339	-

Source: Yucaipa 2022.

Regional Housing Needs Assessment

As shown in Table 5.14-3, *City of Yucaipa 2021-2029 RHNA*, Yucaipa's RHNA allocation for the 2021-2029 planning period is 2,866 units.

Table 5.14-3 City of Yucaipa 2021-2029 RHNA

Household Income Category	Definition of Income Category	2021-2029 RHNA	
		Number of Housing Units	Percentage of Housing Units
Extremely Low ¹	30% or less MFI	354	12%
Very Low ¹	31–50% of MFI	354	12%
Low	51–80%	493	17%
Moderate	81–120%	511	18%
Above Moderate	Above 120% of MFI	1,154	40%
Total		2,866	100%

Source: Yucaipa 2022.

Notes: MFI = Median Family Income

¹ The RHNA provides a "very low" requirement of 708 units. HCD assumes that 50 percent of the very low-income requirements are for extremely low-income requirements. The table splits the City's very low income RHNA into extremely low and very low.

Employment

Employment Trends

According to the California Employment Development Department, the average employment rate in Yucaipa increased from 2010 to 2021. The average annual employment rate and percentage changes are shown in Table 5.14-4, *City of Yucaipa Average Employment Trends*.

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Table 5.14-4 City of Yucaipa Average Employment Trends

Year	City of Yucaipa	
	Employment (persons)	Percentage Change
2010	20,600	N/A
2011	20,700	0.49%
2012	21,100	1.93%
2013	21,500	1.90%
2014	22,200	3.26%
2015	22,900	3.15%
2016	23,200	1.31%
2017	23,700	2.16%
2018	24,100	1.69%
2019	24,400	1.24%
2020	23,300	-4.51%
2021	24,400	4.72%

Source: EDD 2022.

Existing Employment

Table 5.14-5, *City of Yucaipa: Industry by Occupation (2010 and 2020)*, shows the City's total workforce by occupation and industry in 2010 and 2021. According to the estimates calculated by the US Census Bureau, Yucaipa had an employed civilian labor force (16 years and older) of 22,165 in 2010 and 24,724 in 2021. The three largest occupational categories in 2010 and 2021 were Educational Services, and Health Care and Social Assistance; Retail Trade; and Construction.

Table 5.14-5 City of Yucaipa: Industry by Occupation (2010 and 2020)

Industry/Occupation	Number of Employees in 2010	Number of Employees in 2021
Agriculture, Forestry, Fishing and Hunting, And Mining	112	169
Construction	2,284	2,564
Manufacturing	1,494	1,247
Wholesale Trade	495	898
Retail Trade	2,361	3,219
Transportation and Warehousing, and Utilities	1,104	1,856
Information	450	179
Finance And Insurance, and Real Estate and Rental and Leasing	1,490	779
Professional, Scientific, and Management, and Administrative and Waste Management Services	1,905	2,179

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Table 5.14-5 City of Yucaipa: Industry by Occupation (2010 and 2020)

Industry/Occupation	Number of Employees in 2010	Number of Employees in 2021
Educational Services, and Health Care and Social Assistance	6,217	7,262
Arts, Entertainment, and Recreation, and Accommodation and Food Services	1,359	1,574
Other Services, except Public Administration	1,292	1,012
Public Administration	1,602	1,786
Total	22,165	24,724

Source: US Census Bureau 2021b.

Notes: Numbers of employees were rounded up to the nearest whole number. Employment figures count civilian employees 16 years and older.

Growth Projections

Southern California Association of Governments

SCAG undertakes comprehensive regional planning with an emphasis on transportation. The 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS) and 2020-2045 RTP/SCS provide projections of population households, and total employment for the City of Yucaipa. Based on the city's share of employment growth, migration and immigration trends, and birth rates in California and the region, SCAG projects that population, housing, and employment will grow at an increasing rate in Yucaipa. These projections are summarized in Table 5.14-6, *SCAG Growth Projections for the City of Yucaipa*.

Table 5.14-6 SCAG Growth Projections for the City of Yucaipa

	City of Yucaipa			
	2020	2035	2040	2045
Population	58,100	68,900	72,500	75,200
Households	21,300	26,600	28,200	26,100
Housing Units ¹	20,235	25,270	26,790	24,795
Employment	10,600	14,400	15,000	17,600
Jobs-Housing Ratio	0.52	0.57	0.56	0.71

Source: SCAG 2016, 2020.

¹ Housing units in SCAG projections are estimated based on number of households and a healthy vacancy rate of 5 percent.

Jobs-Housing Ratio

The jobs-housing ratio is a general measure of number of jobs versus housing in a defined geographic area, without regard to economic constraints or individual preferences. The jobs-housing ratio as well as the type of jobs versus the price of housing have implications for mobility, air quality, and distribution of tax revenues. A project's effect on the jobs-housing ratio is one indicator of how it will affect growth and quality of life in the project area. SCAG applies the jobs-housing ratio at the regional and subregional levels to analyze the fit

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between jobs, housing, and infrastructure. A main focus of SCAG’s regional planning efforts has been to improve this balance; however, jobs-housing goals and ratios are only advisory. There is no ideal jobs-housing ratio adopted in state, regional, or city policies. The American Planning Association is an authoritative resource for community planning best practices, including recommendations for assessing jobs-housing ratios. Although it recognizes that an ideal jobs-housing ratio will vary across jurisdictions, its recommended target is 1.5, with a recommended range of 1.3 to 1.7 (Weitz 2003). The City of Yucaipa is considered “housing rich” since it has a jobs-to-housing ratio below the recommended range. Buildout of the City in accordance with the 2016 General Plan, however, will increase job opportunities and improve the jobs-housing ratio.

5.14.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- P-1 Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
- P-2 Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

5.14.3 Applicable WCSP Development Standards and Design Guidelines

5.14.3.1 DEVELOPMENT STANDARDS

There are no WCSP development standards applicable to potential population and housing impacts.

5.14.3.2 DESIGN GUIDELINES

There are no WCSP design guidelines applicable to potential population and housing impacts.

5.14.4 Environmental Impacts

5.14.4.1 2016 GENERAL PLAN

Implementation of the General Plan was projected to result in a net increase of 10,847 residential units and 29,493 people in the city and sphere of influence. This is consistent with one of the purposes of the General Plan Update—to accommodate growth. The GPU Initial Study concluded that although development in accordance with the GP could result in the displacement of people related to redevelopment of nonconforming uses, the potential for GP implementation to displace housing and people would be less than significant.

Implementation of the General Plan would directly and indirectly induce population and employment growth. Buildout projections would exceed the SCAG 2040 forecasts for the City. The buildout of the GP however, was not assigned a horizon and could occur after the SCAG 2040 horizon. The GPEIR concluded that the population and housing increases in comparison to the SCAG projections would not be a substantial adverse

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impact. Development pursuant to the General Plan would accommodate future growth in a responsible manner and would improve the job-housing balance in the city from the existing 0.36 to post-2040 buildout of 0.61. Growth-inducing impacts were determined to be less than significant.

5.14.4.2 WINE COUNTRY SPECIFIC PLAN

The following impact analysis addresses the thresholds of significance detailed in Section 5.14.2. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.14-1: Implementation of the WCSP would not result in unplanned population growth in comparison to the 2016 General Plan. [Threshold P-1]

Housing

The WCSP would allow a maximum of 1,091 units, which is the same number of housing units permitted under the 2016 General Plan for the plan area. Based on an average household size of 2.9, the total population for the WCSP would be 3,164 at buildout of the residences (Yucaipa 2022). Since the level of residential development would be the same as for the 2016 General Plan, the direct impact to population growth would be less than significant.

Employment

The economic impact study for the WCSP assumed that the vineyards would require 0.0926 employee per acre, and the wineries would require 9 employees per winery. The 435.5 acres of the plan area allocated to agricultural use would therefore generate 40 fieldworkers, and the 26 wineries would generate 234 employees (PlaceWorks 2021). Although a portion of employees generated by the WCSP would be expected to live in Yucaipa, it is likely that most of the workers filling new direct and indirect jobs would not live in Yucaipa (29 percent of existing jobs in Yucaipa employ residents of the city). The approximately 274 total employees would be a minimal portion of the additional 18,488 new jobs anticipated in the city by 2040 with implementation of the 2016 General Plan (Yucaipa 2015). These new jobs, therefore, are not anticipated to generate unplanned new population in comparison to the 2016 General Plan, and impacts would be less than significant. The new employment opportunities would also contribute to the City's planned job-housing balance.

Level of Significance Before Mitigation: Impact 5.14-1 would be less than significant.

Impact 5.14-2: WCSP implementation would not result in displacing people and/or housing, requiring construction of replacement housing. [Threshold P-2]

As with the 2016 General Plan, the WCSP would not displace people or housing that would require new replacement housing. The plan area is rural and primarily undeveloped, with limited agricultural uses and a few homes. Potential redevelopment of the existing homes would not necessitate construction of replacement housing. The WCSP would provide 1,091 housing units upon buildout.

Therefore, the proposed project would not result in new or substantially more severe significant impacts related to potential displacement of housing and/or people in comparison to the 2016 General Plan.

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Level of Significance Before Mitigation: Impact 5.14-2 would be less than significant.

5.14.5 Cumulative Impacts

The geographic area considered for cumulative impacts is the City of Yucaipa. Population growth anticipated for implementation of the WCSP would be the same as for the plan area under the 2016 General Plan. Potential indirect population growth related to the generation of approximately 274 jobs would be negligible since it is anticipated that the majority of those employees would live outside the city boundaries. The WCSP, therefore, would not result in impacts that could combine with other projects to be cumulatively considerable. Cumulative population and housing impacts, therefore, would be less than significant.

5.14.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements, all impacts would be less than significant.

5.14.7 Mitigation Measures

No mitigation measures are required.

5.14.8 Level of Significance After Mitigation

Impacts would be less than significant.

5.14.9 References

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<https://www.labormarketinfo.edd.ca.gov/cgi/dataanalysis/areaselection.asp?tablename=labforce>.
- PlaceWorks. 2021, August 6. Economic Impact Study: Phase 2 Viticulture and Associated Development Standards.
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- . 2021b. Table S2405: Industry by Occupation for the Civilian Employed Population 16 Years and Over. <https://data.census.gov/cedsci/table?q=S2405&g=1600000US0687042>.

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———. 2022, September 12. 2021-2029 Housing Element. Yucaipa General Plan. https://yucaipa.org/wp-content/uploads/dev_svcs/housingelement/Yucaipa_HousingElement_Final_October6_2022.pdf.

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5.15 PUBLIC SERVICES

This section addresses the Wine Country Specific Plan's (WCSP) impacts to public services providing fire protection and emergency services, police protection, and school services in the City of Yucaipa in comparison to the impacts evaluated for the plan area in the General Plan EIR. Potential changes to circumstances since the GPEIR that could result in new significant or substantially more severe environmental impacts for the project are also reviewed. The analysis in this section is based, in part, on service provider questionnaire responses, included as Appendix I of this Supplemental DEIR. Park services are addressed in Section 5.16, *Recreation*. Public and private utilities and service systems, including water, wastewater, and solid waste services and systems, are addressed in Section 5.19, *Utilities and Service Systems*. Section 5.20, *Wildfire*, addresses the potential project-related impacts to emergency and evacuation plans and the potential for the project to exacerbate direct and indirect fire risks.

5.15.1 Fire Protection and Emergency Services

5.15.1.1 ENVIRONMENTAL SETTING

Regulatory and Planning Framework

Federal

International Fire Code

The International Fire Code includes specialized technical fire and life safety regulations that apply to the construction and maintenance of buildings and land uses. Topics addressed in the code include fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions intended to protect and assist fire responders, industrial processes, and many other general and specialized fire safety requirements for new and existing buildings.

State

California Health and Safety Code

State fire regulations in Sections 13000 et seq. of the California Health and Safety Code include regulations for building standards (also in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training.

California Fire Code

The California Fire Code, California Code of Regulations, Title 24, Part 9, is based on the 2012 International Fire Code and includes amendments from the State of California fully integrated into the code. The Fire Code has fire-safety-related building standards that are referenced in other parts of Title 24.

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Local

City of Yucaipa 2016 General Plan

Future development of all land in Yucaipa is set by City's General Plan. The 2016 General Plan Update was adopted by the City Council on April 11, 2016. The 2016 General Plan consists of State-mandated and optional elements to direct the city's physical, social, and economic growth. Elements in the 2016 General Plan are Community Design and Land Use; Housing and Neighborhoods; Parks, Recreation, Trails, and Open Space; Economic Development; Transportation; Public Safety; and Public Services. The Public Safety Element includes the following goal and policies pertaining to fire safety and protection:

Goal S-3: Fire Safety – A community that implements proactive fire hazards abatement strategies and, as a result, is minimally impacted by wildland and urban fires.

- **Policy S-3.1 – Fire Hazard Identification.** Maintain and continuously update the City's fire hazard overlay map for changes in fire hazard severity overlay district consistent with changes in hazard designations by CAL FIRE.
- **Policy S-3.2 – Fire Service Levels.** Provide appropriate staffing levels, equipment, facilities, and training to maintain an Insurance Service Office Rating of 3; continue to strive to meet the latest industry standard in fire safety.
- **Policy S-3.3 – Fire Codes.** Require adherence to applicable fire codes for buildings and structures, for access, and other standards in accordance with Fire Hazard Overlay Districts, California Fire Code, and municipal codes; encourage retrofit of nonconforming land uses.
- **Policy S-3.4 – Fuel Modification.** – Require adherence to fuel modification and defensible space requirements to reduce wildfire hazards; work with CAL FIRE to coordinate fuel breaks in very high fire severity zones.
- **Policy S-3.5 – Permit Approvals.** Ensure compliance with the Subdivision Map Act requirements for structural fire protection and suppression services, subdivision requirements for on/off-site improvements, ingress and egress, street standards, and other concerns.
- **Policy S-3.7 – Critical Facilities and Structures.** Locate, design, maintain, and upgrade critical facilities, structures, and infrastructure (police stations, roads, utilities, reservoirs, etc.) to minimize exposure to fire hazards.

City of Yucaipa Municipal Code

Division 11, Chapter 4, Fire Facilities Financing

The intent of this chapter is to require the payment of fire facilities fees for new development within the boundaries of an adopted Fire Facilities Plan. Such fees defray the actual or estimated costs of constructing fire facilities to accommodate new development within the Fire Facilities Plan area. The authority for this

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chapter is derived from the power granted to local governments by the Constitution of the State of California to preserve the public health, safety, and general welfare.

The City's development impact fees for fire facilities are as follows (Yucaipa 2023):

- \$0.56/square foot for residential uses¹
- \$458/thousand square feet for commercial uses
- \$344/thousand square feet for industrial uses

Division 5, Article 1, Fire Safety (FR) Overlay District

The intent of the Fire Safety Overlay District is to provide greater public safety in areas prone to wildland brush fires by establishing additional development standards for these areas, such as construction requirements, building separations, project design requirements, and erosion and sediment control.

Title 15, Buildings and Construction

According to Section 15.04.110, California Fire Code Adopted, the City adopted the 2022 California Fire Code, which incorporates and amends the 2021 International Fire Code, which regulates the design, construction, quality of materials, erection and installation, alteration, repair, location, relocation, replacement, and provisions of the fire code systems.

Existing Conditions

This section provides updated information related to the provision of fire protection and emergency services. Section 5.20, *Wildfire*, provides supplemental information related to the California Department of Forestry and Fire Protection (CAL FIRE) high fire severity zone classifications for the site and surrounding area, and wildfires in the project area since certification of the GPEIR (see Figure 5.20-1, *CAL FIRE Fire Hazard Classification Zones*).

The Yucaipa Fire Department (YFD) and CAL FIRE have a contractual agreement to share fire protection and emergency services responsibilities. Specifically, CAL FIRE provides wildland fire protection for 5,800 acres in the city and provides resources such as aircraft, bulldozers, hand crews, and related support personnel and equipment at no additional cost to the City. Under this agreement, additional equipment, engine companies, bulldozers, hand crews, and aircraft can be dispatched from county- or statewide resources in the event of an emergency incident. YFD provides fire suppression and paramedic services in the city. (YFD 2019).

¹ Accessory Dwelling Units less than 750 square feet are exempt from all Development Impact Fees pursuant to state law.

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Fire Stations and Staffing

Figure 5.15-1, *Public Services*, shows the location of Yucaipa’s four fire stations, and Table 5.15-1, *Yucaipa Fire Department Stations*, provide details regarding their location, equipment, and daily staffing. There are currently no plans for new stations, equipment, or staffing that would service the project area.

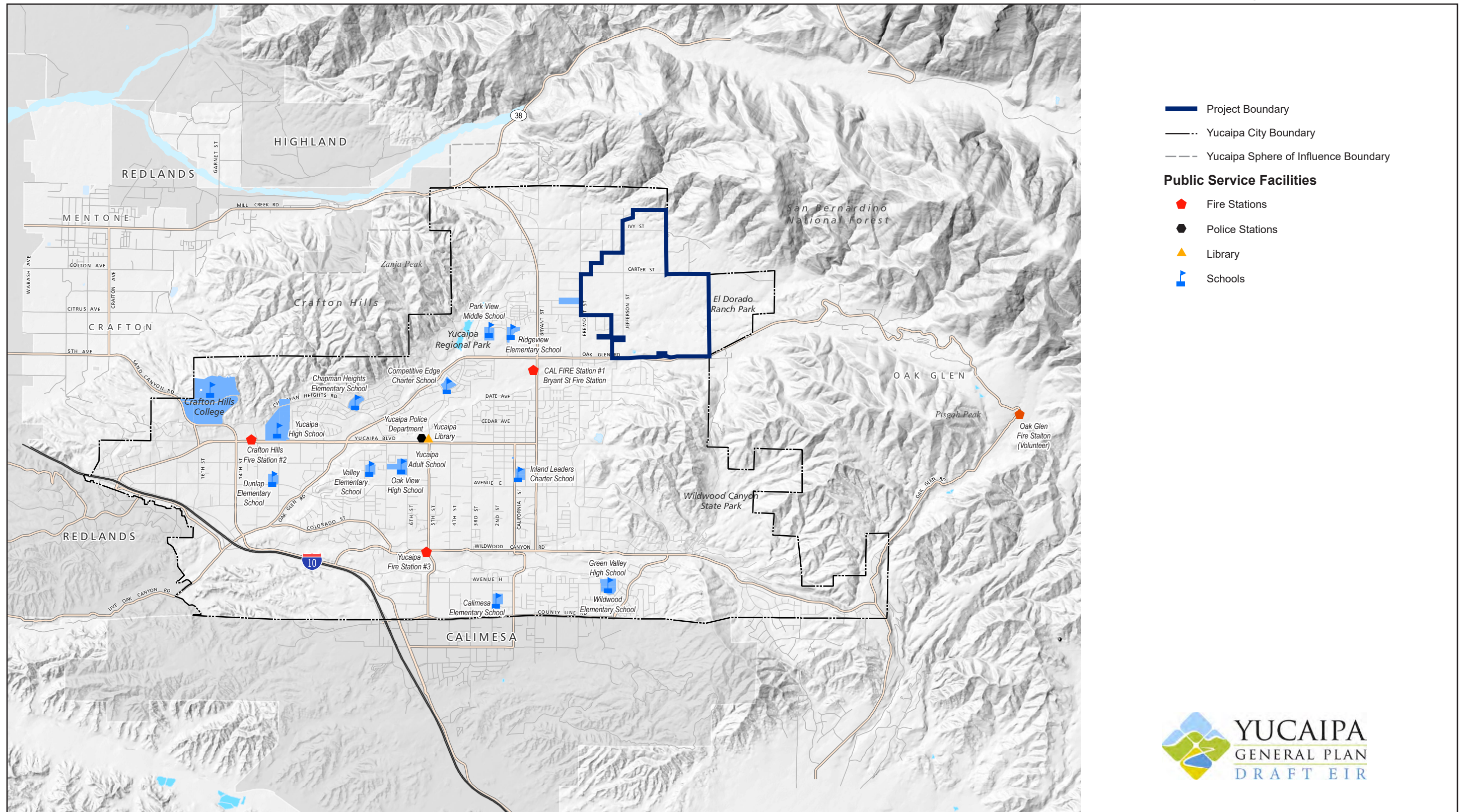
Table 5.15-1 Yucaipa Fire Department Stations

Station	Location	Equipment	Daily Staffing
Fire Station No.1, Bryant Street Fire Station	11416 Bryant Street Yucaipa, CA 92399	1 Medic Engine 2 CAL FIRE Engines 2 Type III Wildland Engines 1 Type 6 Engine 1 Type 2 Tactical Water Tender	3 person ALS municipally staffed Type I (1-Captain, 1-Engineer, 1-Firefighter) One will be paramedic qualified. Each Type III Engine will be minimum staffed at 3 person, 1 Captain or Engineer and 2 Firefighters
Crafton Hills Fire Station No.2	35664 Yucaipa Blvd. Yucaipa, CA 92399	1 Front Line Type I Fire Engine 1 Reserve Type I Fire Engine 1 Type II Fire Engine	3 person ALS municipally staffed Type I (1-Captain, 1-Engineer, 1-Firefighter) One will be paramedic qualified.
Yucaipa Fire Station No.3	34259 Wildwood Canyon Road Yucaipa, CA 92399	1 Medic Engine 1 Brush Engine 1 Reserve Engine 1 Command vehicle 1 Utility truck	3 person ALS municipally staffed Type I (1-Captain, 1-Engineer, 1-Firefighter) One will be paramedic qualified. 1 Battalion Chief
Oak Glen Fire Station (Volunteer)	11877 Oak Glen Road Yucaipa, CA 92399	1 Type I Fire Engine 1 Type IV Fire Engine 1 Type II Water Tender	Varied depending on Reserve (Volunteer) Firefighters

Source: YFD 2023.

Though Oak Glen Fire Station is the closest station to the WCSP area, it is unstaffed. The WCSP project area would be served by Fire Station No. 1, which is at 11416 Bryant Street in Yucaipa. However, the volunteer firefighters serve as backup in order to enhance career staffing. They are called upon when needed for emergency incidents and City events, including the Music and Art Festival, Market Night, Oktoberfest, Winterfest, and Toy Drive. Due to existing emergency service calls within the City, Fire Station No.1 currently responds to medical aid calls received within the intended service area for Fire Station No. 3 since this station’s does not have adequate capacity to respond to the high volume of medical aid calls. Further, Fire Station No. 3 services areas that are geographically remote with no or limited access to ambulances from local hospitals, which results in delay times to reach those areas. The YFD provides primary paramedic service for the citizens of Yucaipa and full continuum of care to local emergency rooms on critical calls or in the event of basic life support ambulance responding to incidents. The Type 1 apparatus at Station No.1 is also frequently utilized to service calls received at Fire Station No. 3 (Malinowski 2023a).

Figure 5.15-1 Public Services



Source: PlaceWorks, 2023.

0 4,000
Scale (Feet)



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Response Activity

Per the Yucaipa Fire Department Annual Report 2019, YFD responded to 8,297 calls, an average of 22.7 responses per day. The majority of the emergency responses were for medical aid (approximately 71 percent). Citywide there were 166 calls for structure fires (2 percent) and 153 (1.9 percent) for vegetation fires (YFD 2019).

Response Time

The Yucaipa Fire Department strives to meet National Fire Protection Association standards for responding to fire and other emergencies (Yucaipa 2016). The National Fire Protection Association recommends that first responders arrive at the fire scene in 5 minutes or less at least 90 percent of the time (Yucaipa 2016). As of 2023, the Yucaipa Fire Department response time ranges from 5 minutes to 13 minutes.

Automatic and Mutual Aid Agreements

Firefighting agencies work together during emergencies. These arrangements are handled through automatic and mutual aid agreements, which obligate fire departments to help each other under predefined circumstances. Automatic aid agreements require the nearest fire company to respond to a fire regardless of the jurisdiction. Mutual aid agreements require fire department resources to respond outside of their district upon requests for assistance. The City has automatic or mutual aid agreements with CAL FIRE San Bernadino Unit, CAL FIRE Riverside Unit/Riverside County, Highland Fire Department (CAL FIRE), Calimesa Fire Department, Redlands Fire Department, San Bernardino County Fire Department, and United States Forest Service/San Bernardino Forest (YFD 2019).

Funding

Funding for the YFD staff and facilities comes primarily from General Fund revenue generated by property, sales, and users' taxes. In addition, other revenue sources include Proposition 172 sales tax (allocated for public safety services), paramedic fees, fire building plan and building checks, records and site requests, building permitting, new business fire clearance fees, various state and federal grants, and private donations. Development impact fees per Development Code, Division 11, Chapter 4, Fire Facilities Financing, are also used to fund new facilities, as noted under the local Regulatory and Planning Framework section.

5.15.1.2 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- FP-1 Result in a substantial adverse physical impact associated with the provisions of 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 fire protection services.

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5.15.1.3 APPLICABLE WCSP DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

Development Standards

The following development standards are included in the WCSP and pertain to fire safety:

Building Setbacks:

Estates

- **Front Yard.** No closer than 23 feet, with an average of 28 feet measured from R.O.W. to building face. Homes along the same street frontage shall be set back at alternating or varying distances.
- **Side Yard.** 25 feet where adjacent to a public or private street; otherwise, 10 feet from a side property line.
- **Rear yard.** 20 feet.

Villas

- **Front Yard.** No closer than 20 feet, with an average of 25 feet measured from R.O.W. to building face. Adjoining residences shall have different setbacks to provide variation along the street frontage.
- **Side Yard.** 20 feet where adjacent to a public or private street; 5 feet from a side property line when not adjacent to a public or private street.
- **Rear Yard.** 20 feet.
- **Building Separation.** Minimum 15-foot separation, from primary residence to primary residence across to lots

Parking

- Temporary parking for marketing activities and special events may utilize overflow parking areas that are not surfaced. Limitations on the number of guests may be based on availability of off-street parking in compliance with YMC Section 87.0610. All temporary parking shall be accommodated on-site and shall meet any fire district requirements.

Design Guidelines

Building Materials and Colors

- House and building numbers are to be interior lit boxes that meet City of Yucaipa Fire Department Standards. Decorative yet legible fonts should be used for the numbers to provide a more attractive detail for the numbers.

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5.15.1.4 ENVIRONMENTAL IMPACTS

2016 General Plan

The GPEIR concluded that buildout would increase residents and workers, thus increasing the demand for fire services. YFD determines staffing and equipment needs; implementation of the GPEIR would not require additional resources to meet current response times. The additional demand for fire services generated by the GPEIR would be satisfied through development impact fees, General Funds, Proposition 172 sales tax, paramedic fees, fire building plan and building checks, records and site requests, building permitting, new business fire clearance fees, various state and federal grants, and private donations. The GPEIR determined impacts would be less than significant.

The City and YFD would review of future development projects, building permit requirements, the most current adopted fire codes, building codes, and nationally recognized fire and life safety standards of the City of Yucaipa, and the State of California would help ensure public safety. Additionally, the goals and policies of the Safety, Public Services and Facilities Elements would ensure safety, the fair share of cost for public services/facilities and reduce the impacts by wildland and urban fires to reduce the need for emergency calls. The GPEIR determined impacts would be less than significant.

Wilson Creek Estates

The Wilson Creek Estates EIR found that impacts to fire protection and emergency services were less than significant.

Wine Country Specific Plan

The following impact analysis addresses thresholds of significance detailed in Section 5.15.1.2. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.15-1: The proposed project would introduce new structures and workers into the Yucaipa Fire Department and CAL FIRE service boundaries, compared to the land use approved in the 2016 General Plan, but would not result in a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts. [Threshold FP-1]

The WCSP would introduce new structures, such as residences, wineries, ancillary structures related to the growing and producing of wine, and other commercial uses. Under the WCSP, a maximum of 1,091 residential units would be allowed—the same total units permitted in the 2016 General Plan for the plan area. As shown in Figure 3-5, *Conceptual Land Use Plan*, the proposed residential uses would be primarily focused in the north, west, and northeast portions of the plan area. The riparian area would create a buffer between the proposed residential uses surrounding Wilson Creek and the creek habitat. Agricultural uses would be along the southern boundary, in the central portion, and along the northern boundary of the plan area.

In addition to the proposed residential units, the project would introduce vineyards and would allow up to 26 new wineries in comparison to the 2016 General Plan. The proposed residential land uses would provide a

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transition between the wine country area and the surrounding large-lot residential neighborhoods currently in the North Bench, as well as separate development from vineyards. Due to the consolidation of the proposed residential uses on approximately 547.4 acres of the site, the proposed buildout density on individual areas would range from 2.0 to 4.3 units per acre instead of 1.0 unit per acre as currently designated in the General Plan.

As a result of the increase in density, fire protection services would be improved because firefighters would have easier access to the area being burned. When dwellings and other structures are spread out in a low-density development, firefighters and other first responders have a much more difficult time responding to fire emergencies (Syphard et al. 2012).

In addition to the benefits as a result of an increase in housing density, the new vineyards would create fire breaks for the plan area and beyond (UC Davis 2020). Yucaipa's dry weather conditions, topography, high winds, and vegetation place the city at a very high risk of wildfire. Additionally, expansive open areas are susceptible to destructive wildland fires, which can be exacerbated by dry weather and Santa Ana winds. The plan area is close to some of the more fire-prone areas of the city. Grapevines do not burn easily and act as green landscape buffers (UC Davis 2020). Incorporating vineyards into the plan area has the potential to create fuel breaks in case a fire does occur. Ornamental, irrigated landscaping around the new residential development and wineries would also create additional fuel breaks.

YFD Fire Station No.1 would be the primary fire station servicing the WCSP planning area. Fire Station No. 1 currently responds to calls received at Fire Station No. 3 to help address the call volumes for that station. For Fire Station No.1 to adequately respond to future development proposed in the WCSP planning area, the inadequacies at Fire Station No. 3 would need to be addressed. Fire Station 3 would need a medic squad vehicle and associated staffing to provide adequate service, which would provide more efficient response to the high volume of medical aid calls received by that station. No additional fire station would be required (Malinowski 2023b). YFD has also identified the need for a ladder fire truck to address the YFD long-term equipment needs, which would address taller structures in other areas of the City, but is not specifically needed for the WCSP planning area. The additional demand for fire services associated with the wineries would be satisfied through development impact fees, Proposition 172 sales tax, property taxes, paramedic fees, fire building plan and building checks, records and site requests, building permitting, and new business fire clearance fees. These are in addition to the fees collected for residential development as proposed by the GPEIR. These fees would be used for infrastructure and future operational costs. Because no new fire station would be needed, there would not be a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts.

Compliance with the 2016 General Plan policies, municipal code, and State regulations would reduce impacts to less than significant. The WCSP is not proposing to add more dwellings than what was already analyzed in the 2016 General Plan but would create a denser residential development that would make it easier for firefighters to respond to fires. The WCSP would also incorporate up to 26 vineyards, which would serve as additional fuel breaks during a fire. The WCSP would implement Mitigation Measures W-1 through W-4 from Section 5.20, *Wildfire*. Additionally, future firefighting service demand associated with the WCSP would be met without the need for a new fire station, though new vehicles and staffing modifications will improve response

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times for all of the City's fire stations. Therefore, the WCSP would not result in new or substantially more severe significant impacts regarding fire protection services compared to development in the plan area pursuant to the 2016 General Plan.

Level of Significance Before Mitigation: Less than significant.

5.15.1.5 CUMULATIVE IMPACTS

As discussed above, the WCSP would reduce impacts related to fire protection relative to the 2016 General Plan. Relative to the General Plan's land use plan which would result in residential uses distributed throughout the entire project site, the vineyards would provide a fire buffer that would also benefit surrounding land uses to the south and west. Therefore, impacts of the proposed project would not be cumulatively considerable.

5.15.1.6 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.15-1.

5.15.1.7 MITIGATION MEASURES

See Section 5.20, *Wildfire*, for a description of Mitigation Measures W-1 through W-4.

5.15.1.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Less than significant.

5.15.2 Police Protection

5.15.2.1 ENVIRONMENTAL SETTING

Regulatory and Planning Framework

Local

City of Yucaipa 2016 General Plan

The following goals and policies of the Yucaipa General Plan Public Services and Facilities Element related to police protection are applicable to the proposed project.

Goal PSF-4 - Community Safety: Professional, proactive and community-oriented police services that maintain the safety of Yucaipa residents, visitors, workforce, and businesses.

- **Policy PSF-4.1 – Service Standards.** Maintain appropriate response times to crime, traffic incidents, and other public safety incidents, consistent with community expectations and professional industry standards.

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- **Policy PSF-4.2 – Police Resources.** Provide funding for police services to ensure the ample availability of well-trained staff, equipment, facilities, and technology to consistently achieve the community’s service standards.
- **Policy PSF-4.3 – Public Safety Hot Spots.** Prioritize enforcement activities to minimize safety hot spots. Work with code enforcement to support the timely resolution of case to ensure compliance with city codes.
- **Policy PSF-4.4 – Community Education.** Maintain and improve outreach and education efforts with the community and organizations to prevent crime, emergency situations, and other personal safety hazards.
- **Policy PSF-4.6 – Neighborhood Safety.** Maintain safe neighborhoods by preventing crime through crime-free multifamily housing, Neighborhood Watch initiatives, and focused problem-oriented policing.
- **Policy PSF-4.7 – Traffic Safety.** Prioritize traffic safety plans and programs to ensure motorists, bicyclists, pedestrians, and transit users of all ages can safely and conveniently move around the community.

Existing Conditions

The Yucaipa Police Department (YPD) provides police services to the city and has a contractual agreement with the San Bernardino County Sheriff’s Department. YPD serves the area within the city limits, and the Sheriff’s Department provides police protection in the city’s sphere of influence, including areas north of the North Bench neighborhood, Zanja Peak, Crafton Hills, Oak Glen, and the Forest Falls communities.

Staffing and Equipment

The Yucaipa police station that would serve the plan area is at 34144 Yucaipa Boulevard (see Figure 5-15-1). It has 33 deputies, a captain, a lieutenant, 6 sergeants, and 3 detectives. The station also includes 9 general staff—a secretary, 4 office specialists, 3 sheriff service specialists, and a motor pool specialist.

Response Times

Table 5-15.2 shows the total number of calls from 2020 to 2022 for the Yucaipa police station based on the *Yucaipa Police 2022 Annual Report*. Based on a 2016 response letter to the Oak Glen Specific Plan EIR, the average time is 5 minutes and 43 seconds.

Table 5.15-2 Yucaipa Police Department 2020 to 2022 Total Calls

	2020	2021	2022
Total calls	41,991	42,086	42,230

Source: Yucaipa Police 2022 Annual Report

Performance Standards

The Yucaipa Police Department does not have a set response time goal for calls since calls for service are taken on a priority basis and are constantly monitored by management staff in real time. However, the Yucaipa Police

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Department uses a goal of 0.62 officers per 1,000 residents (Oak Glen Creek EIR 2017). With 33 deputies to serve 54,739 residents, the current department ratio is 0.60 officers per 1,000 residents, just one officer short of the Department goal. (YPD 2023).

Funding

Funding for YPD staff and facilities comes from General Fund revenue generated by property, sales, and users' taxes. In addition, other revenue sources include Proposition 172 sales tax (allocated for public safety services), various state and federal grants, and private donations. Development impact fees in the municipal code, Title 15, Chapter 15.08, Development Impact Fees, are also used to fund new facilities. Chapter 15.08 outlines the requirement for developers to pay an impact fee for new development in the city to finance public facilities, such as police stations and related equipment. Table 5.15-3 shows the public facilities development impact fees for various land uses.

Table 5.15-3 Public Facilities Development Impacts Fees

Land Use Type	Impact Fee
Residential	\$1,444.62 per dwelling unit
Commercial	\$7,800.93 per Acre
Industrial	\$7,800.93 per Acre

Source: Yucaipa 2021.

5.15.2.2 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- PP-1 Result in a substantial adverse physical impact associated with the provisions 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 police protection services.

5.15.2.3 APPLICABLE WCSP DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

Development Standards

The following development standards are included in the WCSP.

Outdoor Lighting

- Lighting design should be integrated with the architectural design elements described in Section 5.3.6 of Chapter 5, Design Guidelines.

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- Lighting should be used to enhance the safety of pedestrians and others using the WCSP trails.
- Outdoor security lighting shall not project above the roofline of the building on which is it mounted.
- Where applicable, time-control and other energy-saving devices should be used with exterior lighting.

Design Guidelines

There are no design guidelines related to police protection.

5.15.2.4 ENVIRONMENTAL IMPACTS

2016 General Plan

The GPEIR concluded that buildout would increase residents and workers. The increase of permanent and visiting people would increase the demand for police services. San Bernardino County Sheriff's Department (SBCSD) and YPD, a branch of SBCSD, continue to service the city and Sphere of Influence. YPD built a state-of-the-art police facility to meet expected needs through 2040, and the facility would be adequate to service the projected buildout of the 2016 General Plan.

YPD stated existing staff and resources could adequately serve the community, despite a ratio of 0.46 officer per 1,000 residents not meeting the goal of 0.62 officer per 1,000 residents. Additional demand for police services from GPEIR buildout would be satisfied through the City's General Funds, Prop 172 sales tax, various state and federal grants, private donations, and development impact fees. Further, goals and policies in the 2016 General Plan would ensure adequate police services. YPD would hire additional officers based on city needs, and with implementation of updated Public Service Element goals and policies, impacts on police services were determined to be less than significant.

Wilson Creek Estates

The Wilson Creek Estates EIR found that impacts related to police protection were less than significant.

Wine Country Specific Plan

The following impact analysis addresses thresholds of significance in Section 5.15.2.2. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.15-2: In comparison to the approved General Plan land uses for the project site, the WCSP would increase the density of the 1,091 housing units and introduce wineries and vineyards to the project site and related workers, guests and events that could increase the requirement for police protection facilities and personnel. [Threshold PP-1]

In comparison to the 1,091 residential units included in the 2016 General Plan for the project site, the WCSP would introduce new vineyards and up to 26 new wineries. Due to the consolidation of the proposed residential uses on approximately 547.4 acres of the site, the proposed buildout density would range from 2.0 to 4.3 units per acre instead of 1.0 unit per acre as designated in the 2016 General Plan.

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The plan area would be served by the police station at 34144 Yucaipa Boulevard. The YPD anticipates the following potential calls for service related to the new development (see YPD/SBCSD response, Appendix I).

- PC 459 – Residential Burglary
- PC 459 – Commercial Burglary
- PC 459 – Vehicle Burglary
- PC 594 – Vandalism
- PC 273.5 – Domestic Violence
- PC 647f – Public Intoxication
- CVC 23152 – Driving Under the Influence
- CVC 10851 – Vehicle Theft

The YPD noted that there are no new planned stations, equipment or additional staffing that would serve the project site. Similarly, no new funding sources have been approved to fund police improvements or an increase in personnel. Per the Department, the addition of 1,091 residential units and an estimated increase in population of 3,120 citizens, would generate the need for two additional deputies to cover increased call volume. This population increase, however, is part of the increase anticipated in the GPEIR and included in the impacts addressed in this Draft SEIR. The project is not anticipated to result in impacts beyond those that would be addressed by funding from the General Fund (e.g., property taxes) and the payment of the required development impact fees. As part of the tax revenue, the consolidated residential development and wineries would result in a higher property tax value per acre and would introduce a new sales tax revenue source. Therefore, impacts to police protection would be less than significant.

Level of Significance Before Mitigation: Less than significant.

5.15.2.5 CUMULATIVE IMPACTS

The incremental increase in police protection service demands related to the proposed WCSP would be less than significant. Staffing and facility needs would be funded by General Fund revenue generated by property, sales and users' taxes. Payment of required development impact fees would also support facility/equipment needs. Similarly, other development projects within the City would also contribute to the General Fund and be required to pay the development impact fees. Therefore, impacts of the proposed project would not be cumulatively City-considerable.

5.15.2.6 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.15-2.

5.15.2.7 MITIGATION MEASURES

No mitigation measures are required. Impacts would be less than significant.

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5.15.2.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

No mitigation measures are required. Impacts would be less than significant.

5.15.3 School Services

5.15.3.1 ENVIRONMENTAL SETTING

Regulatory Background

Local laws, regulations, plans, or guidelines that are potentially applicable to the proposed project are summarized below.

State

California State Assembly Bill 2926: School Facilities Act of 1986

To assist in providing school facilities to serve students generated by new development, Assembly Bill (AB) 2926 was enacted in 1986 and authorizes a levy of impact fees on new residential and commercial/industrial development. The bill was expanded and revised in 1987 through the passage of AB 1600. Under this statute, payment of impact fees by developers serves as CEQA mitigation to satisfy the impact of development on school facilities.

California Senate Bill 50

Senate Bill (SB) 50, passed in 1998, provides a comprehensive school facilities financing and reform program and enables a statewide bond issue to be placed on the ballot. Under the provisions of SB 50, schools districts are authorized to collect fees to offset the costs associated with increasing school capacity as a result of development and related population increases. The funding goes to acquiring school sites, constructing new school facilities, and modernizing existing school facilities. SB 50 establishes a process for determining the amount of fees developers would be charged to mitigate the impact of development on school districts from increased enrollment. According to Section 65996 of the California Government Code, development fees authorized by SB 50 are deemed to be “full and complete school facilities mitigation.”

Local

City of Yucaipa General Plan 2016

The following goals and policies of the Yucaipa General Plan Public Services and Facilities Element related to school services are applicable to the proposed project.

Goal PSF-1 – Educational Resources: Quality primary, secondary and college educational opportunities, including occupational and lifelong learning options for Yucaipa’s diverse needs.

- **Policy PSF-1.8 – School Facilities.** Work with developers and the school district to ensure the payment of fees, construction and expansion of school facilities to address expected increases in school-age population.

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Existing Conditions

The Yucaipa-Calimesa Joint Unified School District (YCJUSD) provides school services to all of Yucaipa and the northern part of Calimesa. YCJUSD has six elementary schools (grades TK–5), two middle schools (grades 6–8), and three high school (grades 9–12 or grades 10–12). YCJUSD also has one dependent International Baccalaureate charter school (grades K–8), an early childhood education center (three year olds to five year olds), a continuation high school (grades 9–12), a special education success program (grades K–12), and an adult continuing education program. Students in the project area are within the attendance boundaries of Chapman Heights Elementary (TK–5), Park View Middle (6–8), and Yucaipa High (9–12). Figure 5.15-1, *Public Services*, shows the school locations. Table 5.15-4, *YCJUSD Schools Serving the Project Site*, provides additional details regarding current capacity and enrollment.

Table 5.15-4 YCJUSD Schools Serving the Project Site

Schools	Grades	Total Capacity	2021–2022 Enrollment	Remaining Capacity
Chapman Heights Elementary School 33692 Cramer Road, Yucaipa	TK–5	975	669	306
Park View Middle School 34875 Tahoe Drive, Yucaipa	6–8	1,500	962	538
Yucaipa High School 33000 Yucaipa Boulevard, Yucaipa	9–12	3,610	2,865	390
	Total	5,730	4,496	1,234

Source: CDE 2021.

The YCJUSD has adopted a fee program, pursuant to SB 50, that levies statutory school impact fees per residential, commercial, and industrial square footage (YCJUSD 2022; Vreeman 2023):

- Residential:
 - \$549 per year (Tax A)
 - \$4.21 per square foot (Tax B)
 - \$3.79 per square foot (Level 1)
- Commercial/Industrial:
 - \$0.73 per square foot (Tax C)
 - \$0.61 per square foot (Level 1)

5.15.3.2 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- SS-1 Result in a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the

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construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for school services.

5.15.3.3 APPLICABLE WCSP DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

Development Standards

There are no specific WCSP Development Standards related to school facilities or services.

Design Guidelines

There are no specific WCSP Design Guidelines related to school facilities or services.

5.15.3.4 ENVIRONMENTAL IMPACTS

2016 General Plan

According to the 2015 Yucaipa General Plan EIR, the student generation rate for single-family residential (detached) homes is 0.2867 students per elementary school, 0.0680 students per middle school, and 0.1344 students per high school. Based on the GPEIR, full buildout of the City in accordance with the General Plan would generate up to 3,811 elementary, 1,135 middle, and 2,119 high school students in the City and SOI. This would exceed the YCJUSD's elementary and high school classroom capacities by 1,405 and 1,562 students, respectively. YCJUSD's middle schools would have a remaining capacity for 249 students. Assuming an average capacity of 600 students for elementary schools and 2,400 students for high schools, buildout of the General Plan Update would require 3 additional elementary schools and one additional high school. However, the projected increase in student population would not occur all at once; the student population would gradually increase as residential development occurs. Therefore, YCJUSD would not have to immediately expand or construct new facilities. Nevertheless, if and when the YCJUSD needs to expand or construct new facilities to accommodate the growth generated by buildout of the General Plan, funding for new school facilities would be obtained from development impact fees pursuant to SB 50, and state and federal funding programs (City of Yucaipa GPEIR, 2015).

As a result of the proposed project, enrollment in the YCJUSD is expected to remain the same. According to the Yucaipa General Plan EIR from December 2015, the student generation rate for single-family residential (detached) homes is 0.2867 students per elementary school, 0.0680 students per middle school, and 0.1344 students per high school (City of Yucaipa General Plan DEIR, 2015). The full buildout of the project would include a maximum of 1,091 residential units all of which will be single-family homes and have been accounted for in the 2016 General Plan. As a result of the proposed project, the YCJUSD could see an increase of 313 elementary school students, 74 middle school students, and 147 high school students. This would increase Chapman Heights Elementary School's enrollment to 982 from 669 students, increase Park View Middle School's enrollment from 962 to 1,036 students, and increase Yucaipa High School's enrollment from 2,865 to 3,012 students which are all schools that will serve the project area. For Chapman Heights Elementary School, they would be over their student capacity (975) by 7 students, while Park View Middle School and Yucaipa High School would be able to absorb the increase in student enrollment. However, any development within the YCJUSD borders a development fee, fees in which the school district relies on, would be required.

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Wilson Creek Estates

The Wilson Creek Estates EIR found that impacts to school services were less than significant.

Wine Country Specific Plan

The following impact analysis addresses thresholds of significance detailed in Section 5.15.3.2. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.15-3: Since the WCSP would allow development of the same number of residential units as under the 2016 General Plan, anticipated student generation for the WCSP would not change from the analysis in the GPEIR, and the WCSP would not result in new impacts to school services.

The WCSP would not increase the number of residences beyond what was analyzed in the 2016 General Plan. As stated previously, a maximum of 1,091 residential units would be developed. As a result, it is not anticipated that the number students would change under the WCSP.

Based on information for the 2021-22 school year, YCJUSD—with eight elementary schools, four middle schools, and three high schools—has an enrollment of 8,709 students and has a student-teacher ratio of 22:1, which is at the state average (NCES 2022). The WCSP would not increase the number of residential units above what has already been accounted for in the 2016 General Plan, so it would not increase the number of students potentially enrolling at YCJUSD past what has already been analyzed. In addition, as a standard condition of approval, developers will be required to pay impact fees to help offset any costs associated with an increase in student enrollment. Therefore, impacts to school services would be less than significant.

Level of Significance Before Mitigation: Less than significant.

5.15.3.5 CUMULATIVE IMPACTS

The project is not proposing to increase the number of residential units above what was already accounted for in the 2016 General Plan. As a result, the number of students enrolling at YCJUSD, which includes all of the elementary schools, junior high schools, and high schools in the City, would not increase beyond what has been anticipated in the general plan. Additionally, developers, as a standard condition of approval, will be required to pay impact fees that will help offset costs associated with expanding or creating school facilities because of an increase on enrollment. Therefore, impacts of the proposed project would not be cumulatively considerable.

5.15.3.6 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.15-3.

5.15.3.7 MITIGATION MEASURES

No mitigation measures are required.

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5.15.3.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

5.15.4 References

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5.16 RECREATION

This section of the Draft SEIR evaluates the potential for implementation of the proposed project to impact public parks and recreational facilities in the City of Yucaipa compared to the impacts identified for the 2016 General Plan.

5.16.1 Environmental Setting

5.16.1.1 REGULATORY BACKGROUND

State Regulations

California Government Code

Government Code Sections 65560 to 65568 require a general plan to include an open space element to address the preservation of natural resources, managed production of resources, outdoor recreation, public health and safety, support of military installations, and protection of places of cultural or historical interest. Building permits, subdivision approvals, and zoning approvals must be consistent with the open space plan. The Public Resources Code (Section 5076) also requires general plans to consider demands for trail-oriented recreational use, demands in developing open-space programs, and the feasibility of integrating local trail routes with appropriate segments of the state system. Cities may also create a separate parks and recreation element as part of or in addition to an open space and conservation element.

California Public Park Preservation Act

The primary instrument for protecting and preserving parkland is California's Public Park Preservation Act of 1971. Under the Public Resources Code, cities and counties may not acquire any real property that is in use as a public park for any nonpark use unless compensation, land, or both are provided to replace the parkland acquired. This provides no net loss of parkland and facilities.

Quimby Act

The Quimby Act (California Government Code Section 66477) authorizes cities and counties to require developers to dedicate land as parkland, pay in-lieu fees, or both as a condition of approval for a tentative or final tract map or parcel map for a residential subdivision. Revenue generated through the Quimby Act cannot be used for the operations or maintenance of existing park facilities. The Quimby Act also sets a statewide standard of three acres of parkland for every 1,000 residents unless the existing neighborhood and community park area exceed that limit, in which case the city or county may establish a higher standard.

Mitigation Fee Act

The California Mitigation Fee Act (Government Code Section 66000 et seq.) allows cities to impose fees on development projects to mitigate the project's impact on the city's ability to provide specified public facilities. To comply with the Mitigation Fee Act, a city must follow four primary requirements: 1) Make certain determinations regarding the purpose and use of a fee and establish a nexus or connection between a

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development project or class of project and the public improvement being financed with the fee; 2) Segregate fee revenue from the general funds; 3) Make findings each fiscal year describing the continuing need for fees that have been in the possession of the city for five years or more and that have not been spent or committed to a project; and 4) Refund any fees with interest for developer deposits for which the findings noted above cannot be made.

Local Regulations

City of Yucaipa 2016 General Plan

Future development of all land in the City of Yucaipa is guided by the City's General Plan, which was adopted by City Council on April 11, 2016.

The 2016 General Plan consists of a series of State-mandated and optional elements to direct the city's physical, social, and economic growth. Elements include Community Design and Land Use; Housing and Neighborhoods; Parks, Recreation, Trails, and Open Space; Economic Development; Transportation; Public Safety; and Public Services.

The Parks, Recreation, Trails, and Open Space Element includes the following policies pertaining to recreation:

- **Policy PR-1.1 – Park Acreage.** Ensure that at least 3.5 acres of developed parkland and appropriate amenities are available for every 1,000 Yucaipa residents; require all new development projects to satisfy this standard.
- **Policy PR-1.2 – Park Design.** Provide a variety of park types (e.g., local, community, special use) and mix amenities that are tailored to meet the active and passive recreational needs of Yucaipa residents of all ages and abilities.
- **Policy PR-1.8 – Funding Parks.** Dedicate and maintain sufficient funds to pay for the construction, maintenance, rehabilitation, and periodic modernization of parks and recreational facilities in Yucaipa.
- **Policy PR-3.1 – Trail Development.** Develop a multipurpose trail system for hiking, biking, and equestrians throughout Yucaipa, focusing on drainage channels, hillsides, parks, and other public use areas.
- **Policy PR-3.2 – Trail Access.** Trails that navigate through residential neighborhoods shall be designed to be unobstructive, respect the privacy of bordering residences, and not detract from the safety of neighborhoods.
- **Policy PR-3.3 – Environmental Protection.** Locate, design, and regulate the use of multipurpose trails so that they do not have a significant negative impact on natural habitat, wildlife, landforms, and cultural resources.
- **Policy PR-3.4 – Trail Design.** Design trails to accommodate different users, with sustainable materials, appropriate trail heads, and trail staging areas, signage, educational materials, safety sign-ins, and other amenities.

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- **Policy PR-3.5 – Internal Connectivity.** Strive to connect multipurpose trails to schools, local and regional parks, residential neighborhoods, open space areas, Uptown, and other community destinations in Yucaipa.
- **Policy PR-3.7 – Trail Safety.** Promote the safe use of trails through lighting (where appropriate), signage, right-of-way and trail etiquette, safe crossings, trail improvements, and crime prevention strategies.

City of Yucaipa Development Code

- **Chapter 3, Recreational Facilities Financing,** is enacted pursuant to the authority granted by Section 66477 of the Government Code of the State of California and shall be interpreted to be consistent with the provisions thereof. The park and recreational facilities for which dedication of land and/or payment of a fee is required by the terms of this Chapter shall be provided in accordance with the standards, specifications, and requirements of the General Plan of the City of Yucaipa, any specific plan adopted thereto, and any other adopted resolution, policy, or standard of the City.

5.16.1.2 EXISTING CONDITIONS

Table 5.16-1, *Parks and Recreational Facilities*, shows the parks and recreational facilities in Yucaipa and their respective acreages. The parks closest to the project area are El Dorado Ranch Park and Five Winds Ranch Park.

Table 5.16-1 Parks and Recreational Facilities

Facility	Acreage
PARKS	
Yucaipa Community Park	31.1
Yucaipa Regional Park ¹	385
Bryant Glen Sports Park	13.3
Crafton Hills Park	2.5
Oak Glen Park ²	1
Yucaipa Sports Park ²	29.8
Center Park	1
Avenue A Park	0.5
Avenue I Park	11
Flag Hill Memorial Park	7.8
Lilian Eaton Park	0.5
John Tooker City Park	0.5
7th Street Park	13.5
Dunlap Neighborhood Park ²	13.4
Wildwood Creek Park	12.9
California Street Soccer ²	7.2
Total Acreage of Parks	987.3
RECREATIONAL FACILITIES	
Equestrian Center	7.2
Special Needs Plan Area ²	N/A

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Table 5.16-1 Parks and Recreational Facilities

Facility	Acreage
Yucaipa Community Center	N/A
Crafton Hills Aquatics Center	N/A
Scherer Senior Center	N/A
Total Acreage of Recreational Facilities	7.2

Sources: Yucaipa 2016, 2022.

¹ County-Owned Facility

² Planned Park/Facility

In addition to the parks and facilities listed in Table 5.16-1, Wildwood Canyon State Park, which is approximately 1,700 acres, is located in the city but is a State-owned facility (Yucaipa 2022a).

5.16.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project:

- R-1 Would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- R-2 Includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

5.16.3 Applicable WCSP Development Standards and Design Guidelines

The Open Space (or Riparian Area) designation is intended to provide publicly accessible active and passive public park areas and trail connections, while preserving natural habitat along Wilson Creek. These open space areas will also provide connections to the vineyard and residential development to create a comprehensive trail network for the community. The WCSP provides for 73.6 acres of open space along Wilson Creek.

Preservation of the WCSP Open Space area and Wilson Creek would require dedication of property to the City. Dedication would allow the City to maintain and preserve these areas while providing public access to trails and other open space amenities in the North Bench.

The WCSP would provide safe, convenient, and attractive trails for pedestrians, bicyclists, and equestrians that would enhance residential development, agrotourism, and the Yucaipa Valley's identity as a distinctive wine region. Trails are intended to create a unique wine country experience nestled alongside vineyards and Wilson Creek. Additionally, given the wealth of existing parkland near the WCSP area, the WCSP would provide opportunities and connections to existing park facilities, including El Dorado Ranch Park, Yucaipa Regional Park, Yucaipa Community Park, and Wildwood Canyon State Park through the creation of a trail network.

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A 12-foot-wide multipurpose trail is planned for implementation throughout the WCSP area. Trails should be adjacent to the vineyards, agriculture areas and open space and may be provided within the buffer between these uses and residential areas.

The Development Standards (WCSP Chapter 4.0) and Design Guidelines (WCSP Chapter 5.0) include requirements to achieve the objectives of the WCSP. The following sections highlight some of the key requirements that relate to recreation.

5.16.3.1 DEVELOPMENT STANDARDS

Residential Development Standards

The Villas designation will be connected by trails and open space areas to separate development from vineyards, and it generally includes terrain with steeper topography or parcels that are intended to prioritize natural open space areas along Wilson Creek.

Public Use Development Standards

Public use areas within the planning area consist of the property owned by the water district and the land designated as “Open Space” (or “Riparian Area”) along Wilson Creek. Permitted uses are shown in Table 4.5 of the WCSP and include trails, nature preserves including habitat restoration, wildlife nature preserves, general recreation, leisure, and parks open to the general public.

Outdoor Lighting

Lighting will be used to enhance the safety of pedestrians and others using the WCSP trails. Standards are also included to protect the night sky so that lighting is used effectively for the area’s setting.

5.16.3.2 DESIGN GUIDELINES

Multipurpose trails will be 12 feet wide.

5.16.4 Environmental Impacts

5.16.4.1 2016 GENERAL PLAN

The GPEIR indicated that there would be 7.11 acres per 1,000 residents upon the implementation of the General Plan, which exceeds the City’s minimum parkland standard of 3.5 acres per 1,000 residents. The GPEIR indicated that the City’s parks would be supplemented by multiuse trails, school facilities, recreational facilities, and athletic fields. The GPEIR stated that the environmental impacts of development and operation of future new or expanded parks and recreational facilities would be analyzed for individual park developments, and that federal, state, and local regulations as well as the General Plan goals and policies would reduce significant impacts. Therefore, the GPEIR determined that impacts would be less than significant.

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5.16.4.2 WILSON CREEK ESTATES

The Wilson Creek Estates EIR that was completed in 2016 does not contain any mitigation measures related to recreation. Impacts on Recreation were found to be less than significant because the potential increase in population was minimal (1 percent) and was consistent with the City's general plan in terms of its anticipated population growth (62 percent).

5.16.4.3 WINE COUNTRY SPECIFIC PLAN

The following impact analysis addresses the thresholds of significance detailed in Section 5.16.2. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.16-1: The proposed project would not generate additional residents that would increase the use of existing park and recreational facilities. [Threshold R-1]

The proposed project would allow a maximum of 1,091 units, which is the same number of housing units that would be permitted under the 2016 General Plan for the plan area. Based on an average household size of 2.9, the total population for the WCSP would be 3,164 residents at buildout (Yucaipa 2022b). Since the level of residential development would be the same as for the 2016 General Plan, the direct impact to parks and recreational facilities would be less than significant.

The closest park to the plan area is El Dorado Ranch Park, approximately 0.2 mile to the east of the plan area. The proposed project would include 12-foot-wide multipurpose trails along Oak Glen Road, Jefferson Street, and Carter Street and along Wilson Creek within the riparian areas. The trail alignment of the proposed project is consistent with the 2016 General Plan. The WCSP would include 73.6 acres of open space along Wilson Creek that would provide recreational activities and passive open space. The multipurpose trails and 73.6 acres of open space in the plan area would reduce off-site recreational needs and potential impacts to El Dorado Ranch Park.

In addition, if deemed necessary by the City, the proposed project may be conditioned to pay park development fees. Therefore, with the surplus of parklands in the city, the on-site recreational and open space areas proposed by the project, and payment of park fees (if necessary), impacts of the proposed project, as with the 2016 General Plan, would be less than significant. Therefore, no mitigation would be required, and the proposed project would not result in new or substantial impacts when compared to the 2016 General Plan.

Level of Significance Before Mitigation: Less than significant.

Impact 5.16-2: Project implementation would not result in environmental impacts to provide new and/or expanded recreational facilities. [Threshold R-2]

As stated in Impact 5.16-1, the proposed project would result in the development of trails and open space areas. Although the proposed project would provide new recreational facilities, the construction of these facilities would be less than significant, as substantiated in Section 5.3, *Air Quality*, and Section 5.13, *Noise*, which describe the air quality and noise construction impacts as a result of the proposed project. The proposed project

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would not require new and/or expanded facilities other than those already included as part of the proposed project. In addition, the proposed project may be conditioned to pay park development fees if deemed necessary by the City. As with the GPEIR, impacts of the proposed project would be less than significant. Therefore, no mitigation would be required and the proposed project would not result in new or substantial significant impacts when compared to the 2016 General Plan.

Level of Significance Before Mitigation: Less than significant.

5.16.5 Cumulative Impacts

Growth within the city would increase demands for parks and recreational facilities. Other projects would also pay property, sales, and utility taxes and fees supporting the City's General Fund, part of which would be available for the operation and development of new parks and recreational facilities. Other projects that are found by the City to require increases in parklands would also be required to pay park development fees and/or provide recreation on-site. The City currently has a surplus of parks and open space as well as recreational programs for its residents. Cumulative impacts would be less than significant after payment of taxes and development impact fees for other projects. Consistent with the determinations in the GPEIR, implementation of the proposed project would not impact recreational facilities in the city. Therefore, no mitigation would be required and impacts of the proposed project would not be cumulatively considerable.

5.16.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, all impacts would be less than significant.

5.16.7 Mitigation Measures

No mitigation measures are required.

5.16.8 Level of Significance After Mitigation

Impacts would be less than significant.

5.16.9 References

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5.17 TRANSPORTATION

This section of the Draft SEIR evaluates the potential for implementation of the WCSP to result in transportation impacts in the City of Yucaipa. The analysis in this section is based in part on the following technical report(s):

- *Wine Country Specific Plan VMT Analysis*, IBI Group, June 7, 2023.

A complete copy of this study is included in the Technical Appendices to this Draft SEIR (Appendix J1).

5.17.1 Environmental Setting

5.17.1.1 REGULATORY AND PLANNING FRAMEWORK

State

Senate Bill 743

On September 27, 2013, Senate Bill (SB) 743 was signed into law. The legislature found that with the adoption of SB 375, the state had signaled its commitment to encourage land use and transportation planning decisions and investments that reduce vehicle miles traveled (VMT) and thereby contribute to the reduction of greenhouse gas (GHG) emissions, as required by Assembly Bill (AB) 32. Additionally, AB 1358, described subsequently, requires local governments to plan for a balanced, multimodal transportation network that meets the needs of all users.

SB 743 started a process that fundamentally changes transportation impact analysis as part of California Environmental Quality Act (CEQA) compliance. These changes include the elimination of auto delay, level of service (LOS), and similar measures of vehicular capacity or traffic congestion as the basis for determining significant impacts in many parts of California (if not statewide). As part of the new CEQA Guidelines, the new criteria “shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses” (California Public Resources Code section 21099[b][1]). On January 20, 2016, the Governor’s Office of Planning and Research (OPR) released proposed revisions to its CEQA Guidelines for the implementation of SB 743. OPR developed alternative metrics and thresholds based on VMT. The guidelines were certified by the Secretary of the Natural Resources Agency in December 2018, and automobile delay, as described solely by LOS or similar measures of vehicular capacity or traffic congestion, shall not be considered a significant impact on the environment. As of July 1, 2020, lead agencies are required to consider VMT as the metric for determining transportation impacts under CEQA. The guidance provided relative to VMT significance criteria is focused primarily on land use projects, such as residential, office, and retail uses. However, as noted in the updated CEQA Guidelines Section 15064.3, agencies are directed to choose metrics that are appropriate for their jurisdiction to evaluate the potential impacts of a project in terms of VMT.

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Assembly Bill 1358: The California Complete Streets Act

The California Complete Streets Act was signed into law on September 30, 2008. Beginning January 1, 2011, AB 1358 required circulation elements to address the transportation system from a multimodal perspective. The bill stated that streets, roads, and highways must “meet the needs of all users in a manner suitable to the rural, suburban, or urban context of the general plan.” Essentially, this bill requires a circulation element to plan for all modes of transportation where appropriate, including walking, biking, car travel, and transit.

The Complete Streets Act also requires circulation elements to consider the multiple users of the transportation system, including children, adults, seniors, and the disabled. AB 1358 tasked the OPR to release guidelines for compliance. OPR’s “Update to the General Plan Guidelines: Complete Streets and the Circulation Element” (2010) amended the guidance pages 55-62 of Chapter 4 of the 2003 General Plan Guidelines, which were comprehensively updated in 2017.

Sustainable Communities and Climate Protection Act

The Sustainable Communities and Climate Protection Act (SB 375) was signed into law on September 30, 2008. The SB 375 regulation provides incentives for cities and developers to bring housing and jobs closer together and to improve public transit. The goal behind SB 375 is to reduce automobile commuting trips and length of automobile trips, thus helping to meet the statewide targets for reducing GHG emissions set by the California Global Warming Solutions Act of 2006 (AB 32). SB 375 requires each metropolitan planning organization to add a broader vision for growth, called a “sustainable communities strategy” (SCS), to its transportation plan. The SCS must lay out a plan to meet the region’s transportation, housing, economic, and environmental needs in a way that enables the area to lower greenhouse gas emissions. The SCS should integrate transportation, land use, and housing policies to plan for achievement of the regional emissions target.

Regional

Southern California Association of Governments

The Southern California Association of Governments (SCAG) is a council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. SCAG is the federally recognized Metropolitan Planning Organization (MPO) for this region, which encompasses over 38,000 square miles. SCAG is a regional planning agency and a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG is also the regional clearinghouse for projects requiring environmental documentation under federal and state law. In this role, SCAG reviews proposed development and infrastructure projects to analyze their impacts on regional planning programs. The southern California region’s MPO, SCAG cooperates with the South Coast Air Quality Management District, the California Department of Transportation (Caltrans), and other agencies in preparing regional planning documents. SCAG has developed regional plans to achieve specific regional objectives, as discussed below.

Regional Transportation Plan/Sustainable Communities Strategy

SCAG’s Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) provides a regional transportation plan for six counties in Southern California: Orange, San Bernardino, Riverside, Los Angeles,

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Ventura, and Imperial. The primary goal of the RTP/SCS is to increase mobility for the region. With recent legislation, this plan also encompasses sustainability as a key principle in future development. Current and recent transportation plan goals generally focus on balanced transportation and land use planning that:

- Maximize mobility and accessibility for all people and goods in the region.
- Ensure travel safety and reliability for all people and goods in the region.
- Preserve and ensure a sustainable regional transportation system.
- Maximize the productivity of our transportation system.
- Protect the environment and health of residents by improving air quality and encouraging active transportation (e.g., bicycling and walking).
- Encourage land use and growth patterns that facilitate transit and active transportation.

On September 3, 2020, SCAG’s Regional Council unanimously voted to approve and fully adopt *Connect SoCal: The 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy of the Southern California Association of Governments* (2020–2045 RTP/SCS or Connect SoCal), and the addendum to the Connect SoCal Program Environmental Impact Report. Connect SoCal is a long-range visioning plan that builds on and expands land use and transportation strategies established over several planning cycles, including SCAG’s 2016 RTP/SCS, to increase mobility options and achieve a more sustainable growth pattern. The 2020–2045 RTP/SCS focuses on the continued efforts of the previous RTP/SCSs for an integrated approach in transportation and land use strategies in development of the SCAG region through horizon year 2045. It projects that the SCAG region will meet the GHG per-capita reduction targets established for the SCAG region of 8 percent by 2020 and 19 percent by 2035. Additionally, it is projected that implementation of the plan would reduce VMT per capita for year 2045 by 4.1 percent compared to baseline conditions for the year. The 2020–2045 RTP/SCS includes a “core vision” that centers on maintaining and better managing the transportation network for moving people and goods while expanding mobility choices by locating housing, jobs, and transit closer together and increasing investments in transit and complete streets.

Local

City of Yucaipa General Plan

The following General Plan Update policies are related to improving multimodal transportation networks within the City:

- **Policy T-1.5 – Multimodal Access.** Assess roadway operations for new development and infrastructure projects so that roadways can accommodate safe and convenient access and travel for all users, including motorists, bicyclists, pedestrians, and transit users.

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- **Policy T-2.2 – Multimodal Network.** Assess roadway operations for new development and infrastructure projects with a balance between vehicle capacity, vehicle miles traveled, and multimodal transportation modes.
- **Policy T-3.1 – Bicycle Network.** Complete bicycle infrastructure improvement projects that close gaps in the City’s bicycle plan illustrated in Figure T-3 and those providing connections to adjacent communities and counties to enhance regional connectivity.
- **Policy T-3.2 – Bicycle and Pedestrian Connectivity.** Identify redesign opportunities to create dedicated bicycle lanes and pedestrian sidewalks that connect neighborhoods and commercial areas to community services.
- **Policy T-3.5 – Biking and Pedestrian Amenities.** Provide supporting bicycle and pedestrian facilities, such as traffic control devices, bike racks or other parking accommodations, crosswalks, benches, and other infrastructure where feasible.
- **Policy T-3.7 – Street Retrofits.** As streets are improved or rehabilitated, incorporate the pedestrian and bicycle facilities to provide a complete street, consistent with the City’s roadway design standards.

5.17.1.2 EXISTING CONDITIONS

As shown on Figure 3.10, *Existing and Proposed Circulation Network*, the project site is bounded by Norton Avenue to the east, Oak Glen Road on the south, and Fremont Street on the west. Major north-south thoroughfares include Fremont Street, and Jefferson Street; major east-west thoroughfares include Ivy Avenue, Carter Street, and Oak Glen Road.

Oak Glen Road is a two-lane, city-designated scenic corridor which is defined in the General Plan as a Controlled/Limited Access Collector. It is also a City-designated truck route that delivers goods and materials to and from Yucaipa. Jefferson Street is an unpaved rural road. Carter Street, Ivy Avenue, and Norton Avenue are paved one-lane rural roadways. Fremont Street is a paved two-lane roadway. None of the roadways have sidewalks or bike lanes.

Wilson Creek traverses the southern portion of the area and proceeds past Jefferson Street. Multipurpose trails go through or border the plan area on Carter Street, Jefferson Street, Oak Glen Road, and Fremont Street. There are no bicycle or pedestrian trails in the WCSP area.

Public transportation is provided to the City of Yucaipa by Omnitrans, the local public service provider. Bus service is not currently provided to the WCSP area. The closest bus stops are at the intersection of Bryant Street and Sunnyside Drive, and the intersection of Bryant Street and Fir Avenue. Both stops are approximately 0.5 miles west of the WCSP area.

5.17.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

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- T-1 Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.
- T-2 Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b).
- T-3 Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- T-4 Result in inadequate emergency access.

5.17.3 Applicable WCSP Development Standards and Design Guidelines

The approach to mobility-circulation of vehicles, bicycles, and pedestrians for the WCSP area was to maintain the layout of the existing rural roadway network and add connectivity from existing corridors while preserving Wilson Creek and its adjacent habitat. The WCSP proposes additional collectors and residential streets as well as trails for nonvehicular circulation to connect WCSP planning areas and the rest of the city.

5.17.3.1 DEVELOPMENT STANDARDS

The proposed circulation network shown on Figure 3-10 includes the following proposed collectors and rural roadways:

- **Oak Glen Road.** A Controlled/Limited Access Collector which will accommodate two lanes and a class II bike lane, typical right-of-way width between 60 and 66 feet.
- **Jefferson Street.** Will be developed as a 2-lane collector with a right-of-way of 60 feet and class III bike access.
- **Carter Street.** Will be developed as a 2-lane collector with class III bike access and 60-foot right-of-way.
- **Residential Streets.** Classified Neighborhood Roadways, with typical street sections of two drive lanes with a 55-foot right-of-way and at a minimum, a 5-foot sidewalk on one side.

Proposed cross-sections for the proposed roadways are shown on Figure 5.17-1, *Limited Access Collector: Oak Glen Road*; Figure 5.17-2, *Residential Collector: Jefferson Street, Carter Street, Ivy Avenue*; and Figure 5.17-3, *Residential Streets: Neighborhood Roadways*.

The WCSP also includes the following development standard pertaining to transportation:

- Lighting should be used to enhance the safety of pedestrians and others using the WCSP trails.

5.17.3.2 DESIGN GUIDELINES

The WCSP includes the following design guidelines pertaining to transportation:

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- Cutoff lighting fixtures shall be mounted parallel to the ground and located, aimed, and shielded to direct light only onto buildings or walkways and not toward adjacent roads or residences.

5.17.4 Environmental Impacts

5.17.4.1 2016 GENERAL PLAN

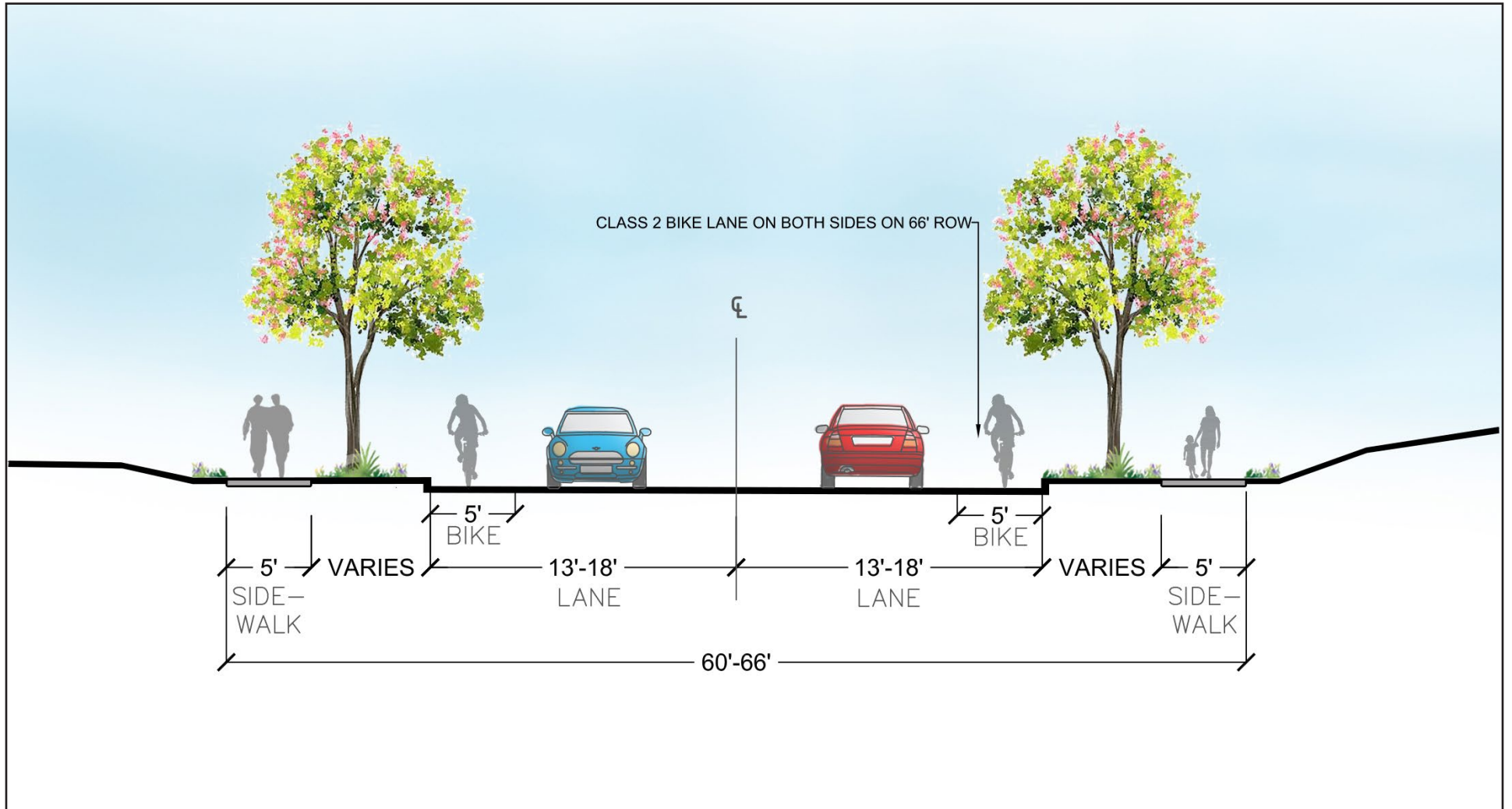
The General Plan Initial Study found that:

- Since the General Plan Update would not propose substantial changes to the City and SOI circulation patterns, such as the redesign or closure of streets, there would be a less than significant impact associated with hazards due to a design feature or incompatible uses.
- Buildout of the General Plan Update would involve the alteration, intensification, and redistribution of land uses in Yucaipa; however, circulation patterns and emergency access routes would remain the same. Therefore, impacts to emergency response plans would be less than significant.

The GPEIR found that:

- Development consistent with the General Plan would increase traffic on Interstate 10 and worsen already-congested traffic conditions on the freeway main line and interchanges. Caltrans has authority over the state highway system, including freeways, interchanges, and arterial state routes. Therefore, there were no feasible mitigation measures in the City's control that would reduce impacts on Caltrans's freeway main line and interchanges, and the impact was significant and unavoidable.
- Development consistent with the General Plan would not conflict with an applicable congestion management program, including but not limited to level of service standards, travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.
- Development consistent with the General Plan would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.
- Trip generation related to future development in conjunction with circulation improvements that would be accommodated by the General Plan would not result in levels of service at local area intersections and roadway segments exceeding the City's level of service requirements.
- Trip generation related to the development of the land uses with buildout of the General Plan in combination with existing and proposed cumulative development would result in a 4 percent reduction of VMT per capita.

Figure 5.17-1 Limited Access Collector: Oak Glen Road



0 10
Scale (Feet)

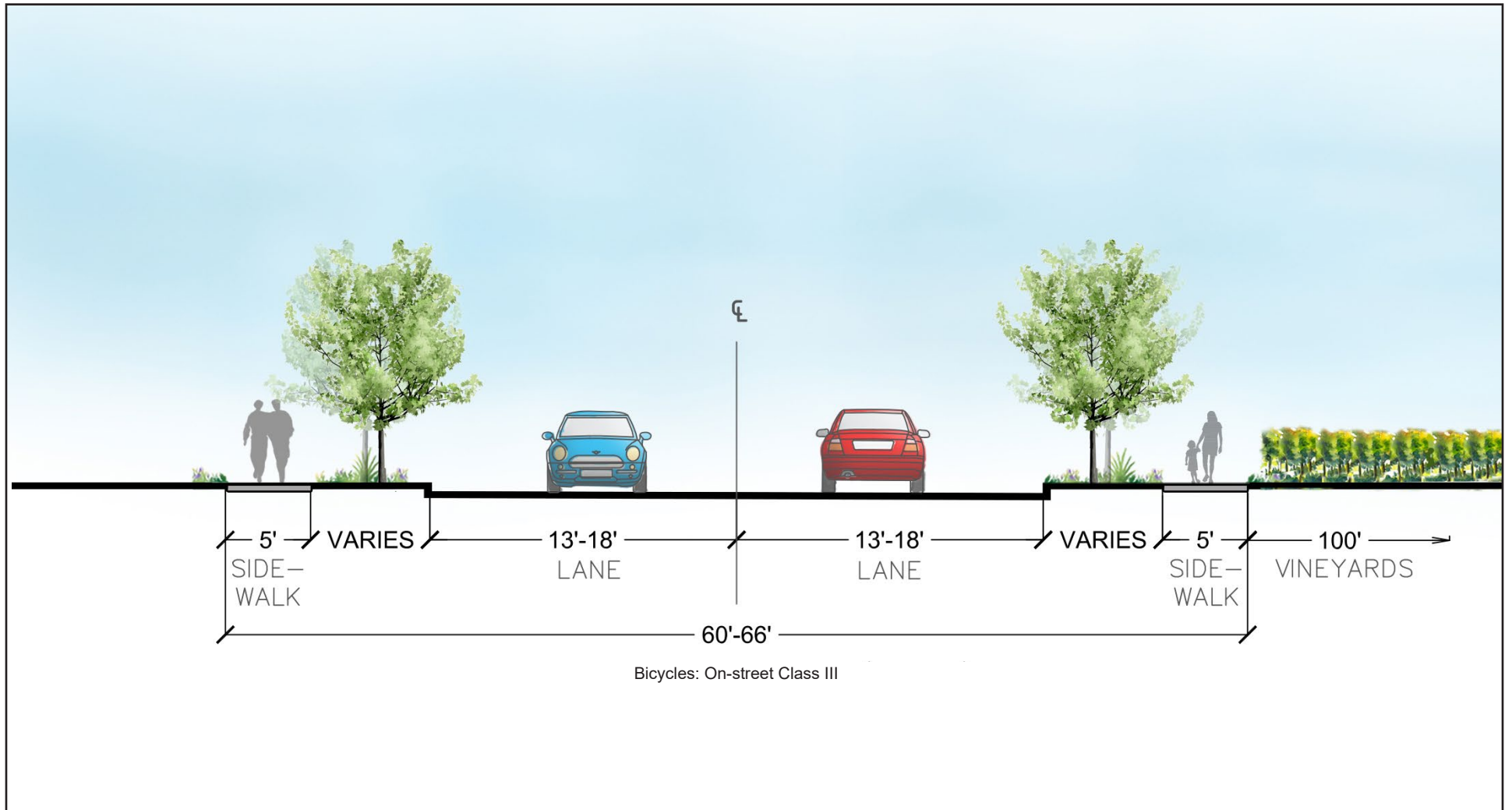
Source: Yucaipa Valley Wine Country Specific Plan 2023.

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Figure 5.17-2 Residential Collector: Jefferson Street, Carter Street, Ivy Avenue



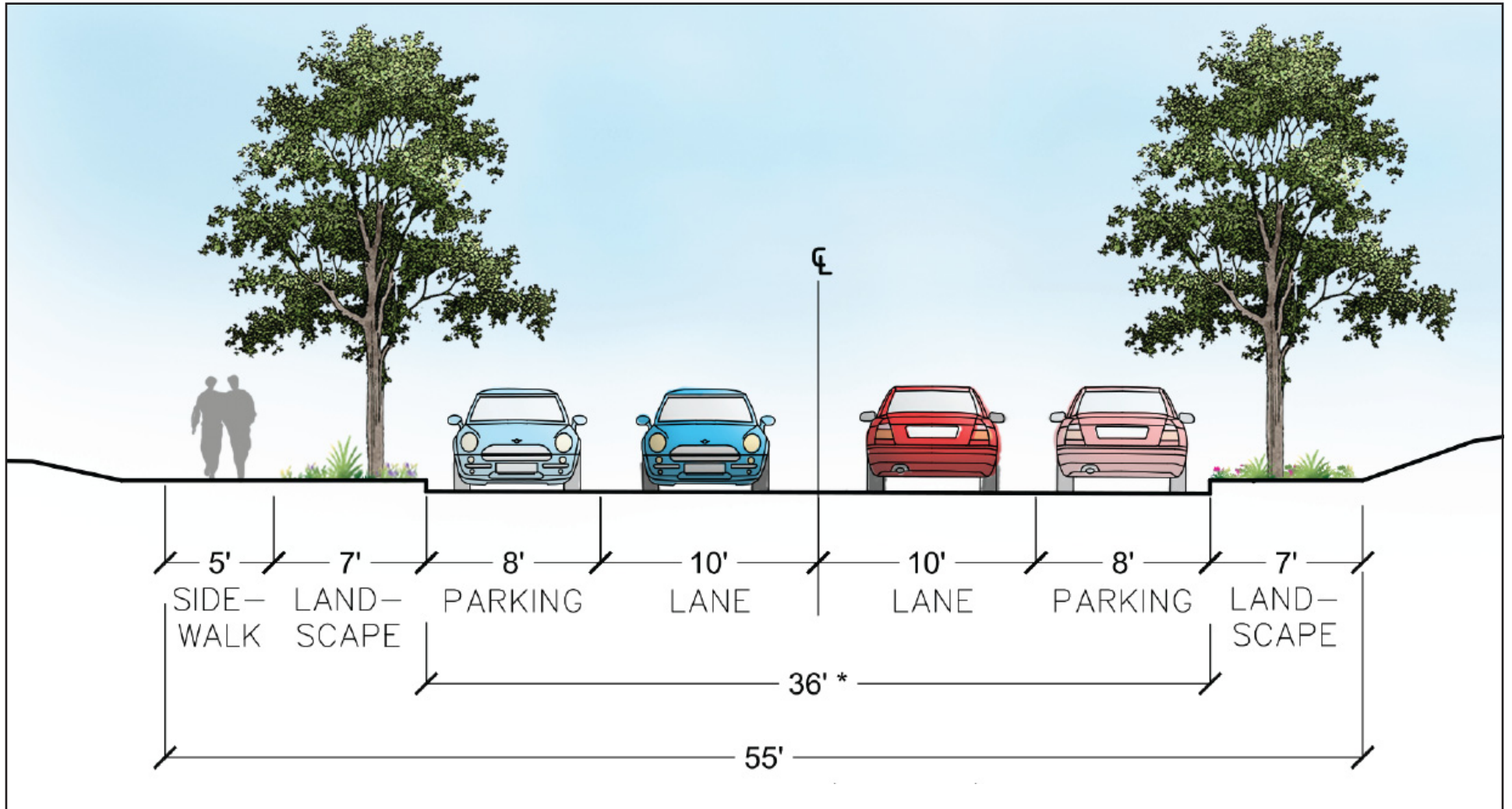
Source: Yucaipa Valley Wine Country Specific Plan 2023.

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Figure 5.17-3 Residential Streets: Neighborhood Roadways



0 8
Scale (Feet)

Source: Yucaipa Valley Wine Country Specific Plan 2023.

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5.17.4.2 WILSON CREEK ESTATES

The Wilson Creek Estates EIR concluded that all the study roadway segments were expected to operate at an acceptable LOS. In addition, all transportation facilities constructed as part of WCE, including streets, sidewalks, and trails, would be designed to meet City of Yucaipa standards, which allow for the accommodation of all modes of transportation, including mass transit and nonmotorized travel and relevant components of the circulation system. Therefore, the project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and nonmotorized travel and relevant components of the circulation system. Impacts were found to be less than significant. The project would also not conflict with San Bernardino Associated Government's congestion management plan.

The Wilson Creek Estates project was also found to have a less than significant impact associated with hazards due to design features or incompatible uses. Since new public streets were proposed to provide access to the new residential units and street designs would be reviewed and approved by the City's Engineering Department, there would be a less than significant impact on emergency access.

5.17.4.3 WINE COUNTRY SPECIFIC PLAN

The following impact analysis addresses the thresholds of significance in Section 5.17.2. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.17-1: As with development pursuant to the 2016 General Plan, the WCSP would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. [Threshold T-1]

General Plan

The city's transportation network includes roadways and pedestrian, bicycle, and public transit facilities to allow for the movement of persons and goods in the city. The goals, objectives, and policies of the general plan's transportation element that are applicable to the WCSP are shown in Table 5.11-3, *General Plan Consistency Analysis*. The goals and policies applicable to the WCSP relate to local thoroughfares and transportation routes, the transportation system, scenic corridors, and bicycle and pedestrian facilities. As shown in Chapter 5.11, *Land Use and Planning*, the WCSP would be consistent with the City's General Plan Transportation Element. Therefore, the WCSP would not conflict with the General Plan, and a less than significant impact would occur.

SCAG Connect SoCal Consistency

The proposed project's consistency with the 2020 SCAG RTP/SCS, Connect SoCal, is detailed in Table 5.11-4, *WCSP's Consistency with Connect SoCal Goals*, of Section 5.11, *Land Use and Planning*. The goals of Connect SoCal are related to housing, transportation technologies, equity, and resilience. Therefore, the WCSP would not conflict with the SCAG RTP/SCS, and a less than significant impact would occur.

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Transit, Bicycle, and Pedestrian facilities

As shown on Figure 3.10, *Existing and Proposed Circulation Network*, Oak Glen Road and Jefferson Street would continue to provide connectivity to the WCSP area. Development in the area would also continue to be supported by Ivy Avenue and Carter Street, and new connections from all existing streets would create a complete roadway network supporting both neighborhoods and wineries.

Oak Glen Road would accommodate two car lanes and a class II bike lane.¹ A 150-foot setback would be required along that roadway for any structure on a vineyard or winery property that has frontage to Oak Glen Road. Jefferson Street would be developed as a two-lane road with a class III bike lane.² A 100-foot setback would be required for any structure on a vineyard or winery property adjacent to Jefferson Street. Carter Street would be developed as a two-lane roadway with a class III bike lane.

The City of Yucaipa has been actively working to implement additional pedestrian and bicycle infrastructure. Figure 5.17-4, *City of Yucaipa Bikeway Network Plan*, shows the City's bikeway network plan. The WCSP would provide bike lanes on Oak Glen Road and Carter Street in accordance with the City's bikeway plan.

The proposed residential areas would be designed to ensure the development of pedestrian-scale neighborhoods and the creation of pedestrian and bicycle facilities that make the development easily accessible to all residents by foot or bicycle. A typical internal street section would consist of two drive lanes with a 55-foot right-of-way. At a minimum, the street would have a 5-foot-wide sidewalk on one side. Neighborhoods with direct access to trails would provide at least one point of public access to the trails.

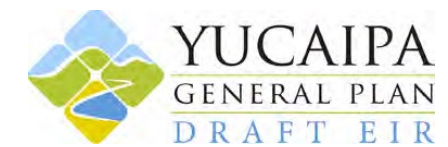
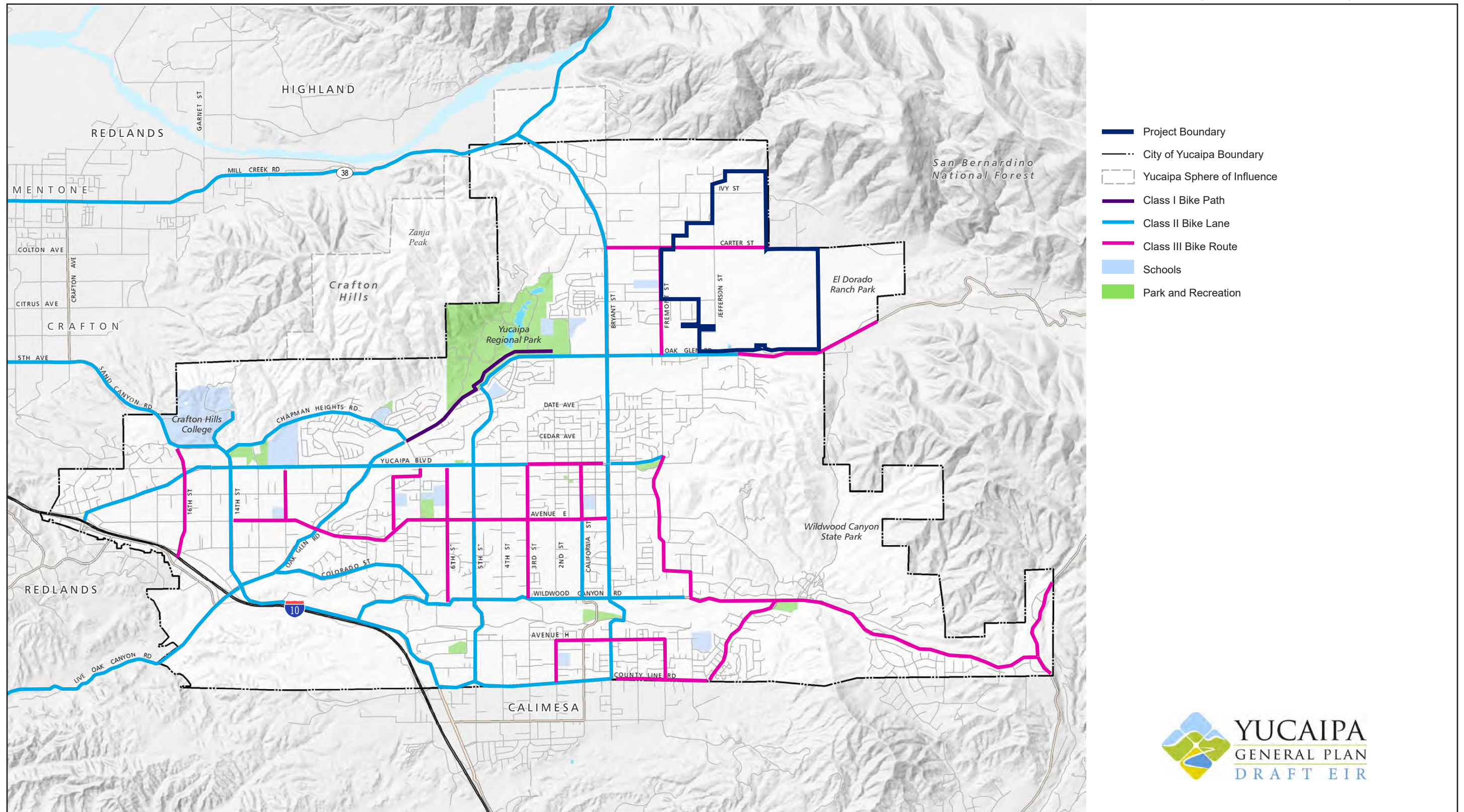
As shown in Figure 3-7, *WCSP Conceptual Land Use Plan*, the WCSP would provide 12-foot-wide multipurpose trails for pedestrians, bicyclists, and equestrians. The trails would be adjacent to collector streets or as a stand-alone connection and would be alongside vineyards and Wilson Creek. The proposed trails would provide public access to existing recreation resources such as El Dorado Ranch Park, Yucaipa Regional Park, Yucaipa Community Park, and Wildwood Canyon State Park. The WCSP would therefore enhance the City's programs and plans related to multimodal transportation, and impacts would be less than significant.

Level of Significance Before Mitigation: Less than significant.

¹ A class II bikeway (bike lane) is an on-street striped bicycle lane for use by bicyclists.

² A class III bikeway (bike lane) is an on-street signed or marked bicycle route that allows for shared use of a travel lane by bicyclists and automobiles.

Figure 5.17-4 City of Yucaipa Bikeway Network Plan



Source: IBI Group Inc, 2015.

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Impact 5.17-2: As with development pursuant to the 2016 General Plan, the WCSP would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). [Threshold T-2]

The VMT Analysis (see Appendix J1) qualitatively evaluated VMT impacts of the net change between the buildout of the General Plan and the WCSP, consistent with SB 743 and CEQA Guidelines Section 15064.3. Section 15064.3 gives agencies options for assessing transportation impacts with respect to VMT. The lead agency has discretion to choose the most appropriate methodology and can use its professional judgment based on substantial evidence to adjust its analysis accordingly. Where quantitative models or methods are unavailable to estimate VMT for a particular project, Section 15064.3 (b)(3) allows agencies to assess VMT qualitatively. The City's Traffic Impact Analysis Guidelines also maintain discretion on the appropriateness of a qualitative versus quantitative analysis based on project characteristics (Fehr and Peers 2020).

The unique characteristics of wineries make it difficult for a travel model, such as the San Bernardino Traffic Analysis Model (SBTAM), to determine significance.³ In general, the use of the SBTAM is not appropriate to estimate VMT for the following reasons:

- The model does not capture the unique nature of wine tasting trips.
- The model only captures weekday traffic, where wineries typically generate trips on the weekend.
- Inputs into the model would be purely employment based.
- Comparative wineries are located outside the model's region.

The WCSP does not propose to change the number and type of residential dwelling units analyzed as part of GPEIR Appendix H, *Traffic Impact Analysis*. Although the density would be increased from 1 dwelling unit per acre to up to 4.3 dwelling units per acre, this increase in residential density is accomplished through consolidating the residential areas and therefore does not change the number of trips or the associated trip lengths. Furthermore, the GPEIR identified a 4 percent reduction of VMT per capita under buildout conditions. As such, the VMT Analysis focuses solely on the vineyard and winery components of the WCSP, which represent the net change from the land use scenario previously analyzed in the GPEIR.

The Technical Advisory on Evaluating Transportation Impacts in CEQA issued by OPR provides further guidance on assessing VMT, with different methodologies, significance thresholds, and mitigation measures (OPR 2018). The Technical Advisory adds that there are several ways to assess VMT. These include trip-based assessment, tour-based assessment, trip, and tour-based assessment, and assessing change in total VMT. The Technical Advisory states that lead agencies should analyze the effects of retail projects by assessing the change in total VMT because retail-type projects typically reroute travel from other retail destinations. A retail project may lead to increases or decreases in VMT depending on the existing travel patterns for an area. Similar to retail uses, the nonresidential components of the WCSP are likely to reroute travel from other destinations.

³ For projects that do not screen-out of a full VMT analysis or projects exempt from CEQA, the City requires a VMT analysis and forecasting through the San Bernardino Traffic Analysis Model to determine significance.

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The WCSP introduces winery and vineyards that intermix with the residential components. This mixed-use environment allows for synergy amongst the commercial and residential components and shortens the distance that residents would travel to commercial destinations. The proposed wineries and vineyards, as a new local attraction, would divert local and regional traffic from travelling to the nearest defined wine region of Temecula in Riverside County. Winery trips outside of the county would primarily be from Los Angeles County, Orange County, Riverside County, and San Diego County. Introducing wineries and vineyards in Yucaipa would in effect reduce the trip lengths because winery-related trips would likely stay local instead of venturing out to other wine areas that are further away. Thus, the trip generating characteristics of the WCSP would not impact VMT because it would continue to capture trips that are currently being generated by the existing residents or reroute trips from more distant locations, such as Temecula in Riverside County.

In addition, the proposed wineries and vineyards may include shuttle/tour services and carpooling incentives that include preferred parking. Spaces may also be made available to the tour companies which regularly travel through the area. In addition, wineries can incentivize carpooling and shuttle/tour services by offering free tastings in order to reduce parking demand and the overall vehicle trips through the area. Wine tasting is often a group activity, so implementing incentives for carpooling are expected to be well received and utilized. With the group activity and convenience, these types of carpool and shuttle services are typical for wine region destinations, including the American Viticultural Areas (AVA) and sub-AVAs in Riverside, San Luis Obispo, Napa, and Santa Barbara counties, and are typically implemented by local lodging facilities and other private enterprises. Reducing individual trips through shuttle and rideshare benefits VMT reduction for both the immediate project area and regionally as more options for ridesharing become available.

The City's Traffic Impact Analysis Guidelines note that the City of Yucaipa is currently a bedroom community. As such, employment uses that create opportunities for the community to stay local should generally reduce trip lengths and VMT. Therefore, as with development pursuant to the 2016 General Plan, the WCSP would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), and impacts would be less than significant.

Level of Significance Before Mitigation: Less than significant.

Impact 5.17-3: As with development pursuant to the 2016 General Plan, the WCSP would not increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). [Threshold T-3]

Construction

The construction of the proposed vineyards and wineries may require temporary lane closures for utility hook-ups and construction staging areas. However, such closures would be temporary and coordinated with the City, which would review traffic control plans provided by the contractor prior to the commencement of such work. These lane closures, if needed, would not create sharp curves nor dangerous intersections. As such, the construction phase would not increase hazards due to geometric design features or incompatible uses, and impacts would be less than significant.

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Operation

Geometric Design Features

The proposed vineyards and wineries would not introduce any geometric design features that could increase hazards. The driveways developed would be designed, constructed, and used in accordance with the Yucaipa Municipal Code, and street designs would be reviewed and approved by the City's Engineering Department prior to recordation of the final map. These measures would prevent sharp curves and dangerous intersections to ensure emergency vehicle accessibility. Therefore, impacts would be less than significant.

Incompatible Uses

The proposed vineyards and wineries would allow for the operation of a mixed-use project that would include residential units and commercial uses. These uses are typical of a rural area and do not represent an incompatible use. As such, impacts would be less than significant.

Level of Significance Before Mitigation: Less than significant.

Impact 5.17-4: As with development pursuant to the 2016 General Plan, the WCSP would not result in inadequate emergency access. [Threshold T-4]

Development of the vineyards and wineries would be required to incorporate all applicable design and safety requirements from the most current adopted fire codes, building codes, and nationally recognized fire and life safety standards, such as those outlined in Section 15.04.115, California Fire Code Amendments, of the City's municipal code. The proposed vineyards and wineries would also be required to provide adequate access for emergency vehicles per the California Fire Code. The City would be responsible for reviewing project compliance with related codes and standards prior to issuance of building permits.

Additionally, during the building plan check and development review process, the Yucaipa Fire Department would ensure that the necessary fire prevention and emergency response features are incorporated into the proposed vineyards and wineries, and that adequate circulation and access (e.g., adequate turning radii for fire trucks) are provided in the traffic and circulation components.

Construction activities would be conducted in accordance with the California Manual on Uniform Traffic Control Devices to ensure traffic safety on public streets, highways, pedestrian walkways, and bikeways. Construction contractors would be required to comply with all City standard conditions pertaining to construction, including work hours, traffic control plan, haul route, and access. Where possible, construction-related trips would be restricted to off-peak hours. Construction activities, including staging and stockpiling, would occur within project boundaries and not on any major arterials or highways that could be used during potential emergency situations. Therefore, impacts would be less than significant.

Level of Significance Before Mitigation: Less than significant.

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5.17.5 Cumulative Impacts

Consistency with Applicable Plans, Ordinances, and Policies

As substantiated above, development pursuant to the WCSP would comply with applicable plans, ordinances, and policies that guide circulation. Similarly, each cumulative project in the City would be required to be consistent with existing programs, plans, ordinances, and policies that address its jurisdiction's circulation system. Additionally, each cumulative project would be expected to show consistency with SCAG's Connect SoCal plan. Therefore, the WCSP would not contribute to a cumulative impact.

Vehicle Miles Traveled

Cumulative VMT effects of development projects are determined based on the consistency with the air quality and greenhouse gas (GHG) reduction goals of the 2020-2045 RTP/SCS in terms of development location, density, and intensity. The 2020-2045 RTP/SCS presents a long-term vision for the region's transportation system through Year 2045 and balances the region's future mobility and housing needs with economic, environmental, and public health goals.

For projects that do not demonstrate a project impact by applying an efficiency-based impact threshold (i.e., residential VMT per capita) or a qualitative analysis, a less than significant impact conclusion is sufficient in demonstrating there is no cumulative VMT impact, as those projects are already shown to align with the long-term VMT and GHG goals of the 2020-2045 RTP/SCS. As described above, the WCSP would not result in a significant and unavoidable VMT impact and would not be cumulatively considerable.

Geometric Features and Incompatible Uses

A potentially cumulative impact may occur if the development pursuant to the WCSP would combine with a cumulative project to create or substantially increase hazards due to geometric design feature or incompatible uses. Cumulative development would design, construct, and use driveways in accordance with the Yucaipa Municipal Code and street designs would be reviewed and approved by the City's Engineering Department prior to recordation of the final map. Therefore, the WCSP along with the cumulative projects would not contribute to a cumulative impact.

Emergency Access

Construction-related activities could adversely impact emergency access in adjacent roadways when combined with other cumulative projects. However, not all cumulative projects would be constructed at the same time. Each construction project would be required to prepare and implement site-specific construction worksite staging and construction plans to reduce potential impacts to emergency access, and potentially incorporate mitigation measures. As part of the City review process of Construction Management Plans, potential overlapping construction activities and proposed haul routes would be reviewed to minimize the impacts of cumulative construction activities on any particular roadway.

Prior to the issuance of construction permits, each applicable agency would review the proposed project and each cumulative projects' architectural packages (including site plans with driveway access) and transportation

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study that would ensure that the projects do not result in inadequate emergency access. Therefore, the WCSP along with the cumulative projects would not contribute to a cumulative impact.

5.17.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and the standards and policies of the WCSP, Impacts 5.17-1 through 5.17-4 would be less than significant.

5.17.7 Mitigation Measures

There are no transportation mitigation measures from the GPEIR that are applicable to the WCSP, and no additional mitigation measures are required.

5.17.8 Level of Significance After Mitigation

Impact 5.17-1 through 5.17-4 would be less than significant.

5.17.9 References

Governor's Office of Planning and Research (OPR). 2018, December. Technical Advisory: On Evaluating Transportation Impacts in CEQA. https://opr.ca.gov/ceqa/docs/20190122-743_Technical_Advisory.pdf.

Yucaipa, City of. 2020, August. City of Yucaipa Traffic Impact Analysis Guidelines. Prepared by Fehr and Peers.

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TRANSPORTATION

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5.18 TRIBAL CULTURAL RESOURCES

This section of the Draft SEIR evaluates the potential for the WCSP to result in impacts to tribal cultural resources in comparison to the impacts evaluated for the WCSP area in the General Plan EIR (GPEIR). This section is focused on tribal cultural resources in the WCSP area. Cultural resources include prehistoric and historic sites, structures, districts, places, and landscapes, or any other physical evidence associated with human activity considered important to a culture, a subculture, or a community for scientific, traditional, religious or any other reason. The analysis in this section is based on the results of the Native American consultation conducted by the City in compliance with State Bill 18 (SB 18) and Assembly Bill 52 (AB 52), a Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search, and a California Historical Resources Information System (CHRIS) search.

The analysis in this section is also based in part on the following technical report:

- *Cultural Resources Inventory and Evaluation for the Casa Blanca Specific Plan*, ECORP Consulting, September 2015

A complete copy of this study is included in the Technical Appendices to this Draft SEIR (Appendix G).

Due to the sensitive and confidential nature of the CHRIS cultural resources records search, the maps and records are omitted from the Draft SEIR appendices. The SB 18 and AB 52 tribal consultation correspondence is provided in Appendix L of this Draft SEIR.

5.18.1 Environmental Setting

5.18.1.1 REGULATORY BACKGROUND

Federal, State, and local regulations are listed and summarized in Table 5.18-1.

Table 5.18-1 Regulations for Cultural Resources

Federal	
National Historic Preservation Act	Coordinates public and private efforts to identify, evaluate, and protect the nation's historic and archaeological resources. The act authorized the National Register of Historic Places, which lists districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture.
Archaeological Resources Protection Act	Regulates the protection of archaeological resources and sites on federal and Indian lands.
National Register of Historic Places	The National Register of Historic Places is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation because of their significance in American history, architecture, archaeology, engineering, and culture.
American Indian Religious Freedom Act and Native American Graves Protection and Repatriation Act	Recognizes that Native American religious practices, sacred sites, and sacred objects have not been properly protected under other statutes. It establishes as national policy that traditional practices and beliefs, sites (including rights of access), and the use of sacred objects shall be protected and preserved, NAGPRA is a federal law that mandates museums and federal

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Table 5.18-1 Regulations for Cultural Resources

	agencies to return certain Native American cultural items—such as human remains, funerary objects, sacred objects, or objects of cultural patrimony—to lineal descendants or culturally affiliated Indian tribes.
State	
California Environmental Quality Act	CEQA requires a lead agency to analyze whether historic and/or archaeological resources may be adversely impacted by a proposed project.
California Register of Historical Resources	The CRHR is “an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Sections 21083.2 and 21084.1).
Native American Graves Protection and Repatriation Act	The Native American Graves Protection and Repatriation Act is a federal law passed in 1990 that mandates museums and federal agencies to return certain Native American cultural items—such as human remains, funerary objects, sacred objects, or objects of cultural patrimony—to lineal descendants or culturally affiliated Indian tribes.
State laws pertaining to human remains	California Health and Safety Code 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 mandate procedures in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered within the project site, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the PRC.
Native American consultation	<p>Senate Bill 18. Senate Bill (SB) 18 on Traditional Tribal Cultural Places was signed into law in September 2004 and went into effect on March 1, 2005. It places new requirements upon local governments for developments within or near traditional tribal cultural places (TTCP). SB 18 requires local jurisdictions to provide opportunities for involvement of California Native Americans tribes in the land planning process for the purpose of preserving traditional tribal cultural places. Per SB 18, the law requires a city or county to consult with the NAHC and any appropriate Native American tribe for the purpose of preserving relevant TTCP prior to the adoption, revision, amendment, or update of a city’s or county’s general plan.</p> <p>Assembly Bill 52. Assembly Bill (AB) 52 or the Native American Historic Resource Protection Act (AB 52) took effect July 1, 2015, and incorporates tribal consultation and analysis of impacts to tribal cultural resources (TCR) into the CEQA process. It requires TCRs to be analyzed like any other CEQA topic and establishes a consultation process for lead agencies and California tribes. Projects that require a Notice of Preparation of an EIR or Notice of Intent to adopt a ND or MND on or after July 1, 2015, are subject to AB 52.</p>

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5.18.1.2 EXISTING CONDITIONS

Refer to Section 5.5, *Cultural Resources*, of this Draft SEIR for further discussion of the tribal cultural resources environmental setting.

Senate Bill 18 and Assembly Bill 52 Consultation

Pursuant to SB 18 the City of Yucaipa contacted the NAHC for a consultation list of tribes and an SLF search. Government Code Sections 65352.3 and 65352.4 require local governments to consult with California Native American tribes identified by the NAHC for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending general plans, specific plans, and community plans. A tribe may be the only source of information regarding the existence of a tribal cultural resource but an SLF search may also identify the presence of Native American resources near or on the project area.

In accordance with Public Resources Code Section 21080.3.1(d), a lead agency is required to provide formal notification of intended development projects to Native American tribes that have requested to be on the lead agency's list for receiving such notification. The formal notification is required to include a brief description of the proposed project and its location, lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation regarding potential impacts to tribal cultural resources.

On June 8, 2022, the NAHC responded with a negative SLF search, indicating no record for the presence of Native American resources in the vicinity of the WCSP that could be affected by the WCSP. The NAHC provided a list of 18 Native American tribes or individuals to contact for further information with traditional lands or cultural places in the County (see Appendix L).

The City of Yucaipa sent letters to the 18 Native American contacts on June 14, 2022, requesting any information related to cultural resources or heritage sites within or adjacent to the plan area (see Appendix L). The City also sent letters to the three tribal contacts that are on the City's list for receiving AB 52 notification—San Manuel Band of Mission Indians, Soboba Band of Luiseño Indians, and the Torres-Martinez Desert Cahuilla Indians.

On June 30, 2022, Jill McCormick, historic preservation officer for the Quechan Indian Tribe, replied by email. Jill McCormick stated that the tribe does not have any comments on the proposed project and defers to the more local tribes. Ryan Nordness, cultural resource analyst with the Yuhaaviatam of San Manuel Nation (formally known as the San Manuel Band of Mission Indians) responded by email on July 12, 2022, stating the project area is of interest but the tribe sees no conflicts with the zoning changes at this time. Yet, when specific projects are planned and implemented, the Yuhaaviatam might have comments and/or request formal consultation with the lead agency pursuant to CEQA and CA PRC Section 21080.3.1.

On July 21, 2022, Laura Chatterton, the cultural resource specialist for the Morongo Band of Mission Indians (MBMI), sent a response by email stating the site is of high importance to the MBMI and tribal participation is recommended during all ground-disturbing activities. Bernadette Ann Brierty, tribal historic preservation officer for MBMI, also sent a letter on July 21, 2022, stating that the office would like to initiate government-to-government consultation under AB 52 and requested the currently proposed project design; mass grading

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maps; a CHRIS record search with at least a one-mile radius; and copies of the cultural resources documentation, Geotechnical Report, Shapefiles of the project's area of effect, tribal participation (tribal monitors) during pedestrian survey and testing if not already completed, and cultural assessments. As of October 10, 2023, City consultation with the Morongo representative is ongoing.

Arysa Gonzalez Romero, cultural resources analyst with the Agua Caliente Band of Cahuilla Indians (ACBCI), responded by email on July 29, 2022. Arysa stated the WCSP area is within the Tribe's Traditional Use Area and requested a cultural resources inventory, a copy of the record search with associated survey reports and site records from the information center, copies of any cultural resource documentation (report and site records), an archeologist that meets the Secretary of Interior's standards during any ground disturbances, and the presence of an approved Cultural Resource Monitor(s) during ground-disturbing activities (including archaeological testing and surveys). Furthermore, the Agua Caliente tribe request that if cultural deposits are found, the monitor may request destructive construction halt and shall notify a Qualified Archaeologist to investigate; and if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer. The City forwarded the requested files to ACBCI on October 3, 2023 and on October 9, 2023 received a letter from their Tribal Historic Preservation Office concluding that the tribe's concerns have been adequately addressed by the City and that the letter concludes their tribal consultation for this project (see Appendix L).

5.18.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- TCR-1 Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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
 - ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

5.18.3 Applicable Policies and Design Features

5.18.3.1 DEVELOPMENT STANDARDS

There are no WCSP development standards pertaining to tribal cultural resources.

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5.18.3.2 DESIGN GUIDELINES

There are no WCSP design guidelines pertaining to tribal cultural resources.

5.18.4 Environmental Impacts

5.18.4.1 2016 GENERAL PLAN

At the time the GPEIR was prepared for the 2016 General Plan, the CEQA Guidelines did not include a stand-alone tribal cultural resources topic. AB 52 tribal consultation and NAHC SLF search results were included in Section 5.5, *Cultural Resources* of the GPEIR. The GPEIR indicated that long-term implementation of the General Plan Update could allow development, including grading, of unknown sensitive areas. Grading and construction activities of undeveloped areas or redevelopment that requires more intensive soil excavation than in the past could potentially cause the disturbance of unknown cultural resources. Therefore, future development that would be accommodated by the General Plan Update could potentially impact unknown/unrecorded archeological or historic resources and/or impact tribal cultural resources. Implementation of mitigation measures 5-1 through 5-3 would be required. Mitigation measure 5-1 requires the preparation of a cultural resources assessment for future development projects in undeveloped and developed areas where grading is proposed five feet below current elevation and in areas of known or inferred archaeological resources, prehistoric or historic. Mitigation measure 5-2 requires the preparation of a historic resources technical study for future development projects with built structures older than 45 years old. Mitigation measure 5-3 provides actions that would be implemented to avoid, move, record, or otherwise treat human remains appropriately, in accordance with pertinent laws and regulations. Mitigation measures 5-1 through 5-3 reduced potential impacts associated with historic and archaeological resources and human remains to less than significant. Therefore, no significant unavoidable adverse impacts relating to cultural resources were identified.

5.18.4.2 WILSON CREEK ESTATES

The cultural resources investigation prepared for the Wilson Creek Estates Project (WCE project) by ECORP in November 2012 identified that the main Casa Blanca residence on the Wilson Creek Estates project site possesses the historic and architectural significance and the integrity to be eligible for the NRHP and CRHR. The project proponent excluded the main Casa Blanca residence from the subdivision, and it remained on a 4.13-acre parcel of land noted as “Not A Part” of the WCE project. The WCE project would construct new homes adjacent to the property, altering the existing rural setting. Demolition, substantial alteration, and other potential impacts, such as damage caused by collisions from construction vehicles and equipment, must be avoided to not cause a significant impact to this historical resource. Mitigation measures CR-1 and CR-2 were required to reduce significant impacts to a level that is less than significant.

No prehistoric archaeological sites or isolated finds were identified based on the cultural resources records search and field survey. The archaeological sensitivity of the WCE project area is considered low. However, there is the possibility that previously unidentified archaeological resources could be unearthed during WCE project construction. Mitigation measure CR-3 was required to reduce significant impacts to less than significant.

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Based on survey results, the proposed WCE project would not disturb any known human remains, including those interred outside of formal cemeteries. Similar to the findings for cultural and paleontological resources, there is the possibility that unidentified human remains could be discovered during project construction. With the implementation of Mitigation Measure CR-4, impacts would be less than significant.

5.18.4.3 WINE COUNTRY SPECIFIC PLAN

The following impact analysis addresses the thresholds of significance detailed in Section 5.18.2. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.18-1: The proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource 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). [Threshold TCR-1.i]**
 - ii) determined by the lead agency to be significant pursuant to criteria in Public Resources Code section 5024.1(c). [Threshold TCR-1.ii]**
-

The SLF search conducted by the NAHC did not indicate the presence of known tribal cultural resources within or immediately adjacent to the project site.

As with the 2016 General Plan, implementation of the WCSP could allow development, including grading, within an area designated as culturally sensitive and sensitive for prehistoric resources. Grading and construction activities in undeveloped areas or redevelopment that requires soil excavation beyond the area of previous disturbance could potentially cause the disturbance of unknown subsurface tribal cultural resources. If unknown artifacts are encountered during project construction, there could be a substantial adverse change in an archaeological and/or tribal cultural resource, resulting in a significant impact, as determined in the GPEIR. The WCSP development would be more concentrated in certain areas compared to the 2016 General Plan, reducing the overall development footprint on undeveloped land. The WCSP would not result in new or substantially more severe significant impacts in this regard compared to the 2016 General Plan. Impacts from the WCSP would be reduced to less than significant with the implementation of Mitigation Measure CUL-4.

Level of Significance Before Mitigation: Impact 5.18-1 would be potentially significant.

5.18.5 Cumulative Impacts

Cumulative impacts to tribal cultural resources occur when the impacts of the proposed project, in conjunction with past, existing, and other foreseeable projects and development in the region, result in multiple and/or cumulative impacts to tribal cultural resources in the area. Each future project in the city will be required to evaluate that project's impacts to site-specific tribal cultural resources as part of the CEQA review, including tribal consultation as required by AB 52 and SB 18, if applicable. Where significant impacts to tribal cultural resources are identified, projects would be required to either avoid impacts or implement feasible mitigation measures to reduce impacts. The WCSP combined with other development projects in the surrounding area would not result in significant and adverse impacts to tribal cultural resources. All impacts would be mitigated

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to less than significant. As with the 2016 General Plan, implementation of the WCSP would not result in significant and unavoidable impacts. Therefore, impacts of the WCSP would not be cumulatively considerable.

5.18.6 Level of Significance Before Mitigation

Without mitigation, the following impacts would be **potentially significant**:

- Impact 5.18-1 Development pursuant to the WCSP could cause a substantial adverse change in the significance of a tribal cultural resource.

5.18.7 Mitigation Measures

The mitigation measure in this section incorporates applicable mitigation measures from the certified GPEIR and from the Wilson Creek Estates Residential Subdivision EIR. The following mitigation measure from SEIR Section 5.4, *Cultural Resources*, also applies to impacts to tribal cultural resources.

- Mitigation Measure CUL-4 of this SEIR

5.18.8 Level of Significance After Mitigation

The mitigation measure would reduce potential impacts to tribal cultural resources to a level that is less than significant. Therefore, no significant unavoidable adverse impacts to tribal cultural resources have been identified.

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5.19 UTILITIES AND SERVICE SYSTEMS

This section of the Draft SEIR evaluates the potential for implementation of the proposed project to impact utilities and services systems in comparison to the impacts evaluated for the WCSP area in the GPEIR. Potential changes to circumstances since the GPEIR that could result in new significant or substantially more severe environmental impacts for the proposed project are also reviewed, and cumulative impacts related to hydrology and water quality are also considered.

Utilities and services systems include wastewater (sewage) treatment and collection systems, water supply and distribution systems, storm drainage, solid waste collection and disposal, and other public utilities. Potential impacts to hydrology (e.g, flooding) and water quality are provided in Section 5.10, *Hydrology and Water Quality*. Storm drainage, though discussed below, is also addressed in Section 5.10, *Hydrology and Water Quality*.

The analysis in this section is based in part on the following technical studies:

- *Infrastructure Report for Hydrology, Sewer, Water, and Water Quality*, Fuscoe Engineering, January 19, 2023.
- *Water Demand and Supply Study*, PlaceWorks, June 2023.

Complete copies of these studies are in the Technical Appendices to this Draft SEIR (Appendices H and N).

5.19.1 Wastewater Treatment and Collection

5.19.1.1 ENVIRONMENTAL SETTING

Regulatory and Planning Framework

Federal, State, regional, and local regulations are listed in Table 5.19-1.

Table 5.19-1 Regulations/Plans for Wastewater Treatment and Collection

Federal	
Clean Water Act (CWA) US Code, Title 33, Sections 1251 et seq.	Controls the discharge of pollutants into the waters of the United States and regulates water quality standards for surface waters; requires treatment of all effluent before it is discharged to surface waters. The US Environment Protection Agency (EPA) is authorized to set wastewater standards and runs the National Pollutant Discharge Elimination System permit program.
General Pretreatment Regulations for Existing and New Sources of Pollution	Establishes the responsibilities of federal, state, and local governments; industry; and the public to implement National Pretreatment Standards to control pollutants that pass through publicly owned treatment works or may contaminate sewage sludge. Pretreatment standards are pollutant discharge limits that apply to industrial users.
National Pollution Elimination Discharge System (NPDES)	Requires permits for new developments that discharge directly into Waters of the United States.
State	
State Water Resources Control Board (SWRCB): Statewide General Waste Discharge Requirements	Requires a sewer master plan that evaluates existing sewer collection systems and provides a framework for undertaking the construction of new and replacement facilities to maintain proper levels of service.

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Table 5.19-1 Regulations/Plans for Wastewater Treatment and Collection

SWRCB General Waste Discharge Requirements for Wineries	Additional requirements for facilities that generate 10,000 and 15 million gallons of winery process water and discharge it to land for reuse or disposal.
Local	
Wochholz Regional Water Recycling Facility NPDES Permit NPDES No. CA0105619, Order No. R8-2016-0027	Wastewater discharge requirements for the WRF, including minimum applicable federal technology-based requirements and more stringent requirements where necessary to achieve the required water quality standards.
Yucaipa Valley Water District (YVWD) Design Criteria for Sewer System Facilities	Requirements for system flow rate, sewer pipeline sizing, materials and installation, sewer facility location, lift stations and inverted siphons, backwater valves, manholes, service laterals, and grease inspectors.
YVWD Regulations for Wastewater Discharge and Sewer Use Ordinance No. 54-2009	Regulates the use and construction of public wastewater facilities, installation and connection of building sewers, discharge of wastes into public wastewater systems, and the establishment of fees and service charges.
Yucaipa General Plan Public Services and Facilities Element Policies PSF 6.1, 6.6, and 7.3	Policies require working with service providers to assess and improve wastewater infrastructure; require water-conserving designs and equipment to reduce wastewater system demand; and necessitate new development pays fair share for improvements.

Existing Conditions

Existing Sewer System

The sewer system in the City is maintained by YVWD. YVWD's service area is in the upper portion of the Santa Ana Watershed and in a high elevation valley at the base of the San Bernardino Mountain Range approximately 40 miles west of Palm Springs, 70 miles east of Los Angeles, and 120 miles north of San Diego. YVWD's current service area encompasses 25,742 acres that include Calimesa and Yucaipa. YVWD's sphere of influence expands the acreage to 43,525 acres.

YVWD's sewer system consists of five sewer pump stations and associated force mains, standard and trunk manholes, and an approximately 213-mile network of gravity sewer pipes ranging from 6 inches to 24 inches in diameter. Most of the YVWD's sewer network consists of pipes that are 8 to 12 inches in diameter.

The plan area is undeveloped land that does not have any sewer infrastructure. However, sewer infrastructure does exist along the western boundary of the plan along Jocelyn Lane, Country Ridge Road, and Fir Avenue. A portion of Oak Glen Road also has sewer infrastructure along the southwest plan boundary. All sewer lines adjacent to the plan area are 8-inch lines (see Figure 5.19-1, *Existing Sewer Facilities*).

There are currently no sewer system projects near the WCSP area on the CIP list for YVWD (YVWD 2022).

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Wastewater Treatment

YVWD owns and operates the Wochholz Regional Water Recycling Facility (WRF), which has a capacity of 8.0 million gallons per day (mgd). The tertiary effluent produced at the WRF meets criteria for California Title 22 reuse requirements. YVWD produces 4,000 acre-feet (af) of Title 22 recycled water annually. The Wochholz WRF began service in 1986 with an initial capacity of 3.0 mgd, and was originally designed with trickling filters and small aeration basins. The facility was upgraded and expanded in 1992 to 4.5 mgd, at which time denitrification filters were incorporated to reduce total nitrogen to less than 10 milligrams per liter (mg/L). The facility was recently expanded to its current 8.0 mgd capacity. In 2020, YVWD treated 4,237 af or approximately 3.8 mgd. Therefore, the WRF has a remaining capacity of 4.2 mgd.

5.19.1.2 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project:

- U-1 Requires or results in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.
- U-3 Results in a determination by the waste water treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

5.19.1.3 APPLICABLE WCSP DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

Development Standards

The WCSP does not include specific development standards for wastewater treatment and collection in Chapter 4, Development Standards, but Chapter 3, The Plan, describes the sewer system requirements. Section 3.6.2, Sewer System, provides the infrastructure plans and required project design features to support development in the WCSP.

To minimize impacts to the sewer system the WCSP requires that processed water generated from the wine-making process be disposed of properly and winery operators have two options for disposal:

- **Option 1.** Discharge processed water into the YVWD's sewer system and meet YVWD's current and future local limits for wastewater pre-treatment control.
- **Option 2.** Treat wastewater onsite using water treatment systems in ponds or other means. The site would be subject to the guidelines set forth by the California State Water Resources Control Board General Waste Discharge Requirements for Winery Process Water. If a Winery pursues reusing processed water for onsite irrigation, it must meet the standards set forth by the Santa Ana Regional Water Quality Control Board within its Basin Plan.

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Option 2 is preferred since it will decrease sewer discharge into the sewer system.

Additionally, all new development projects must prepare detailed sewer hydraulic reports including details such as demands, grading plans, pad elevations, anticipated easements and public dedications, points of connection and anticipated sewer line alignments and slopes.

Design Guidelines

There are no WCSP design guidelines pertaining to wastewater systems.

5.19.1.4 ENVIRONMENTAL IMPACTS

2016 General Plan

The GPEIR found that development pursuant to the 2016 General Plan would involve substantial land use intensification, requiring installation of new or expanded sewer laterals and sewer mains in the city and its sphere of influence (SOI). The GPEIR noted that YVWD requires that new developments of five or more equivalent dwelling units within 1,000 feet of any existing or planned sewage collection facility must extend the public sewer line. Sewer systems are funded by impact fees, grants, fair-share cost arrangements, and service fees. Individual projects that have the potential to impact YVWD's facilities are required to pay development impact fees. If sewer capacity is not available to serve the individual project, the developer would be required to fund expansion or construction of new sewer mains or other infrastructure. Concurrent development of individual projects and associated sewer infrastructure would ensure YVWD is able to adequately treat all wastewater generated within its service area.

Additionally, construction-related impacts from installation of sewer laterals and/or sewer mains were analyzed throughout Chapter 5 of the GPEIR as part of the total impacts of the General Plan buildout and were found to be less than significant.

The GPEIR also found that wastewater generated at buildout within the City and SOI would exceed the design capacity of the WRF, requiring the WRF to build new or expanded wastewater treatment facilities. Although expansion of the WRF was not planned or funded, YVWD would expand wastewater treatment capacity to keep up with demand, in accordance with federal and state regulations regarding water quality. Future development projects that have the potential to increase wastewater generation and impact YVWD's facilities would be required to pay development impact fees to YVWD to fund regional capital sewer improvements, including potential expansion of the WRF, if needed.

The 2016 General Plan also included policies intended to reduce potentially significant adverse effects related to wastewater treatment and collection.

Therefore, with the implementation of the General Plan policies and regulatory requirements and standard conditions of approval, the GPEIR concluded that impacts related to wastewater would be less than significant.

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Wilson Creek Estates

The Draft EIR for the Wilson Creek Estates found that impacts to wastewater treatment and collection systems were less than significant. Cumulative impacts were also found to be less than significant. No mitigation measures were required.

Wine Country Specific Plan

The following impact analysis addresses the thresholds of significance detailed in Section 5.19.1.3. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.19-1: As with development pursuant to the 2016 General Plan, development pursuant to the Wine Country Specific Plan would result in the relocation or construction of new or expanded wastewater facilities; however, their construction or relocation would not cause significant environmental effects. [Threshold U-1]

The planning area is currently zoned as Rural Residential (RL-1), which allows a maximum housing density of one dwelling unit per acre (du/ac) for a total of 1,091 residential units. The WCSP proposes housing at a higher density (2 to 4 du/ac) within a smaller footprint but maintains the same number of total units allowed. The WCSP also proposes vineyards and wineries throughout the nonresidential areas. The following analysis compares the total sewer water demands between the 2016 General Plan land uses versus the proposed WCSP land uses.

For the 2016 General Plan land uses land use plan, YVWD required a demand factor of 250 gallons per day per dwelling unit (gpd/du), which does not change based on the development density. This sewer demand factor was multiplied by 1,091 units, for a total sewer demand of 272,750 gallons per day (gpd), or 305.7 acre-feet per year (afy) (see Table 5.19-2).

Table 5.19-2 Change in Sewer Demand Under the WCSP

Land Use	Total Sewer Demand (gpd)	Total Sewer Demand (mgd)	Total Sewer Demand (afy)
Existing General Plan Land Use			
Residential	272,750	0.27	305.7
Nonresidential	--	--	--
Total	272,750	0.27	305.7
Proposed WCSP Land Use			
Residential	272,250	0.27	305.7
Wineries	31,046	0.03	34.8
Total	303,796	0.30	340.5
Total Sewer Demand Change from Existing GP to WCSP			
--	+31,046	+0.03	+34.8

Source: Fuscoe 2023.
gpd = gallons per day; mgd = million gallons per day; afy = acre-feet per year

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For proposed land uses, the same sewer demand factor was used for the residential component of the WCSP. Sewer demands associated with the winery component of the WCSP were also calculated. Winery facilities are expected to occupy a total of 120 acres of the project area, of which a minimum of 75 percent must be dedicated to vineyards. YVWD does not have water or sewer demand factors for winery facilities, and a detailed analysis of water demands is in Appendix L. The indoor potable water demand associated with the wineries was assumed to be equal to wastewater generation. All potable water demands were assumed to be discharged to the YVWD's sewer system to be conservative. Therefore, total potable indoor water demand and sewer demand for wineries is projected to be 31,046 gpd or 34.8 afy.

Winery operators have two options for disposal of their process water—discharge it to the YVWD's sewer system or treat it onsite using onsite wastewater treatment systems, retention ponds, or other means. If the first option is selected, the winery must meet YVWD's current and future local limits for pre-treatment control prior to discharge to the WRF. If the latter option is selected, the site is subject to the guidelines in the SWRCB's General Waste Discharge Requirements for Winery Process Water (Winery Order). If the winery pursues reusing processed water for onsite irrigation, it must meet the standard in the Basin Plan, which requires a total dissolved solids level of 330 mg/l or less for water in the Yucaipa Basin. To provide a conservative estimate of sewer demands, it is assumed that all wastewater generated by the winery is discharged into the sewer system and is accounted for in the sewer demand calculations.

Table 5.19-2 provides a summary of sewer demands for the 2016 General Plan and the WCSP. As shown in the table, implementation of the WCSP would increase sewer flows by 31,046 gpd or 0.03 mgd compared to the 2016 General Plan land uses for the project area. The sewer demands conservatively assume that all process water is discharged into the YVWD's sewer system. This increase in flows could impact the sewer infrastructure system.

Implementation of WCSP would require the construction of new sewer infrastructure on-site and off-site since the project area is undeveloped under current conditions.

On-site improvements for the WCSP are anticipated to be 8-inch sewer lines. Off-site improvements are anticipated along the proposed roadway network within the public right-of-way and could also include the extension of existing lines, upsizing of lines in the local area, modifications to lift stations, or parallel lines to increase capacity (see Figure 3-12, *Proposed Sewer Infrastructure*).

The construction of the on-site and off-site sewer lines and associated improvements would primarily include trenching for the pipelines. All construction would be in accordance with the Construction General Permit. Any work that may affect services to the existing sewer lines would be coordinated with the City and YVWD. Furthermore, a Construction Management Plan or equivalent is required to ensure safe pedestrian access as well as emergency vehicle access and safe vehicle travel. Moreover, when considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are relatively short term and would cease once the installation is complete. Therefore, impacts on wastewater systems associated with construction activities would be less than significant.

YVWD has a formal process to ensure that the overall sewer system, including future sewer lines and the integrity of existing facilities, is managed efficiently. All new development projects must prepare detailed sewer

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reports, including detailed demands, grading plans, pad elevations, anticipated easements and public dedications, points of connection, anticipated sewer line alignments, and slopes. Once the documentation is complete, YVWD incorporates the sewer demands into the sewer hydraulic model to evaluate impacts and identify the required sewer infrastructure upgrades necessary to support the development pursuant to the WCSP while ensuring existing systems and service areas are not negatively impacted. YVWD has a proactive process to track the condition of sewer infrastructure through established Capital Improvement Projects and project-by-project review of required documentation.

Since the WCSP is being evaluated at a programmatic level and there are no projects within the WCSP with sufficient detail to analyze at this point, site-specific sewer infrastructure details and requirements are not known at this time. As projects consistent with WCSP land uses are submitted, detailed sewer analyses will identify on- and off-site improvements. In certain instances where more precise detail is required, developers may be required to perform sewer flow monitoring at key nodes within the existing sewer system that would receive future flows from the WCSP area. This approach currently applies and would be required by any development within the RL-1 land use designation.

All future development would implement the following design criteria:

- Existing pipes \leq 12 inches in diameter are to be $\frac{1}{2}$ full at peak flow conditions.
- Existing pipes \geq 15 inches in diameter are to be $\frac{3}{4}$ full at peak flow conditions.

Improvements associated with WCSP are either localized and the responsibility of the developer, or are regional improvements that would benefit YVWD and other services areas and are beyond the responsibility of the developer. In these instances, agreements are in place where the developer pays for their fair share of the regional improvements along with their developer responsibilities. Therefore, impacts on wastewater infrastructure associated with the operational phase of development pursuant to the WCSP would be less than significant.

Level of Significance Before Mitigation: Less than significant.

Impact 5.19-2: As with development pursuant to the 2016 General Plan, wastewater generated by development pursuant to the Wine Country Specific Plan would be adequately treated by the wastewater service provider for the project. [Threshold U-3]

The increase in sewer flows of approximately 0.3 mgd would increase the amount of treatment required at the WRF (see Table 5.19-2). The existing wastewater flow within the system is approximately 3.8 mgd as of 2020, resulting in remaining capacity of 4.2 mgd. Therefore, development anticipated under the WCSP would not exceed the available wastewater treatment capacity of the WRF.

Additionally, project-generated wastewater would comply with the Sana Ana RWQCB's Order No. R8-2015-0027. Development pursuant to the WCSP would also be designed, constructed, and operated in accordance with the YVWD's Order No. 54-2009. Therefore, impacts would be less than significant.

Level of Significance Before Mitigation: Less than significant.

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5.19.1.5 CUMULATIVE IMPACTS

The area considered for cumulative impacts to wastewater treatment and collection in the GPEIR was YVWD’s sewer service area. The increase in sewer generation due to development pursuant to the WCSP can be accommodated by YVWD’s system and would not substantially increase GPEIR impacts. Therefore, as with the 2016 General Plan, the WCSP would not have the potential to result in cumulatively considerable impacts.

5.19.1.6 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and the standards and policies of the WCSP, Impacts 5.19-1 and 5.19-2 would be less than significant.

5.19.1.7 MITIGATION MEASURES

There were no GPEIR mitigation measures and no additional mitigation measures are required.

5.19.1.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

5.19.2 Water Supply and Distribution

5.19.2.1 ENVIRONMENTAL SETTING

Regulatory Background and Planning Framework

Federal, State, regional, and local regulations are listed in Table 5.19-3.

Table 5.19-3 Regulations/Plans for Water Supply and Distribution

Federal	
Safe Drinking Water Act	Authorizes the EPA to set national standards for safe drinking water; to set enforceable maximum contaminant levels in drinking water and require all water providers in the US to treat water to remove contaminants.
Regional	
YVWD Design Criteria for Potable Water Distribution Systems	Requirements for system demand, system analysis, water pipeline sizing, water pipeline location, curve data, water pipeline installation near other utilities, water pipeline materials, valves, fire hydrants, service installations, corrosive soil, and backflow prevention.
YVWD Resolution No. 11-2008	The implementation strategy for <i>A Strategic Plan for a Sustainable Future: The Integration and Preservation of Resources</i> , a long-term water resource sustainability strategy policy for YVWD’s service area.
2020 Integrated Regional Urban Water Management Plan	A comprehensive guide for water resource management in the Upper Santa River Watershed for the years 2020 to 2045; updated every five years.
Local	
Yucaipa General Plan Public Services and Facilities Element Policies PSF 6.1, 6.4, and 7.3	Policies require working with service providers to assess the adequacy of utilities in existing developed areas and to implement needed improvements; promote increased use of recycled water; and ensure new development pay their fair share for public facilities and services impacts.
Yucaipa Municipal Code Ch. 4, Water Conservation Ch. 15.08, Development Impact Fees	Promotes the conservation and efficient use of water for existing and proposed landscapes. Authorizes fees to mitigate the impacts caused by new development throughout the city.

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Existing Conditions

Water Purveyor

YVWD serves approximately 14,440 potable water connections through 234 miles of pipeline and has 460 recycled water connections. About 95 percent of the water demand is single family and multifamily residences; the rest of the water demand includes commercial, irrigation, industrial, institutional, construction water, and fire service.

Potable and recycled water demands in the YVWD service area totaled 12,718 afy for the year 2020. Potable water demand amounted to 11,345 afy, and recycled water demand was 1,374 afy. The total demands in the year 2045 for a normal year are projected to be 14,746 afy.

YVWD relies on three primary water resources to meet annual potable water demands; groundwater resources, imported water resources, and local surface water resources. YVWD's potable water supply consists primarily of groundwater pumped from 17 wells throughout the YVWD service area. In 2020, these wells provided about 62.7 percent of the total potable water supply. Imported water treated at the Yucaipa Valley Regional Water Filtration Facility (RWFF) provided 35.8 percent of the potable water supply in 2020. Surface water treated at the Oak Glen Surface Water Filtration Facility provided the remaining 1.5 percent of the potable water supply. In addition, YVWD produces recycled water at the WRF, and the microfiltration backwash from the RWFF is added to the recycled distribution system. The combined volume from these two water sources produced enough recycled water to reduce YVWD's potable water demand by 16.5 percent in 2020.

YVWD has traditionally met the bulk of service area customer needs from groundwater using groundwater extraction wells. From 2016 to 2020, YVWD has used groundwater from the Yucaipa Basin, the Beaumont Adjudicated Basin, and the Bunker Hill Subbasin.

The passage of SB X7-7 (also known as the Water Conservation Act of 2009) resulted in increased efforts to reduce potable water usage by requiring all California urban water suppliers to achieve a 20 percent reduction in demands (from a historical baseline) by 2020. Using a 10-year base period of 2000 to 2009, YVWD's baseline water usage is 286 gallons per capita per day (gpcd). The YVWD's 2020 target is 229 gpcd. The actual 2020 water demand in 2020 was 186 gpcd. Therefore, YVWD met its 2020 water reduction target.

YVWD's current and projected potable and recycled water demands by customer class are presented in Tables 5.19-4 and 5.19-5.

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Table 5.19-4 Current and Projected Potable Water Demands for the YVWD (afy)

Use Type	2020	2025	2030	2035	2040	2045
Single Family	8,483	8,018	7,537	7,085	6,660	6,260
Multi-Family	1,141	1,068	1,004	944	887	834
Commercial	285	264	248	233	219	206
Construction Water ¹	35	32	30	28	27	25
Industrial	36	34	32	30	28	26
Institutional/Governmental	332	297	279	262	246	232
Landscape	291	274	258	242	228	214
Sales/Transfers/Exchanges to other agencies	460	2,000	2,000	2,000	2,000	2,000
Losses	281	671	638	606	577	549
Total	11,345	12,658	12,026	11,430	10,872	10,346

Source: YVWD 2021.

afy = acre-feet/year

¹ Also includes water for fire suppression.

Table 5.19-5 Current and Projected Recycled Water Demands for YVWD (afy)

	2020	2025	2030	2035	2040	2045
Recycled Water Demand	1,374	3,630	3,800	4,000	4,200	4,400

Source: YVWD 2021.

afy = acre-feet/year

YVWD's total 2020 demand was 12,718 afy. Potable water demand was 11,345 afy and recycled water demand was 1,374 AFY. The projected 2045 potable water demand is 10,346 afy and recycled water demand is 4,400 afy for a total of 14,746 afy. YVWD has quantified passive savings for its potable water projections. Even as the population continues to grow, YVWD expects an overall decrease in potable water use due to conservation and increased use of recycled water.

Water Supply Reliability

Every urban water supplier must assess its ability to provide water service to its customers under normal, dry, and multiple dry water years. YVWD depends on a combination of imported and local supplies to meet its water demands and has taken numerous steps to ensure that it has adequate supplies. The Integrated Regional Urban Water Management Plan (IRUWMP), that covers the service areas of the San Bernardino Valley Municipal Water District, Colton, Loma Linda, Redlands, Rialto, East Valley Water District, Riverside Highland Water Company, San Bernardino Municipal Water Department, South Mesa Water Company, West Valley Water District, and YVWD shows that YVWD will be able to meet demand with projected supplies between 2020 and 2045 during normal years, single dry years, and multiple dry years (see Table 5.19-6).

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Table 5.19-6 YVWD - Normal, Single Dry, and Multiple Dry Year Supply and Demand (afy)

		2025	2030	2035	2040	2045
Normal Year						
Supply Totals		59,180	65,400	72,700	78,950	85,300
Demand Totals		16,288	15,826	15,430	15,072	14,746
Difference		42,892	49,574	57,270	63,879	70,554
Single Dry Year						
Supply Totals		59,180	65,400	72,700	78,900	85,300
Demand Totals		12,658	12,026	11,430	10,872	10,346
Difference		46,522	53,374	61,270	68,028	74,954
Multiple Dry Year						
First Year	Supply Totals	59,180	65,400	72,700	78,950	85,300
	Demand Totals	12,658	12,026	11,430	10,872	10,346
	Difference	46,522	53,374	61,270	68,078	74,954
Second Year	Supply Totals	55,261	61,000	67,000	68,000	69,000
	Demand Totals	11,696	11,256	10,744	10,470	9,994
	Difference	43,565	49,744	56,256	57,530	59,006
Third Year	Supply Totals	55,888	58,000	64,000	65,000	66,000
	Demand Totals	10,087	10,536	10,100	10,082	9,654
	Difference	45,081	47,464	53,900	54,918	56,346
Fourth Year	Supply Totals	56,861	55,000	61,000	62,000	63,000
	Demand Totals	9,986	9,862	9,494	9,709	9,326
	Difference	46,875	45,138	51,506	52,291	53,674
Fifth Year	Supply Totals	55,104	52,000	58,000	59,000	60,000
	Demand Totals	9,227	9,230	8,924	9,350	9,009
	Difference	45,877	42,770	49,076	49,650	50,991

Source: YVWD 2021.

Because of its continued recharge efforts and the increasing use of recycled water, YVWD anticipates success in meeting the needs of its population in the future even as the population continues to grow and the likelihood of severe droughts persists. Future homes in the YVWD service area will be constructed with drinking water for interior use and recycled water for exterior use.

YVWD began exploring the use of recycled water in 1992 and has implemented a series of facilities and improvements to use recycled water for the irrigation of parks, schools, golf courses, and other landscaped areas. On August 20, 2008, YVWD's Board of Directors adopted Resolution No. 11-2008, A Strategic Plan for a Sustainable Future: The Integration and Preservations of Resources, and design standards that require all new homes to install two water meters—one drinking water meter and one recycled water meter. The drinking water meter would be used to provide drinking water to the home, pools, spas, and hose bibs connected to the house. The recycled water service would be connected to a separate recycled water pipeline that would provide recycled water for landscaping in the front and rear of the house.

YVWD is also reviewing concept documents related to participation in the Bunker Hill Conjunctive Use Project. This program would provide a water banking opportunity in the Bunker Hill Subbasin during wet periods for extraction when imported supplies from the State Water Project are limited. Additionally, YVWD

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is completing the necessary studies to implement the Calimesa Aquifer Storage and Recovery Project. This project will be a system of injection wells that will inject recycled water into the aquifer. That water can be pulled from those same injections wells to be used as recycled water or drawn from wells farther away as potable water.

Water Distribution System

Distribution pipelines in YVWD’s service area range in diameter from 2 to 48 inches. Most of the water lines are 8-inches in diameter. The WCSP area is currently undeveloped and limited water infrastructure is in place. However, water infrastructure exists along the western and southern boundaries of the plan area. An 8-inch pipe runs along Carter Street near the eastern project boundary. North of Fir Avenue and east of Jefferson Street are a 24-inch and a 16-inch pipe as well as a water reservoir, and 12-inch and 16-inch lines run north and south along Freemont Street. A 12-inch line runs along Oak Glen Road for the entirety of the WCSP boundary. Figure 5.19-2, *Existing Water System*, shows the existing water infrastructure adjacent to the WCSP area.

Water Capacity Assessment

The 2002 Water System Management Plan (WSMP) was developed to understand water supplies and demands and create a hydraulic computer model to assess the capacity of the water infrastructure to meet projected demands over 25 to 30 years. There have been subsequent updates, but since the WCSP area is currently undeveloped, it is not included in the WSMP. YVWD regularly updates its CIP project list based on needed improvements to water infrastructure. Table 5.19-7 lists the projects in the vicinity of the WCSP area, which are also shown on Figure 3-11, *Proposed Water System*.

Table 5.19-7 Capital Improvement Projects in the Vicinity of the WCSP

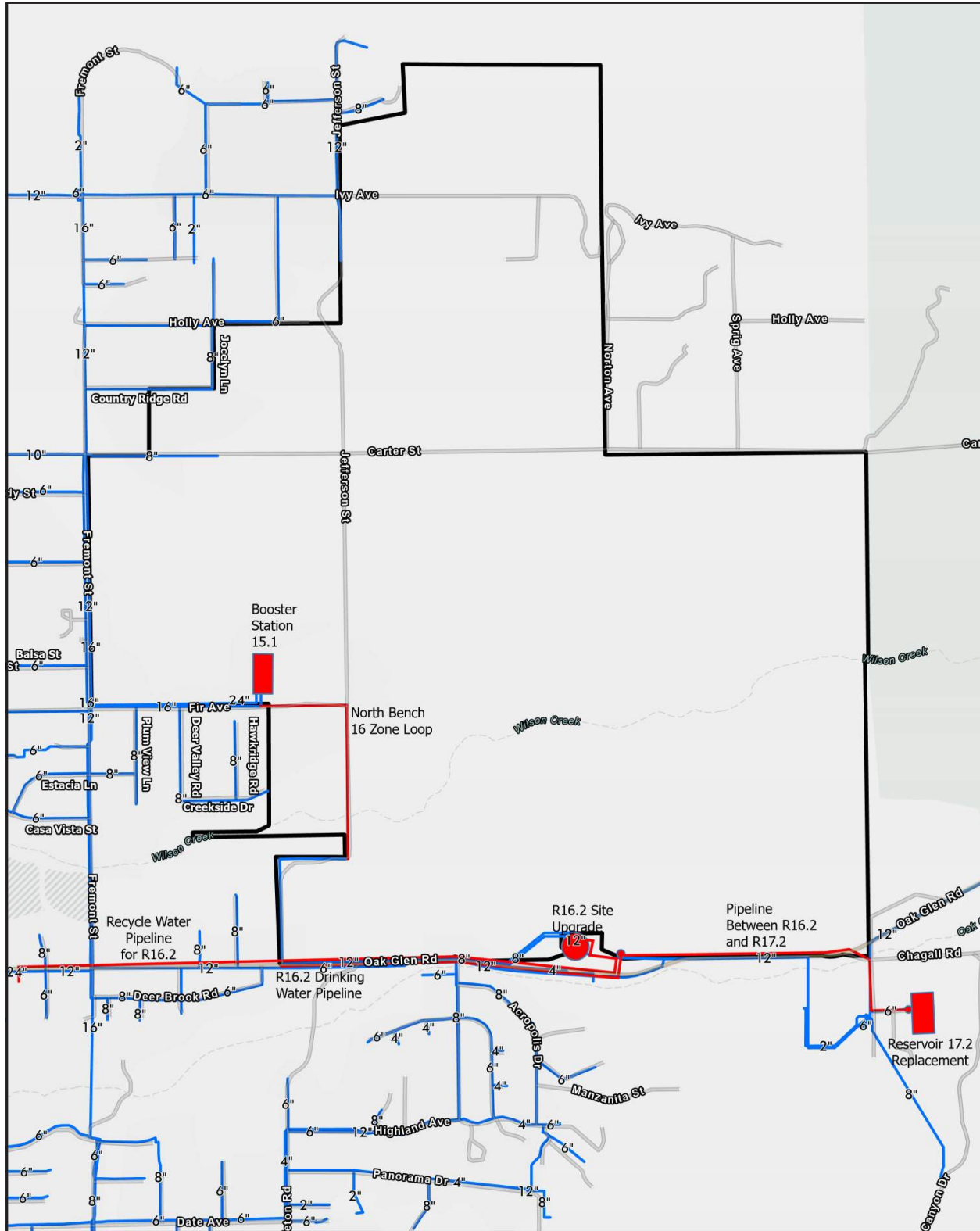
Project Name	Description	Projected Dates
Drinking Water Pipeline – R16.2	Supply pipeline for future R16.2.1 and R16.2.2	2022-23
Reservoir 16.2 Site Upgrade	Construction of 2 0.5 mg drinking water reservoirs, one recycled water reservoir, four drinking water boosters and two recycled water boosters	2022-23
North Bench 16 Zone Loop	Installation of 2,500 LF of 16” DIP in the 16 zone within Fir Avenue and Jefferson Street	2023-24
Recycled Water Pipeline for R16.2	Conveyance from RWR14.1 to future RWR16.2	2023-24
Booster Station 15.1	Repair the damaged booster at R15.1	2024-25
Reservoir 17.2 Replacement	Replacement and relocation of the drinking water reservoir 17.2 located south of Oak Glen Road	2025-26
Pipeline Between R16.2 and R17.2	Pipeline replacement	2027-28

Source: Fuscoe 2023.

mg = million gallons; LF = linear feet; DIP = ductile iron pipe

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Figure 5.19-2 Existing Water Systems



- Project Boundary
- Water Mains
- CIP Projects

0 1,500
Scale (Feet)



Source: Fuscoe, 2023.

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5.19.2.2 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project:

- U-1 Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.
- U-2 Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

5.19.2.3 APPLICABLE WCSP DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

Development Standards

The WCSP does not include specific development standards for water supply and distribution in Chapter 4, Development Standards, however Chapter 3, The Plan, describes the potable and recycled water system requirements. Section 3.6.1, Water Supply and Distribution, provides the infrastructure plans and required project design features to support development in the WCSP.

For new residential development, the WCSP requires that all new development prepare detailed water hydraulic reports including detailed demands, grading plans, pad elevations, anticipated easements and public dedications, points of connection, and anticipated water line alignments.

To minimize the impact of development on the water infrastructure system the following project design features are required by the WCSP:

- Each lot in a residential development must be dual plumbed with potable water inside the home and recycled water for landscaping.
- On-site water reservoirs and boosters must be implemented to support development.
- Off-site improvements include new lines for potable (minimum 8") and recycled water (minimum 4").
- Testing and adequate pressure for fire flow protection.

Design Guidelines

The WCSP includes the following design guideline for all landscaping within the WCSP:

- The use of drought tolerant plant material and water conservation elements such as on-site water retention.

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5.19.2.4 ENVIRONMENTAL IMPACTS

2016 General Plan

The GPEIR found that development pursuant to the General Plan would result in an increase in water demand and studied the impact of future development on the City's four water service providers; YVWD, Western Heights Water Company, South Mesa Water Company, and Redlands Municipal Utilities and Engineering Department. The GPEIR states that YVWD requires new development to provide bundled water, sewer, and recycled water services for new construction for YVWD to make a firm commitment of water for at least two decades. YVWD also imposes specific conditions on new development through the Parcel Development Process. New developments that have access to recycled water are required to connect to recycled water infrastructure to irrigate all greenbelt areas, commercial landscape areas, roadway medians, front yards of individual homes, and rear yards of individual homes. YVWD also requires new development to be dual plumbed regardless of current access to recycled water so that it is available when recycled water service is expanded. YVWD requires that applicants for new development projects fund the purchase of 7 af of imported supplemental water per equivalent dwelling unit prior to the issuance of grading or building permits. YVWD also developed a Water Resource Validation Program as part of the Parcel Development Process that applies to all new development within its service area, not just developments with 500 or more units (per SB 610 and/or SB 221). Consequently, an assessment of water supply and demand would be required by YVWD for new development to validate that water supply needs can be met. These Parcel Development Process requirements imposed by the YVWD would reduce and/or offset the increased demand for water for new developments.

YVWD's 2010 UWMP identified several water source opportunities, including water transfer, desalinated water, and recycled water, and the 2016 General Plan included policies that are intended to reduce potentially significant adverse effects related to water supply.

The GPEIR found that these measures would not reduce impacts to less than significant and included mitigation measures 16-1 through 16-8.

With the implementation of the mitigation measures, the GPEIR concluded that the severity and uncertain duration of California's drought makes water supply for all four water providers, including YVWD, unreliable for the 20-year planning horizon and water supply impacts were **significant and unavoidable**.

The GPEIR found that the increased water demand at General Plan buildout could be accommodated by the combined residual capacity of the RWFF and Oak Glen Surface Water Filtration Facility. Additional infrastructure requirements would need to be assessed for new developments. Substantial intensification of land uses would require new or expanded water laterals and could require installation of new or expanded water mains. Construction and/or expansion of water laterals and mains serving new development in the city and SOI would be considered as development occurs.

Infrastructure, including water delivery systems, are funded by impact fees, grants, fair share cost arrangements, and service fees. Individual projects are required to pay development impact fees to fund water connections. Capital improvements are funded from connection fees charged to new developments, redevelopments, and expansions of existing land uses by the water service providers. The connection fee is a capital facilities fee

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used to provide additional conveyance and treatment facilities required by new users of the water system. Future development projects would also be required to coordinate with the service provider to ensure sufficient sizing of the infrastructure for water availability and water pressure. The 2016 General Plan also included policies that are intended to reduce potentially significant adverse effects related to water infrastructure.

Therefore, with the implementation of the General Plan policies and regulatory requirements and standard conditions of approval, the GPEIR concluded that impacts related to water infrastructure would be less than significant.

Water mains are generally within roadways; thus, installation of new or expanded water mains would disturb soil that has been previously disturbed to construct roadways and install existing utilities. Construction-related impacts from installation of water laterals and/or water mains were analyzed as part of the impacts of buildout of the throughout Chapter 5 of this DEIR. Additionally, construction-related impacts from installation of sewer laterals and/or sewer mains were analyzed throughout Chapter 5 of the GPEIR as part of the total impacts of the General Plan buildout and were found to be less than significant.

Wilson Creek Estates

The Draft EIR for the Wilson Creek Estates found that impacts to water supply and distribution were less than significant. Cumulative impacts were also found to be less than significant. No mitigation measures were required.

Wine Country Specific Plan

The following impact analysis addresses the thresholds of significance detailed in Section 5.19.2.3 The applicable thresholds are identified in bracket after the impact statement.

Impact 5.19-3: As with development pursuant to the 2016 General Plan, development pursuant to the Wine Country Specific Plan would require construction of new or expanded water facilities (potable and nonpotable); however, their construction or relocation would not cause significant environmental effects. [Threshold U-1]

Figure 5.19-2 shows the potential points of connection to existing water infrastructure. It is anticipated that most on-site improvements will be 8-inch lines, and off-site improvements within the public right-of-way could range from 12 inches to 24 inches depending on the hydraulic analysis. The points of connection with the public water system are not known at this time. Parcels in the plan area but outside of YVWD's service area boundary would need to be annexed into YVWD's service area before services are provided.

The construction of the on-site and off-site water lines and associated improvements within the proposed roadway network in the public right-of-way and through private streets would primarily include trenching for the pipelines and grading for the reservoir pads. All construction would be performed in accordance with the Construction General Permit. Any work that may affect services to the existing water lines would be coordinated with the City and YVWD. Furthermore, a Construction Management Plan or equivalent would be prepared to ensure safe pedestrian access as well as emergency vehicle access and safe vehicle travel. Moreover, when considering impacts resulting from the installation of any required water infrastructure, all impacts are

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relatively short term and would cease once the installation is complete. Therefore, impacts on water systems associated with construction activities would be less than significant.

To evaluate impacts on the water infrastructure system due to land development proposed by WCSP, YVWD has a formal process to ensure that the overall water system, including infrastructure, fire flow requirements, and water supply availability, is managed efficiently and functions properly. All new development projects must prepare detailed water hydraulic reports, including detailed demands, grading plans, pad elevations, anticipated easements and public dedications, points of connection, and anticipated water line alignments. Once the documentation is complete, YVWD incorporates the water demands into the district's hydraulic model to evaluate impacts and identify the required water infrastructure upgrades necessary to support development pursuant to the WCSP while ensuring existing systems and service areas are not negatively impacted. The improvements are typically divided into two categories—those that are the responsibility of the developer, and regional improvements that would provide benefits to YVWD and other service areas and are beyond the responsibility of the developer. In these instances, agreements are in place where the developer pays for their fair share of the regional improvements along with their developer responsibilities.

Projects in the plan area would be responsible for implementing water reservoirs, booster systems, and off-site potable and recycled water lines to convey water to new development and ensure adequate pressure for fire flow protection. Additionally, for residential developments, each lot is required to have a dual-plumbing system that allows the use of potable water inside the home and recycled water for landscaping purposes outside of the home. All projects would also be responsible for implementing YVWD's established criteria, which include but is not limited to the following:

- For potable water system facilities, the minimum size of the water pipeline shall be 8 inches for the inner diameter. For peak hourly flow, pipelines shall be sized to provide a residual pressure of 40 pounds per square inch (psi) and a maximum velocity of 7.0 feet per second (fps). For the maximum daily flow plus fire flow, pipeline shall be sized to provide residual pressure of 20 psi within the entire proposed system and maximum velocity of 10.0 fps. The capacity of water mains shall be determined by using the Williams and Hazen Formula with a "C" factor of 120.
- For recycled water system facilities, the minimum size of the water pipeline shall be 4 inches for the inner diameter. For maximum hourly flow, pipeline shall be sized to provide a residual pressure of 40 psi and a maximum velocity of 8.0 fps. The capacity of water mains shall be determined by using the Williams and Hazen Formula with a "C" factor of 120.

Therefore, impacts on water infrastructure associated with the operational phase of the development pursuant to the WCSP would be less than significant.

Level of Significance Before Mitigation: Less than significant.

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Impact 5.19-4: Available water supplies are sufficient to serve development pursuant to the Wine Country Specific Plan and reasonably foreseeable future development during normal, dry, and multiple dry years. [Threshold U-2]

The project area is currently zoned as Rural Residential (RL-1), which allows a maximum housing density of one du/ac for a total of 1,091 residential units. The WCSP proposes to allow the same number of housing units at a higher density (2 to 4 du/ac) as well as develop wineries throughout the nonresidential areas. The following analysis compares the total potable water demands and recycled water demands between the 2016 General Plan and the proposed land uses.

For the 2016 General Plan, water demands were calculated by reviewing the average day demand provided by YVWD. For potable water, YVWD uses a 300 gpd water demand factor for single-family units with lots greater than 20,000 square feet, which is consistent with the RL-1 zoning. For recycled water, the water demand factor is 700 gpd for single family units with lots greater than 20,000 square feet. The water demand factors were multiplied by 1,091 units, the maximum number of residential units allowed under the current zoning code. Because the WCSP proposes various housing densities (2 to 4 du/ac), the residential water demand calculations assumed that on average the single-family lots were less than 20,000 square feet¹. For these single-family units, YVWD’s water demand factors are 280 gpd for potable water and 420 gpd for recycled water. These values were multiplied by the 1,091 units proposed by the WCSP. Table 5.19-8 shows the water flows for residential uses for the 2016 General Plan and the WCSP.

Table 5.19-8 Residential and Nonresidential Water Demands for the WCSP Area

Land Use	DU	Potable Water Factor (gpd/du)	Total Potable Demand (gpd)	Total Potable Demand (afy)	Recycled Water Factor (gpd/du)	Total Recycled Demand (gpd)	Total Recycled Demand (afy)
Existing General Plan Land Use							
SFR	1,091	300	327,300	366.87	700	763,700	856.02
Nonresidential	--	--	--	--	--	--	--
Proposed WCSP Land Use							
SFR	1,091	280	305,480	342.41	420	458,220	513.60
Parks	--	--	--	--	--	35,280	39.50
Vineyards	--	--	--	--	--	732,277	820.80
Wineries	--	--	31,046	34.80	--	--	--
Total	--	--	336,526	377.21	--	1,225,777	1,373.90

Source: Fuscoe 2023.
du = dwelling unit; gpd = gallons per day; afy = acre-feet per year

For proposed nonresidential land uses (see Table 5.19-8), the WCSP is divided into three different uses: parks, vineyards, and wineries. The WCSP estimates 12.6 acres of park area that would be irrigated using recycled water (refer to Appendix L). Per YVWD’s design standards for recycled water systems for parks and open space, the estimated water demand factor is 2,800 gpd per acre (gpd/ac) for a total of 39.5 afy of recycled water demand. For vineyards, Section 2.2.2.3 of Appendix L details the proposed recycled water demand calculations

¹ The 629 lots for Villas would be a maximum of 14,000 square feet and the 462 lots for the Estates would be 21,780 square feet (1/2 acres). An average lot size is assumed in this analysis: $((629 \times 14,000) + (462 \times 21,780)) / 1,091 = 17,294$ square feet.

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to irrigate the vines. A total recycled water demand of 820.8 afy is assumed for the vineyards. The wineries would require potable water provided by YVWD for processing the grapes into wine and water for employees, tasting room guests, restaurant guests, guests at special events, and overnight guests at the proposed bed and breakfast inns and bungalow resorts. Section 2.2.2.4 of Appendix L details the proposed potable water demand calculations for wineries. A total potable water demand of approximately 34.8 afy is assumed for the wineries.

As shown in Table 5.19-9, potable water demands would increase by approximately 10.3 afy when compared to the 2016 General Plan, and recycled water demands would increase by approximately 518 afy.

Table 5.19-9 Total Potable and Recycled Water Demand for the WCSP Area

Water Type	GPD	AFY
Potable Water Demand		
Existing General Plan Land Use Potable Water Demand	327,300	366.87
Proposed WCSP Potable Water Demand	336,526	377.21
Total Potable Water Demand Change	+9,226	+10.30
Recycled Water Demand		
Existing General Plan Land Use Recycled Water Demand	763,700	856.02
Proposed WCSP Recycled Water Demand	1,225,736	1,373.90
Total Recycled Water Demand Change	+462,036	+517.88

Source: Fuscoe 2023.
GPD = gallons per day; AFY = acre-feet per year

According to the 2020 IRUWMP, YVWD has adequate supplies to serve 100 percent of its customers during normal, dry year, and multiple dry year demand through 2045, accounting for projected population increases and corresponding increases in water demand. The 2020 IRUWMP for the YVWD service area relies on population projections established by the California Department of Finance (DOF). These projections were used to establish future water demands.² Water use projections also considered codes, ordinances, and land use plans, such as the to refine the water demand estimates (YVWD 2021). The DOF relies on general plan buildout projections, among other factors, to establish future population estimates. Therefore, the population projections DOF allocated to the plan area relate to 1,091 dwelling units per the 2016 General Plan.

As shown in Table 5.19-9, development pursuant to the WCSP would results in an additional demand of 10.3 afy for potable water demand and 517.88 afy for recycled water demand when compared to the 2016 General Plan buildout for the plan area. According to YVWD and as shown in Table 5.19-6, YVWD has a water surplus ranging from a minimum of 50,991 afy to a maximum of 74,954 afy in the year 2045 (at project buildout). Therefore, YVWD would have enough water supply to accommodate the proposed development pursuant to the WCSP. Additionally, YVWD anticipates that its recycled water demand would increase from 1,374 afy in 2020 to 4,400 afy in 2045, and the WCSP recycled water demand of 896 afy is within this projection.

In the unlikely event of a water shortage, implementation of YVWD’s Water Shortage Contingency Plan and demand management measures (see Sections 2.5 and 2.6 of Appendix L) would ensure that sufficient water supplies were available to serve its customers, including the project and existing and future users.

² Phone conversation with YVWD, November 15, 2022.

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The GPEIR identified that the severity and uncertain duration of California's drought conditions make water supply unreliable and that implementation of the policies of the General Plan and the mitigation measures of the GPEIR would not reduce impacts to less than significant. Updated conditions reflected in the 2020 IRUWMP show that YVWD has sufficient water supplies to accommodate buildout of the 2016 General Plan and the increased water demand associated with development pursuant to the WCSP during normal, dry year, and multiple dry year demand through 2045. Although WCSP land uses would increase water demands in comparison to the 2016 General Plan land uses for the site, based on the updated YVWD UWMP (as included in the IRUWMP), project-related impacts would be less than significant.

Level of Significance Before Mitigation: Less than significant.

5.19.2.5 CUMULATIVE IMPACTS

The GPEIR water supply and distribution analysis was based on future citywide plan buildout and therefore the impacts analyzed were cumulative. The GPEIR found impacts to YVWD's water supplies to be significant due to the severity and uncertain duration of California's drought conditions and was based on YVWD's 2010 UWMP. With implementation of mitigation measures and the policies of the General Plan, the GPEIR found water supply impacts to be significant and unavoidable. The WCSP results in a slight increase in water demand compared to the 2016 General Plan land uses. The more recent 2020 IRUWMP shows that YVWD has sufficient water supplies to accommodate buildout of the 2016 General Plan during normal, dry year, and multiple dry year demand through 2045. The analysis in Impact 5.19-4 shows that the increased water demand associated with development pursuant to the WCSP can also be accommodated by YVWD under the same conditions. Furthermore, impacts of the WCSP to the water distribution system would not be greater or substantially more severe than identified in the GPEIR. Therefore, project related water supply and distribution impacts would not be cumulatively considerable.

5.19.2.6 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and the standards and policies of the WCSP, Impacts 5.19-3 and 5.19-4 would be less than significant.

5.19.2.7 MITIGATION MEASURES

There are no mitigation measures from the GP EIR that are applicable to the WCSP, and no additional mitigation measures are required.

5.19.2.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts 5.19-3 and 5.19-4 would be less than significant.

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5.19.3 Storm Drainage

5.19.3.1 ENVIRONMENTAL SETTING

Regulatory and Planning Framework

Regulations that apply to the WCSP are listed in Table 5.19-10.

Table 5.19-10 Regulations/Plans for Storm Drainage

Local	
1993 Yucaipa Master Plan of Drainage	Identifies the drainage improvements throughout the city necessary to confine the 100-year flood flows within the channel banks.
Yucaipa General Plan Public Services and Facilities Element and Public Safety Element Policies S-2.7, PSF 6.1, 6.9, and 7.3	New developments with substantial impervious surfaces must integrate low-impact development; assess utilities in existing developed areas and implement needed improvements; PSF 6.9 is the same as S 2.7; new development pays its fair share of public facilities and services it impacts.
Yucaipa Municipal Code Chapter 13.04, Storm Drain System Chapter 15.08, Development Impact Fees	Controls discharge into the City's storm drain system. Authorizes development fees to mitigate the impacts caused by new development throughout the city.

5.19.3.2 EXISTING CONDITIONS

In general, the City of Yucaipa maintains the local storm drain facilities, which discharge into the San Bernardino Flood Control District's (SBCFCD) regional facilities and the Santa Ana River. The City and SBCFCD maintain flood control facilities to prevent or minimize loss of life and property caused by flooding. Runoff is managed by a combination of open and closed drainage channels, storm drains, and several detention facilities. These channels generally follow the existing ground and slope from east to west and from north to south. SBCFCD also maintains an extensive system of dams and conservation basins. The purpose of these facilities is to intercept and convey flood flows through and away from the major developed areas of the county (Yucaipa 2015). The plan area is undeveloped, with limited drainage facilities and improvements.

The Master Plan of Drainage (MPD) outlines various planned improvements to flood control channels. Improvements include detention basins; desilting basins; flood channel stabilization; and improvements to drainage facilities and infrastructure needed to provide protection from flooding events. The implementation of the proposed and modified facilities was intended to mitigate the potential for flooding within existing facilities and alleviate overburdened downstream main-line structures. A description of the MPD is in Section 5.10.1.2 of this Draft SEIR. This section also describes the City's approach to ensuring development projects implement their required stormwater improvements.

5.19.3.3 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project:

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U-1 Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

5.19.3.4 APPLICABLE WCSP DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

The WCSP notes that detention basins with infiltration would be the primary best management practice (BMP) type used in the WCSP area. All developments would be responsible for the design of storm drain facilities in accordance with standards from the San Bernardino County Flood Control District and the City of Yucaipa. All projects that have off-site runoff would be responsible for implementing proper debris basins to manage off-site flows and routed through the area. Other smaller low impact development (LID) measures that could be implemented include:

- Permeable pavement
- Rain gardens
- Bioretention facilities
- Infiltration trenches for smaller residential developments or within the wineries.

Development Standards

There are no WCSP development standards pertaining to stormwater systems.

Design Guidelines

There are no WCSP design guidelines pertaining to stormwater systems.

5.19.3.5 ENVIRONMENTAL IMPACTS

2016 General Plan

The GPEIR found that development pursuant to the General Plan would increase the flows conveyed to the storm drainage system due to an increase in impervious areas. However, the City regulates discharge to the storm drain system and conducts periodic inspections to verify compliance. Future individual developments built according to the General Plan would require an assessment of how the project would affect the existing and proposed storm drain system. New development would be required to retain the increase in stormwater flows on-site to ensure that there would be no net increase in stormwater flows to the City's existing drainage system. Necessary storm system improvements would be required for each project. Developers are also required to submit a Stormwater Quality Management Plan that describes best management practices (BMP) and site design measures that will be implemented to minimize site runoff. Funding for drainage facilities would come from the City's Street Maintenance Division funds and development impact fees collected under Chapter 15.08 of the municipal code. The 2016 General Plan also included policies intended to reduce potentially significant adverse effects related to the stormwater drainage system. Therefore, impacts were found to be less than significant.

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Wilson Creek Estates

The Draft EIR for the Wilson Creek Estates found that impacts to storm drainage systems were less than significant. Cumulative impacts were also found to be less than significant. No mitigation measures were required.

Wine Country Specific Plan

The following impact analysis addresses the thresholds of significance detailed in Section 5.19.3.3. The applicable thresholds are identified in bracket after the impact statement.

Impact 5.19-5: As with development pursuant to the 2016 General Plan, development pursuant to the Wine Country Specific Plan would require or result in the relocation or construction of new or expanded storm drainage facilities; however, their construction or relocation would not cause significant environmental effects. [Threshold U-1]

As discussed in Impact 5.10-3, the WCSP would have similar impervious conditions as the land uses for the planning area addressed in the GPEIR. The analysis for Impact 5.10-3 does not account for the roadway networks supporting the residential homes, the wineries, and the vineyards, which could increase impervious areas by 15 to 20 percent. SBCFCD and the City require that all new development complete drainage and hydrology analyses to ensure that on- and off-site drainage facilities can accommodate increased stormwater flows.

All new development would also be required to prepare a stormwater water quality management plan that includes implementation of on-site BMPs. It is anticipated that the treatment BMPs would consist of detention basins with infiltration of the design capture volume for the operational phase. The purpose of the basins would be to mitigate for any peak flow runoff that results from development projects, and projects may be required to demonstrate additional mitigation to match peak flow controls assigned in the MPD. Other, smaller LID measures—such as permeable pavement, raingardens, bioretention facilities, and infiltration trenches—for smaller residential projects or within the wineries are also likely and would include some component of infiltration. It should be noted that Chapter 3, *The Plan*, of the WCSP includes standards and guidelines that also encourage the use of such features in its efforts to provide a more rural setting for development. Additionally, all new storm drain systems would be designed in conformance with the City's Standard Design Guidelines for Public Works Construction and Grading. Therefore, the WCSP would not result in a new or substantially more severe significant impact when compared to the 2016 General Plan, and impacts would be less than significant.

Level of Significance Before Mitigation: Less than significant.

5.19.3.6 CUMULATIVE IMPACTS

The GPEIR storm drainage analysis was based on future citywide plan buildout and therefore all impacts analyzed were cumulative. The GPEIR found impacts to storm drainage systems to be less than significant. Storm drainage impacts associated with development pursuant to the WCSP would not be greater or substantially more severe than identified in the GPEIR. Impacts of development pursuant to the WCSP to the

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storm drainage systems managed by the City and SBCFCD are less than significant. Therefore, project-related storm drainage impacts would not incrementally increase GPEIR impacts or have the potential to result in cumulatively considerable impacts.

5.19.3.7 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and the standards and policies of the WCSP, Impact 5.19-5 would be less than significant.

5.19.3.8 MITIGATION MEASURES

There were no GPEIR mitigation measures and no additional mitigation measures are required.

5.19.3.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

5.19.4 Solid Waste

5.19.4.1 ENVIRONMENTAL SETTING

Regulatory and Planning Framework

Federal, State, and local regulations are listed in Table 5.19-11.

Table 5.19-11 Regulations/Plans for Solid Waste

Federal	
Resource Conservation and Recovery Act of 1976 Code of Federal Regulations, Title 40, Part 258	Regulations for municipal solid waste landfills and requires states to implement their own permitting programs incorporating the federal landfill criteria.
State	
California Green Building Standards Code Section 5.408, Construction Waste Reduction, Disposal, and Recycling	At least 65 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse.
Assembly Bill 939	Required every California city and county to divert 50 percent of its waste from landfills by the year 2000.
Assembly Bill 341	Increased the statewide solid waste diversion goal to 75 percent by 2020.
Organic Waste Methane Emissions Reduction Act	Established methane emissions reduction targets by reducing organic waste in landfills.
Assembly Bill 1826	Mandated organic waste recycling for businesses and multifamily dwellings with five or more units.
Assembly Bill 1327	Each local jurisdiction must adopt an ordinance requiring commercial, industrial, institutional, and residential buildings having five or more living units to provide an adequate storage area for the collection and removal of recyclable materials.

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Table 5.19-11 Regulations/Plans for Solid Waste

Local	
County of San Bernardino Countywide Integrated Waste Management Plan	Solid waste reduction planning produced by the County and its cities in compliance with AB 939;
Yucaipa General Plan, Public Services and Facilities Element Policies PSF 9.1, 9.2, and 9.4	Divert recyclable materials from landfills; diversify the organic waste program; require developers to recycle construction debris for residential, multifamily and commercial construction, and demolition projects that meet certain thresholds.
Yucaipa Municipal Code Chapter 8.28, Waste Management Chapter 8.29, Mandatory Organic Waste Disposal Reduction Chapter 15.04.166, California Green Building Standards Code Adopted	Regulates the collection, recycling, and diversion of solid waste, including organic wastes, from commercial/industrial and residential uses. Compliance with AB 1383; requires all residents and commercial businesses to participate in organic waste recycling, and food-generating businesses to participate in a food recovery program. Adopts the 2022 California Green Building Standards Code.

5.19.4.2 EXISTING CONDITIONS

Solid Waste Collection

The City of Yucaipa has an exclusive franchise agreement with Yucaipa Disposal (Burrtec Waste Industries, Inc.) for the collection and handling of solid waste, recycling, and green waste within the city. Pursuant to the Yucaipa Municipal Code, Title 8 of Chapter 8.28, all property in the city is required to subscribe to refuse collection and handling services. The program is designed to collect trash, recyclables, and green waste and to assist the City in meeting mandated AB 939 diversion goals. Solid waste collection and recycling service is mandatory throughout the City (Yucaipa 2021).

Landfills

Solid waste generated in the city is primarily delivered to the San Timoteo Sanitary Landfill, which received 92 percent of the city's landfilled waste in 2019 (CalRecycle 2019a). The landfill is in Redlands and is operated by the San Bernardino County Solid Waste Management Division.

Solid waste disposed from the city in 2021 totaled 35,002 tons (CalRecycle 2019b). Table 5.19-12, *Landfill Summary*, provides more information on landfill capacity and closing date for the San Timoteo Sanitary Landfill.

Table 5.19-12 Landfill Summary

Landfill Name	Maximum Permitted Throughput, tons per day	Average Disposal, tons per day ¹	Residual Disposal Capacity, tons per day	Remaining Capacity, cubic yards ²	Estimated Closing Year
San Timoteo Sanitary Landfill	2,000	939	1,061	12,360,396	2039

Sources: CalRecycle 2019c, 2019d.

¹ Based on six days per week operation (300 days per year).

² Remaining capacity as of April 30, 2019.

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AB 939 requires all counties to demonstrate that they have 15 years of available countywide solid waste landfill capacity, either in their jurisdiction, or contracted with another entity. The San Timoteo Sanitary Landfill has 15 years of available landfill capacity.

Solid Waste Diversion

The Integrated Waste Management Act (2000) requires all local jurisdictions to divert 50 percent of total annual solid waste tonnage to be recycled. Additionally, as discussed above, in 2008, the requirements were modified to reflect a per capita requirement rather than tonnage. Each jurisdiction has both a per capita and per employee target diversion rate, which are calculated from the average of 50 percent of generation between base years 2003 through 2006, expressed in terms of per capita disposal. Disposal rates compared to disposal targets are one of several factors in determining a jurisdiction's compliance with AB 939; therefore, actual disposal rates at or below target disposal rates do not necessarily indicate compliance with AB 939.

The City's target disposal maximum rates are 4.5 pounds per capita per day and 32.4 pounds per employee per day. In 2020, the most recent year for which data are available, the actual disposal rates were 3.2 pounds per day per resident and 19.3 pounds per day per employee, which are both lower than target disposal rates and thus consistent with AB 939 (CalRecycle 2019e).

5.19.4.3 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project:

- U-4 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.
- U-5 Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

5.19.4.4 APPLICABLE WCSP DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

Development Standards

There are no WCSP development standards pertaining to solid waste.

Design Guidelines

There are no WCSP design guidelines pertaining to solid waste.

5.19.4.5 ENVIRONMENTAL IMPACTS

2016 General Plan EIR

The GPEIR concluded that there was adequate landfill capacity in the region for solid waste that would be generated by the General Plan Update buildout, and impacts were less than significant.

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The GPEIR stated that new development projects approved by the City of Yucaipa pursuant to the General Plan Update would contain storage areas for recyclable materials in conformance with California Public Resources Code Sections 42900 et seq., and City of Yucaipa Municipal Code Chapter 8.28. Therefore, buildout pursuant to the GPU would comply with all related solid waste regulations.

Wilson Creek Estates

The Draft EIR for the Wilson Creek Estates found that impacts associated with solid waste were less than significant. Cumulative impacts were also found to be less than significant. No mitigation measures were required.

Wine Country Specific Plan

The following impact analysis addresses the thresholds of significance detailed in Section 5.19.4.3. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.19-6: As with development pursuant to the 2016 General Plan, existing and/or proposed facilities would be able to accommodate project-generated solid waste and comply with related solid waste regulations. [Thresholds U-4 and U-5]

Implementation of development pursuant to the WCSP would not increase the city’s population at buildout when compared to the GPEIR. However, the introduction of wineries and vineyards would conservatively generate an additional 5,760 pounds per day (lbs/day) of solid waste, as shown in Table 5.19-13. Vineyard waste is anticipated to be minimal since cuttings are usually mulched back into the soil. Solid waste generated by wineries other than by employees, would consist of must and lees, both of which are typically composted (Roldan 2023).

Table 5.19-13 Projected Increase in Solid Waste Generation

Specific Use	Units	Solid Waste Generation	Total pounds per day
Winery Employees	234 employees	19.3 ppd	4,516
Vineyard Fieldworkers	43 employees	19.3 ppd	830
Bed and Breakfast Inns and Small Bungalow Resorts ¹	65 rooms	2 lbs/room/day	130
Tasting Room, Restaurants ²	188 guests	1 lbs/seat/day	188
Event Venues ^{2,3}	96	1 lbs/seat/day	96
Total			5,760

Sources: CalRecycle 2019e, 2019f.

Notes: ppd is pounds per person per day; lbs is pounds.

¹ The rate for “Hotel/Motel” from CalRecycle’s “Estimated Solid Waste Generation Rates” was used.

² The rate for “Restaurant” from CalRecycle’s “Estimated Solid Waste Generation Rates” was used.

³ The rate for “Restaurant” from CalRecycle’s “Estimated Solid Waste Generation Rates” was used. Only 10 events are anticipated per year, and the total daily solid waste generation calculated in the table is conservative.

The San Timoteo Sanitary Landfill accepts nearly all solid waste landfilled from Yucaipa (CalRecycle 2019a). The San Timoteo Sanitary Landfill has a residual capacity of 1,061 tons per day and an estimated closure date of December 2039 (CalRecycle 2019c, 2019d). If all 5,760 lbs/day (approximately 2.88 tons per day) from the

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proposed wineries and vineyards were sent to the San Timoteo Sanitary Landfill, it would represent 0.27 percent of its maximum daily permitted tonnage. Thus, the San Timoteo Sanitary Landfill would be able to accommodate the solid waste generated from buildout of the wineries and vineyards. Furthermore, substantial reductions in solid waste from construction materials can be achieved through recycling, reuse, and diversion programs. CALGreen section 5.408, Construction Waste Reduction, Disposal and Recycling, mandates recycling and/or salvaging for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. Development pursuant to the WCSP would comply with CALGreen's goal of reusing or recycling construction waste. The California Building Code also requires a Construction and Demolition materials management plan prior to issuance of building permits for large projects. Project-related construction and operation phases would comply with federal, State, and local laws and regulations that govern solid waste disposal (see Table 5.19-11 for more detail).

- Resource Conservation and Recovery Act of 1976
- Solid Waste Disposal Act of 1965
- AB 939, Integrated Solid Waste Management Act of 1989 (Public Resources Code 40050 et seq.)
- AB 1327, California Solid Waste Reuse and Recycling Access Act of 1991
- AB 341

Policies PSF-9.1 and 9.2 of the Public Services and Facilities Element promote the continued implementation of waste reduction, reuse, and recycling programs; organic waste programs; proper use; and agricultural waste programs. With continued compliance with the applicable regulations, anticipated rates of solid waste disposal would be less than significant.

Level of Significance Before Mitigation: Less than significant.

5.19.4.6 CUMULATIVE IMPACTS

The GPEIR concluded that there was adequate landfill capacity in the region for solid waste that would be generated by the General Plan buildout, and impacts were less than significant. Solid waste impacts associated with development pursuant to the WCSP would not be greater or substantially more severe than identified in the GPEIR. Impacts of the proposed project to solid waste are less than significant. Therefore, project-related solid waste impacts would not incrementally increase GPEIR impacts or have the potential to result in cumulatively considerable impacts.

5.19.4.7 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and the standards and policies of the WCSP, Impact 5.19-6 would be less than significant.

5.19.4.8 MITIGATION MEASURES

There were no GPEIR mitigation measures and no additional mitigation measures are required.

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5.19.4.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

5.19.5 Other Utilities

5.19.5.1 ENVIRONMENTAL SETTING

Regulatory Background and Planning Framework

Federal, State, regional, and local regulations are listed in Table 5.19-14.

Table 5.19-14 Regulations/Plans for Other Utilities

Federal	
Energy Independence and Security Act of 2007 (Public Law 110-140)	Achieves greater energy independence and security by increasing the production of clean renewable fuels; improving vehicle fuel economy; and increasing the efficiency of products, buildings, vehicles, and the federal government.
Energy Policy Act of 2005	Tax incentives for energy conservation in commercial and residential buildings, fossil fuel and clean coal facilities, and nuclear power plants; includes subsidies for geothermal, wind energy, etc.
National Energy Policy	Addresses energy conservation, repair and expansion of energy infrastructure, and ways of increasing energy supplies while protecting the environment.
State	
California Energy Commission	California's principal energy planning organization. Forecasts statewide electricity needs; licenses power plants; plans for energy conservation and efficiency; develops alternative energy resources and technologies; promotes R&D; plans for and directs response to energy emergencies.
California Energy Benchmarking and Disclosure (AB 802, 2015)	Established a statewide energy benchmarking and disclosure program; requires utilities to keep records of energy usage data for the last year and deliver energy usage data for a covered building to the owner, owner's agent, operator, etc.
2022 Building Energy Efficiency Standards: 24 CCR, Part 6	Require mixed-fuel single-family homes to be electric-ready; include prescriptive photovoltaic system and battery requirements for high-rise, multifamily buildings and noncommercial buildings such as hotels, offices, medical offices, restaurants, retail stores, schools, warehouses, theaters, and convention centers.
Green Building Standards 24 CCR, Part 11	Planning and design standards for sustainable site development, energy efficiency, water conservation, and internal air contaminants; at least 65 percent of nonhazardous construction and demolition waste from nonresidential construction must be recycled/salvaged.
Appliance Efficiency Regulations 20 CCR, Parts 1600–1608	Standards for energy performance, energy design, water performance, and water design for appliances.
Greenhouse Gas Regulations Executive Orders S-03-05 and B-30-15, AB 32 and AB 197, and SB 32	These regulations are aimed at reducing GHG emissions, and they have a direct relationship to energy conservation. See Section 5.8, <i>Greenhouse Gas Emissions</i> , for a fuller discussion.
Local	
Yucaipa General Plan Policies PSF-8.3; CDL-10.13, 10.14; HN-3.7; PR-1.6	New utility lines installed underground; designs incorporate sustainability concepts; lighting use energy wisely; build homes that incorporate energy and water conservation; energy efficiency and water conservation in parks and recreational facilities.

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5.19.5.2 EXISTING CONDITIONS

The WCSP area is within the service area of Southern California Edison (SCE). Gas would be provided by Southern California Gas Company (SoCalGas).

Electricity

SCE's service area spans much of southern California—from Orange and Riverside counties in the south to Santa Barbara County in the west to Mono County in the north (CEC 2022a). Total electricity consumption in SCE's service area was 103,045 gigawatt-hours in 2021 (CEC 2023a). Sources of electricity sold by SCE in 2021 were:

- 31.4 percent renewable, consisting mostly of solar and wind
- 2.3 percent large hydroelectric
- 22.3 percent natural gas
- 9.2 percent nuclear
- 0.2 percent other
- 34.6 percent unspecified sources—that is, not traceable to specific sources (SCE 2023)³

Natural Gas

SoCalGas provides natural gas to Yucaipa. Its service area also spans much of southern California—from Imperial County in the southeast to San Luis Obispo County in the northwest, to part of Fresno County in the north, to Riverside County and most of San Bernardino County in the east (CEC 2022b). Total natural gas consumption in the SoCalGas service area was 5,100 million therms in 2021 (CEC 2023b).

Telecommunications

Communication services are offered regionally by franchised telecommunications providers such as AT&T and Spectrum.

5.19.5.3 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project:

- U-1 Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

³ The electricity sources listed reflect changes after the 2013 closure of the San Onofre Nuclear Generating Station, which is owned by SCE. Numbers are rounded up and may cause the total to not add up to exactly 100 percent.

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5.19.5.4 APPLICABLE WCSP DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

Development Standards

There are no WCSP development standards related to electricity and natural gas.

Design Guidelines

There are no WCSP design guidelines pertaining to electricity and natural gas.

5.19.5.5 ENVIRONMENTAL IMPACTS

2016 General Plan

The GPEIR concluded that the General Plan would result in a less than significant impact to electricity and natural gas services. The GPEIR did not discuss impacts to telecommunication facilities.

Wilson Creek Estates

The WCE EIR evaluated energy-related impacts in Section 3.17, *Utilities/Service Systems/Energy*, and concluded that project-related construction and operational activities would not result in the need for new electricity or natural gas systems or substantial alterations to existing energy systems.

Wine Country Specific Plan

The following impact analysis addresses the thresholds of significance in Section 5.19.5.3. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.19-7: Development pursuant to the Wine Country Specific Plan would not require or result in the relocation or construction of new or expanded electric power, natural gas, or telecommunication facilities the construction or relocation of which could cause significant environmental effects. [Threshold U-1]

Electricity

Construction

Most large construction equipment for construction would be gas or diesel powered, and later construction phases would require electricity-powered equipment such as nail guns for interior construction and sprayers for architectural coatings. Overall, the use of electricity would be temporary and would fluctuate according to the phase of construction.

Both the General Plan and the WCSP would accommodate single-family residential uses, which would be expected to require similar construction processes. Thus, for residential uses, energy consumption associated with construction activities would be similar. Viticultural uses introduced under the WCSP would be a new land use compared to the General Plan and would create temporary construction demands for energy not considered in the GPEIR. However, based on the WCSP development standards and design guidelines for wineries (e.g.,

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35-foot maximum building height), it is not anticipated that development of winery land uses would require construction-intensive practices or processes. Therefore, the WCSP would not result in a new or substantially more severe significant impact when compared to the 2016 General Plan, and impacts would be less than significant.

Operation

Compared to 2016 General Plan, the WCSP proposes housing at a higher density (2 to 4 du/ac) within a smaller footprint but maintains the same total number of units. The WCSP also proposes vineyards and wineries throughout the nonresidential areas, which would create demands for electricity and natural gas not accounted for in the GPEIR. The 2022 Building Energy Efficiency Standards' prescriptive approach includes photovoltaic and battery storage requirements for residential and nonresidential land uses, which would increase renewable energy use. Under the Building Energy Efficiency Standards, buildings that are designed to meet the prescriptive approach are referred to as the "Standard Design Building." As an alternative, the Building Energy Efficiency Standards also allow projects to demonstrate under the performance approach that the building's energy efficiency would be equivalent to or greater than the Standard Design Building—that is, what the proposed project's energy efficiency performance would be if it were to include solar and battery storage. In general, compliance with the Building Energy Efficiency Standards would also include installation of higher efficiency heating, ventilation, and thermal envelope (e.g., insulation materials), which would contribute to reducing electricity demands. Development pursuant to the WCSP would also need to implement the requirements of CALGreen.

Total electricity consumption in SCE's service area is forecast to decrease by approximately 1,068 gigawatt-hours between 2020 and 2035 (CEC 2023c). SCE forecasts that it will have sufficient electricity supplies to meet demands in its service area. Therefore, project development would not require SCE to obtain new or expanded electricity supplies, and impacts would be less than significant.

Natural Gas

Development pursuant to the WCSP would need to implement the requirements of CALGreen and the Building Energy Efficiency Standards, which would result in a decrease in natural gas use by the nonresidential development under the WCSP.

The total gas consumption in the SoCalGas service area was approximately 7,333 million therms in 2020, with demand projected to be 7,672 million therms in 2035 (CEC 2023d). SoCalGas forecasts that it will have sufficient supplies to meet demands in its service area. Therefore, development pursuant to the WCSP would not require SoCalGas to obtain new or expanded natural gas supplies, and impacts would be less than significant.

Telecommunications

Infrastructure supporting telecommunications services associated with the nonresidential uses under the WCSP would be provided and installed on-site. Concealed wireless telecommunications facilities would be installed, resulting in physical impacts to the surface and subsurface of the WCSP area. These impacts are part of the

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construction phase and are evaluated throughout this Draft SEIR. Furthermore, a number of franchised telecommunications providers are available in the region, and no significant expansion or construction of the telecommunications network is anticipated. Therefore, development pursuant to the WCSP would not require new or expanded telecommunication facilities, the construction or relocation of which could cause significant environmental effects, and impacts would be less than significant.

Level of Significance Before Mitigation: Less than significant impact.

5.19.5.6 CUMULATIVE IMPACTS

The GPEIR concluded that there were adequate electricity and natural gas utilities and services in the region for the demand that would be generated by the General Plan Update buildout, and impacts were less than significant. Impacts associated with development pursuant to the WCSP would not be greater or substantially more severe than identified in the GPEIR. Impacts of the proposed project to electricity, natural gas, and telecommunication facilities are less than significant. Therefore, project-related impacts would not incrementally increase GPEIR impacts or have the potential to result in cumulatively considerable impacts.

5.19.5.7 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and the standards and policies of the WCSP, Impact 5.19-7 would be less than significant.

5.19.5.8 MITIGATION MEASURES

There were no mitigation measures in the GPEIR and no additional mitigation measures are required.

5.19.5.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

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5.20 WILDFIRE

This section of the Draft SEIR evaluates the potential for the WCSP to be impacted by wildfire hazards in comparison to the impacts evaluated for the WCSP area in the GPEIR. Potential changes to circumstances since the GPEIR that could result in new significant or substantially more severe environmental impacts for the project are also reviewed. Cumulative impacts related to wildfire hazards are also considered.

The analysis in this section is based in part on the following technical study:

- *Fire Protection Plan: Wine Country Specific Plan*, Dudek, April 2023

A complete copy of this study is included as Appendix M to this Draft SEIR.

5.20.1 Environmental Setting

5.20.1.1 REGULATORY AND PLANNING FRAMEWORK

Federal, state, and local laws, regulations, plans, or guidelines related to wildfire that are applicable to the modified project are summarized below.

Federal Regulations

National Fire Protection Association Standards

National Fire Protection Association (NFPA) codes, standards, recommended practices, and guides are developed through a consensus standards development process approved by the American National Standards Institute. NFPA standards are recommended (advisory) guidelines for fire protection that are referenced in the California Fire Code, which is adopted by the City of Yucaipa every three years. Specific standards applicable to wildland fire hazards include but are not limited to:

- **NFPA 1141**, Fire Protection Infrastructure for Land Development in Wildlands
- **NFPA 1142**, Water Supplies for Suburban and Rural Fire Fighting
- **NFPA 1143**, Wildland Fire Management
- **NFPA 1144**, Reducing Structure Ignition Hazards from Wildland Fire
- **NFPA 1710**, Standards for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations

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State Regulations

California Department of Forestry and Fire Protection

The California Department of Forestry and Fire Protection (CAL FIRE) is dedicated to the fire protection and stewardship of over 31 million acres of California's wildlands. CAL FIRE provides fire assessment and firefighting services for lands within State Responsibility Areas, conducts educational and training programs, provides fire planning guidance and mapping, and reviews general plan safety elements to ensure compliance with state fire safety requirements.

The Board of Forestry and Fire Protection is a government-appointed approval body within CAL FIRE. It is responsible for developing the general forest policy of the state, for determining the guidance policies of CAL FIRE and for representing the state's interest in federal forestland in California. The Board of Forestry and Fire Protection also promulgates regulations and approves general plan safety elements that are adopted by local governments for compliance with State statutes.

The California Office of the State Fire Marshal supports the mission of CAL FIRE by focusing on fire prevention. These responsibilities include regulating buildings in which people live, congregate, or are confined; controlling substances and products which may, in and of themselves, or by their misuse, cause injuries, death and destruction by fire; providing statewide direction for fire prevention within wildland areas; regulating hazardous liquid pipelines; developing and renewing regulations and building standards; and providing training and education in fire protection methods and responsibilities. These are accomplished through major programs including engineering, education, enforcement, and support from the Board of Forestry and Fire Protection. For jurisdictions within State Responsibility Areas or Very High Fire Hazard Severity Zones, the Land Use Planning Program division of the Office of State Fire Marshal reviews safety elements during the update process to ensure consistency with California Government Code, Section 65302(g)(3).

Together, the Board of Forestry and Fire Protection, Office of State Fire Marshal, and CAL FIRE protect and enhance the forest resources of all wildland areas of California that are not under federal jurisdiction.

Fire Hazard Severity Zones and Responsibility Areas

CAL FIRE designates fire hazard severity zones as authorized under California Government Code Sections 51175 et seq. CAL FIRE considers many factors when designating fire severity zones, including fire history, existing and potential vegetation fuel, flame length, blowing embers, terrain, and weather patterns for the area. CAL FIRE designates fire hazard severity zones in three types of areas depending on the level of government that is financially responsible for fire protection:

- **Local Responsibility Area.** Incorporated communities are financially responsible for wildfire protection. CAL FIRE designates only one severity zone in these areas—the very high fire hazard severity zone (FHSZ).

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- **State Responsibility Area.** CAL FIRE and contracted counties are financially responsible for wildfire protection. CAL FIRE designates three hazard zones in state responsibility areas (SRA)—moderate, high, and very high FHSZs.
- **Federal Responsibility Area.** Federal agencies such as the Forest Service, National Park Service, Bureau of Land Management, Department of Defense, Fish and Wildlife Service, and Department of the Interior are responsible for wildfire protection.

Public Resources Code Section 4291

Public Resources Code Section 4291, Mountains, Forest-, Brush-, and Grass-Covered Lands, is intended for any person who owns, leases, controls, operates, or maintains a building or structure in a mountainous area, forest-covered lands, shrub-covered lands, grass-covered lands, or land that is covered with flammable material, regardless of whether the property is in an SRA or very high FHSZ. This section requires defensible space to be maintained within 100 feet from each side of a structure. An ember-resistant zone is also required within 5 feet of a structure, and more intense fuel reduction between 5 and 30 feet of a structure.

California Building Standards Code

The California Buildings Standards Code (California Code of Regulations Title 24) provides 12 different codes for construction and buildings in California. The code is updated every three years, and the most recent version is the 2022 Building Standards Code, effective January 1, 2023.

Building Standards

The California Building Code (CBC), Part 2 of 24 California Code of Regulations, identifies building design standards, including those for fire safety. It is effective statewide, but a local jurisdiction may adopt more restrictive standards based on local conditions under specific amendment rules prescribed by the State Building Standards Commission. Residential buildings are plan checked by local city and county building officials for compliance with the CBC and any applicable local edits. Typical fire safety requirements of the CBC include the installation of sprinklers in buildings and other facilities; the establishment of fire-resistance standards for fire doors, building materials, and particular types of construction in high FHSZs; requirements for smoke-detection systems; exiting requirements; and the clearance of debris.

Materials and Methods for Exterior Wildfire Exposure

Chapter 7A of the CBC, Materials and Methods for Exterior Wildfire Exposure, prescribes building materials and construction methods for new buildings in an FHSZ or wildland-urban interface fire area. Chapter 7A contains requirements for roofing; attic ventilation; exterior walls; exterior windows and glazing; exterior doors; decking; protection of underfloor, appendages, and floor projections; and ancillary structures. Other requirements include vegetation management compliance, as prescribed in the California Fire Code Section 4906 and Public Resources Code 4291.

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California Fire Code

The California Fire Code (CFC) incorporates, by adoption, the International Fire Code of the International Code Council, with California amendments. This is the official fire code for the State and all political subdivisions. It is found in California Code of Regulations Title 24, Part 9, and like the CBC, the CFC is effective statewide, but a local jurisdiction may adopt more restrictive standards based on local conditions. The CFC is a model code that regulates minimum fire safety regulations for new and existing buildings; facilities; storage; processes, including emergency planning and preparedness; fire service features; fire protection systems; hazardous materials; fire flow requirements; and fire hydrant locations and distribution. Typical fire safety requirements include installation of sprinklers in all buildings; the establishment of fire resistance standards for fire doors, building materials, and particular types of construction; and the clearance of debris and vegetation within a prescribed distance from occupied structures in wildland hazard areas.

Wildland-Urban Interface Areas

Chapter 49 of the California Fire Code, Requirements for Wildland Urban Interface Fire Areas, applies to any geographical area identified as an FHSZ by CAL FIRE. This section defines FHSZs and connects to the SRA Fire Safe Regulation requirements for defensible space and parallels requirements for wildfire-protective building construction and hazardous vegetation fuel management in other sections of the California Code of Regulations and the Public Resources Code.

Fire Risk Reduction Community

A Fire Risk Reduction Community is a Board of Forestry and Fire Protection designation for local agencies in the SRA or very high FHSZ that meet the Board-defined best practices for local fire planning. The requirements for this designation are in the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 1, Article 3, Fire Risk Reduction Community List.

California Public Utilities Commission

In 2007, wildfires in southern California were ignited by overhead utility power lines and aerial communication facilities near power lines. In response, the California Public Utilities Commission (CPUC) began considering and adopting regulations to protect the public from fire hazards posed by overhead power lines and nearby aerial communication facilities. The CPUC published a fire threat map—under Rulemaking 15-05-006, following procedures in Decision 17-01-009, revised by Decision 17-06-024—that adopted a work plan for the development of a utility high fire-threat district where enhanced fire safety regulations in Decision 17-12-024 apply. The fire regulations require electrical utilities to:

- Prioritize the correction of safety hazards.
- Correct nonimmediate fire risks in “Tier 2” (elevated fire threat) areas in the CPUC high-fire-threat district within 12 months and “Tier 3” (extreme fire threat) areas within 6 months.
- Maintain increased clearances between vegetation and power lines in the high-fire-threat district.

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- Maintain stricter wire-to-wire clearances for new and reconstructed facilities in Tier 3 areas.
- Conduct annual inspections of overhead distribution facilities in rural areas of Tier 2 and Tier 3 areas.
- Prepare a fire prevention plan annually if overhead facilities exist in the high-fire-threat district.

Local Regulations

City of Yucaipa General Plan

Future development of all land in the City of Yucaipa is guided by the City's General Plan. Elements within the City of Yucaipa 2016 General Plan include Community Design and Land Use; Housing and Neighborhoods; Parks, Recreation, Trails, and Open Space; Economic Development; Transportation; Public Safety; and Public Services.

The General Plan Community Design and Land Use (CDL) Element and Public Safety (PS) Element include numerous policies pertaining to wildfire. CDL policies require roadway access for fire safety and fire-retardant building materials for exterior surfaces. Among other wildfire-related policies, General Plan safety policies address maintenance of fire hazards maps; adequate fire staffing, equipment and facilities; adherence to fire codes and fuel modification requirements; emergency and evacuation planning; and adequate water supply for emergency fire fighting needs.

City of Yucaipa Municipal Code

- **Chapter 15.04. Construction Codes Adopted.** Section 15.04.115, California Fire Code Amendments, states that the California Fire Code, as adopted, is amended as outlined in this section.

City of Yucaipa 2022 Local Hazard Mitigation Plan

The purpose of a local hazard mitigation plan (LHMP) is to provide a strategic road map to assist the City of Yucaipa to become more resilient to hazards. The scope of the LHMP is to: 1) assess relevant existing conditions and capabilities in the city; 2) identify potential hazards and their impacts in the city; and 3) propose mitigation measures to address the impacts to the high-priority hazards in the city (Yucaipa 2022).

5.20.1.2 METHODOLOGY

As indicated in the WCSP's Fire Protection Plan, analysis of the WCSP included:

- A digital review of available information, including topography, vegetation types, fire history, and the WCSP's development footprint.
- A site evaluation on August 19, 2022, to confirm/acquire site information, document existing conditions, and to determine potential actions for addressing the protection of the WCSP's structures. The site evaluation also assessed the topography, natural vegetation, fuel loading, surrounding land use, and general susceptibility to wildfire. The field tasks that were completed included:

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- Topography evaluation
- Vegetation/fuel assessments
- Photograph documentation of existing conditions
- Confirmation/verification of hazard assumptions
- Offsite, adjacent property fuel and topography conditions
- Surrounding land use confirmations
- Necessary fire behavior modeling data collection
- Ingress/egress documentation
- Nearby fire station reconnaissance

5.20.1.3 EXISTING CONDITIONS

As shown in Figure 5.20-1, *CAL FIRE Fire Hazard Classification Zones*, the WCSP area is designated a very high FHSZ. The three major components of the fire environment are topography, vegetation (fuels), and climate. The following discussion provides a summary of these components for the WCSP area and surrounding region. For a more detailed discussion, see the Fire Protection Plan in Appendix M to this Draft SEIR.

Topography

The foothills of the San Bernardino National Forest lie to the north and east of the WCSP area. The city is west and south of the WCSP area. The WCSP area's surface elevation ranges between approximately 2,930 and 3,600 feet above mean sea level and gently slopes from the northern and eastern sides to the west. Drainages in the WCSP area follow this pattern.

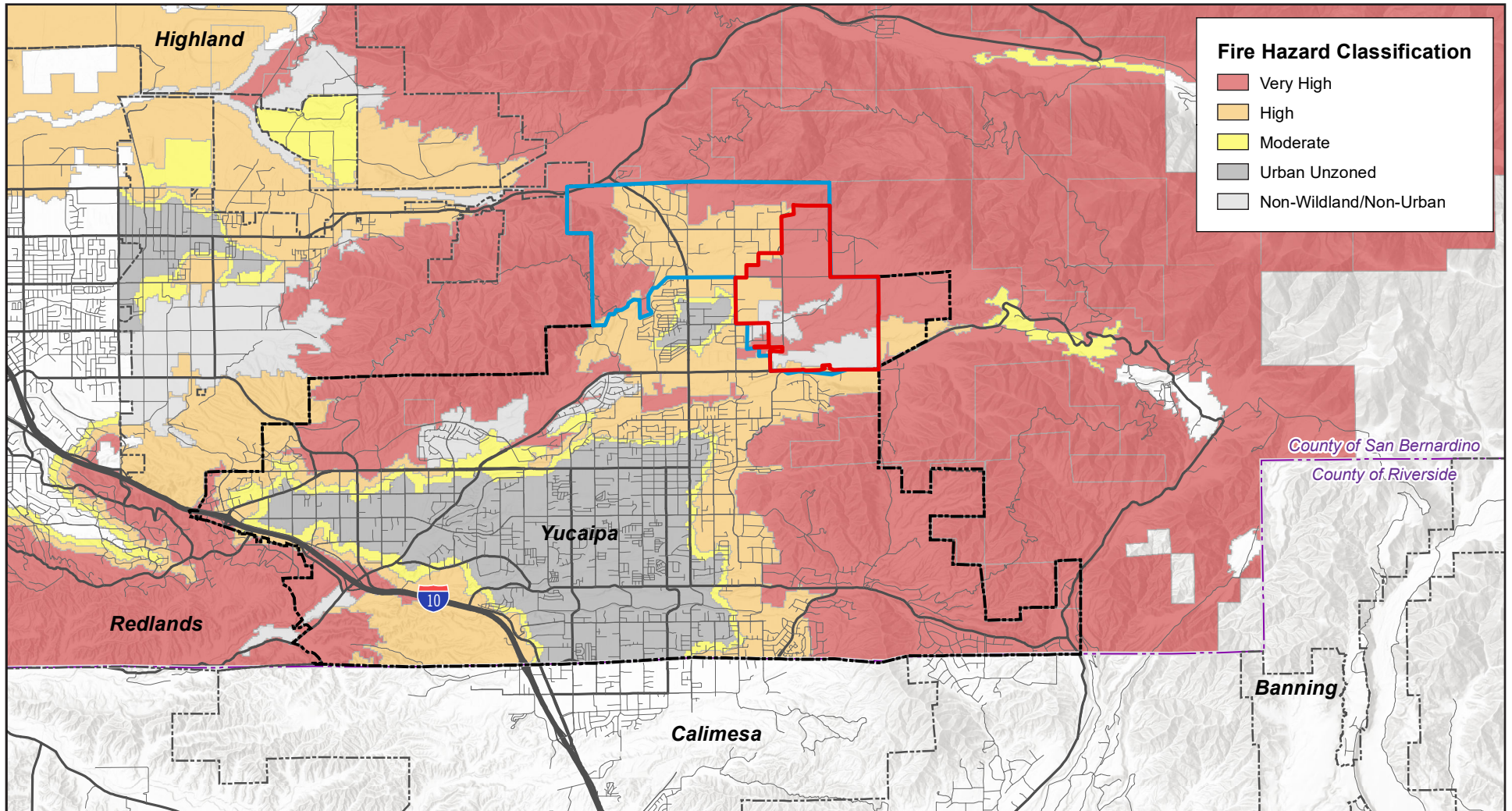
Topographic features that may facilitate fire spread are the slope and canyon alignments, which may funnel or channel winds, thereby increasing their velocity and potential for influencing wildfire behavior.

Climate

The WCSP area, like much of Southern California, is influenced by the Pacific Ocean and a seasonal, migratory subtropical high-pressure cell known as the "Pacific High." Wet summers and dry summers with mild seasonal changes characterize the Southern California climate. This climate pattern is occasionally interrupted by extreme periods of hot weather, winter storms, or dry, easterly Santa Ana winds. The Santa Ana wind conditions are a reversal of prevailing southwesterly winds and usually occur regionwide near the end of the fire season during late summer and early fall. They are dry, warm winds that flow from the higher desert elevations in the east through the mountain passes and canyons. As they converge through the canyons, their velocities increase. Localized wind patterns in the WCSP area are strongly affected by both regional and local topography.

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Figure 5.20-1 CAL FIRE Fire Hazard Classification Zones



----- City of Yucaipa Boundary
----- City Boundaries
----- North Bench Area
----- Project Boundary

0 1
Scale (Miles)



Source: CAL FIRE, 2019.

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Vegetation

The WCSP area is currently undeveloped, and due to historical agricultural activities and the El Dorado Fire, grass- and herb-dominated vegetation communities predominate. The remaining vegetation includes burned communities in post-fire recovery and special-status vegetation communities, including Palmer's goldenbush scrub, white sage scrub, California sycamore woodlands, basket bush–river hawthorn–desert olive patches, and scale broom scrub.

Variations in vegetative cover type and species composition have a direct effect on fire behavior. Some plant communities and their associated plant species are more susceptible to increased flammability based on plant physiology, biological function, physical structure, and overall fuel loading. Conditions adjacent to the WCSP footprint, where the wildfire threat would exist post-development, are classified as low to moderate fuel loads. Vegetation distribution through the WCSP site varies by location and topography.

Fire History

According to available data from CAL FIRE, 113 fires have burned within five miles of the WCSP area since the beginning of the historical fire data record. Six fires have burned in the WCSP area; the most recent fire was the 2020 El Dorado Fire. Based on the fire history, wildfire risk for the WCSP area is associated primarily with Santa Ana winds, which drive wildfire from the north or east; however, a fire approaching from the south during more typical on-shore weather patterns is also possible.

5.20.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if located in or near state responsibility areas or lands classified as very high fire hazard severity zones the project would:

- W-1 Substantially impair an adopted emergency response plan or emergency evacuation plan.
- W-2 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.
- W-3 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.
- W-4 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.

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5.20.3 Applicable Policies and Design Features

5.20.3.1 DEVELOPMENT STANDARDS

The WCSP recognizes the project site's location within the City's designated Fire Safety Overlay Districts: FR-1, very high to extremely high fire hazard zones, and FR-2, lands vulnerable to fire due to proximity of a FR-1 zone. The WCSP incorporates the fuel modification zones as detailed in measure W-1 in Section 5.20.7, *Mitigation Measures*.

5.20.3.2 DESIGN GUIDELINES

- Building Materials and Colors:
 - House and building numbers are to be interior lit boxes that meet City of Yucaipa Fire Department Standards. Decorative yet legible fonts should be used for the numbers to provide a more attractive detail for the numbers.

5.20.4 Environmental Impacts

5.20.4.1 2016 GENERAL PLAN

At the time the GPEIR was prepared, the CEQA guidelines did not include a stand-alone wildfire topic. Wildfire hazards were addressed in Section 5.8, *Hazards and Hazardous Materials*. The GPEIR indicated that portions of the city's northern, eastern, and southwestern boundaries (including the WCSP area) are within a very high FHSZ. Impacts were determined to be less than significant upon compliance with State and local regulations as well as review of building plans by the fire department. The 2014 Initial Study indicated that while buildout of the 2016 General Plan would involve the alteration, intensification, and redistribution of land uses in Yucaipa, the proposed land use changes would not result in substantial changes to the circulation patterns or emergency access routes. Therefore, impacts to emergency response plans were determined to be less than significant.

5.20.4.2 WILSON CREEK ESTATES

At the time the WCE EIR was prepared, the CEQA guidelines did not include a stand-alone wildfire topic. Section 3.8, *Hazards and Hazardous Materials*, stated that the WCE project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The WCE EIR also identified that the WCE project area is in a very high FHSZ but that compliance with the CFC would ensure impacts would be less than significant.

5.20.4.3 WINE COUNTRY SPECIFIC PLAN

The following impact analysis addresses the threshold of significance in Section 5.20.2. The applicable thresholds are identified in brackets after the impact statement.

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Impact 5.20-1: The higher density residential uses of the WCSP would not impair an adopted emergency response plan or emergency evacuation plan, compared to the lower density uses envisioned under the General Plan. [Threshold W-1]

The majority of the WCSP area is in a very high FHSZ, with the exception of a portion of the western boundary. All development onsite would be required to comply with the 2022 LHMP, 2022 CBC, and 2022 CFC, or the most current version that may be applicable at the time of permit issuance. Additionally, the proposed project would be required to implement all code-required fire safety features, as listed in the Fire Protection Plan, Table 9, Code Required Fire Safety Features (SEIR Appendix M), which include: required wildland-urban interface fire safety features, ignition-resistant construction, interior sprinklers, fuel modification zones, fire apparatus access, gates, premise identification, fire hydrants, firefighting improvements, water availability, and pre-construction and construction procedures.

The purpose of the City's LHMP is to provide a strategic road map to help Yucaipa become more resilient to hazards. The scope of the LHMP is to: 1) assess relevant existing conditions and capabilities in the city; 2) identify potential hazards and their impacts; and 3) propose mitigation measures to address the impacts to the high-priority hazards. According to the LHMP, the Engineering Department is responsible for all aspects of the City's engineering, design, and construction operations and provides a wide range of services for nearly any aspect of private land development activities. Emergency Management support responsibilities of the Engineering Department include assisting with determining safe evacuation routes.

The General Plan designates the plan area as Rural Living (RL) with the Custom Home Overlay, which allows low-density rural residential development that is enhanced by special design standards. The WCSP proposes the same number of residential uses, but consolidated into denser neighborhoods, as well as vineyards and wineries in comparison to the 2016 General Plan. Though the higher density residential could interfere with evacuation routes, the vineyards would act as a fire break, and the higher density residential uses pose a lower ignition risk because there is one interface with wildlands, whereas lower density development creates more structure exposure to wildlands and poses more difficulty for limited fire resources. As such, the WCSP would reduce ignition risk, and therefore reduce the need for evacuation compared to the lower density uses envisioned under the 2016 General Plan. Additionally, as shown in Figure 3-10, *Existing and Proposed Circulation Network*, the WCSP proposes additions to the circulation network throughout the plan area, which would provide residents of the plan area additional evacuation routes. As such, the higher density residential uses, vineyards, and additions to the circulation network of the WCSP area would ensure that evacuation and emergency plans are not impaired.

The Yucaipa Fire Department (YFD) Station No. 1 would serve the WCSP. Per the 2016 General Plan, the Yucaipa Fire Department strives to meet the NFPA standards for responding to fire and other emergencies. The response time to the WCSP area would range from 6 minutes and 36 seconds to 8 minutes and 36 seconds.

The proposed project would increase the call volume at a conservative rate of up to 541 calls per year (45 calls per month or 1.5 calls per day) at the YFD Station No. 1. Emergency response in 2019 totaled 2,814 calls per year, or 7.7 calls per day. YFD Station No. 3 emergency responses in 2019 totaled 3,567 calls per year, or 9.77 calls per day. The level of service demand for the proposed project raises overall call volume for YFD Station

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No. 1, and based only on the increase of calls, would not be anticipated to impact the existing fire stations to a point that they cannot meet the demand, as YFD Station No. 1 would be averaging the same number of calls with the addition of the proposed project as YFD Station No. 3 under existing conditions¹. When the project site is built out, YFD Station No. 1 could potentially respond to an additional 10.5 calls per week on average, although the number would likely be lower based on the conservative nature of the population and calls per capita data used in this estimate.

However, there are additional considerations that factor into YFD's ability to best service the proposed project. According to YFD, Station No. 3 is currently underserved due to other factors besides a high call volume, including high time on task efforts as well as geographic location delays to local emergency rooms which are outside of the City's limits. YFD provides primary paramedic service for citizens and must provide a full continuum of care to local emergency rooms on critical calls or in the event of a Basic Life Support ambulance responding to incidents, which all combined results in frequent delays and creates an impact on the readiness of staff for other incidents. To accommodate those delays, Station No. 1's Type 1 apparatus is frequently pulled into area 3 to provide the necessary response to those calls (see Appendix I).

To provide the coverage needed throughout the community and address these staff resource needs, the net result is a department wide response time of almost seven minutes. However, a delayed Emergency Medical Services response time has a direct correlation to decreased patient survival probabilities, and the average response is deemed unacceptable by YFD standards which would be exacerbated by additional calls for service following the development of the WCSP and other areas of the City without additional resources made available.

YFD indicated that there is a significant need for additional staffing and resources to better respond to the volume and types of calls for service in the City (such as medical aid, which make up a majority of the calls for service). YFD indicates that, to address the needs of the WCSP, a Type 6 Medic Patrol or Medic Squad is needed at Station 3, which would help to offload the calls of service for Station No. 1 and allow those resources to serve the plan area. For the projected citywide growth, an additional Type 1 engine would also be needed to meet fire department response needs within the southern portion of the City (Malinowski 2023).

The proposed project would generate revenues for YFD through Development Impact Fees in addition to sales tax revenue through the development of wineries. These funding resources, however, may not be sufficient to offset the current need and project-related impact to fire protection services. A supplemental funding source, potentially through a Fire Service Agreement between the property owners/developer or formation of a Community Facilities District, is recommended. In addition, the Type 6 Medic Patrol or Medic Squad should be programmed to ensure Station 1 availability as development occurs.

Additionally, water service for the project site would be provided by Yucaipa Valley Water District (YVWD). All water storage and hydrant locations, mains, and water pressures would be designed to fully comply with the Yucaipa Fire Code Fire Flow Requirements. The proposed project would be consistent Yucaipa Fire Code and California Fire Code Section 903 and Appendices B and C for fire flow and fire hydrant requirements within a

¹ Five calls per day are typical in an urban or suburban area. A busy fire station company would be one with 10 to 15 or more calls per day.

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very high FHSZ. These internal waterlines would also supply sufficient fire flows and pressure to meet the demands for required onsite fire hydrants and interior fire sprinkler systems for all structures. Water supply must meet a 2-hour fire flow requirement of 2,500 gpm, which must be over and above the daily maximum water requirements for the proposed project. Water utilities would be connected prior to any construction. Historically in the North Bench area YVWD was unable to supply water during large emergency incidents such as the Apple and El Dorado fires where water supply for firefighting equipment had to be obtained west of Bryant at the direction of the water district. To that end, the proposed water system would be reviewed by YFD and is subject to their acceptance. Additional efforts between YVWD and YFD would also occur to increase the overall reserve water capacity to address any significant wildfire activity in the areas beyond the WCSP area.

Compliance with the existing standards in the LHMP, 2016 General Plan policies, municipal code, State regulations, and implementation of a Fire Service Agreement or alternate supplemental funding source for the YFD would ensure emergency response plans and emergency evacuation plans are not impaired. Nevertheless, the WCSP would implement Mitigation Measures W-1 through W-4, which exceed code requirements, to further reduce wildfire risks and therefore further reduce impairment of emergency or evacuation plans. Compliance with local and state regulations and plans as well as the implementation of Mitigation Measures W-1 through W-4 would further ensure impacts are less than significant.

Therefore, the WCSP would not result in new or substantially more severe significant impacts to emergency plans compared to development in the WCSP area pursuant to the General Plan.

Level of Significance Before Mitigation: Impact 5.20-1 would be potentially significant without mitigation.

Impact 5.20-2: The WCSP would not exacerbate wildfire risks due to slope, prevailing winds, and other factors, thereby exposing project occupants to elevated particulate concentrations from a wildfire compared to the development envisioned under the General Plan. [Threshold W-2]

The Fire Protection Plan evaluated fire behavior variables to objectively predict flame lengths, intensities, and spread rates. Table 5, RAWs BehavePlus Fire Behavior Modeling Results: Post-Project Conditions, in Appendix M shows the fire behavior modeling results under post-project conditions. Table 5 indicates that the post-development fire behavior expected in the irrigated and replanted areas that are acceptable to the Yucaipa Fire Department/CAL FIRE Fuel Modification Zones (FMZs) 0 and 1 under peak weather conditions would result in a flame length reduction to approximately 4 feet by the time interior irrigated landscapes of the FMZ Zones 0 and 1 are reached.

During onshore weather conditions, a fire approaching from the west/southwest toward the development footprint would have low fire intensity and spotting distances due to the higher moisture content of live to dead fuel. Reductions of flame lengths and intensities are assumed within the 100-foot fuel modification area that is achieved for most of the WCSP area. Therefore, the proposed FMZs are approximately 2.5 times wider than the flame length of the worst-case fire scenario under peak weather conditions in the hillsides east/northeast of the WCSP area and approximately 8 times the flame lengths within the development footprint, and would provide adequate defensible space for a wildfire approaching the perimeter of the WCSP area.

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Perimeter structures would be adjacent to FMZ areas that separate the WCSP from naturally vegetated open space areas. Although FMZs are important for setting structures apart from adjacent unmaintained fuels, the highest concern is firebrands or embers as a principal ignition factor in the WCSP area (Dudek 2023). As mandated by the CFC and CBC (e.g., Chapter 7A), the latest ignition- and ember-resistant construction materials and methods for roof assemblies, walls, vents, windows, and appendages would be used for construction. As outlined in Appendix M, the WCSP would include FMZ treatments such as using hardscape; removing dead weeds; removing or pruning flammable plants near windows; creating horizontal/vertical space between grass, shrubs, and trees; and other similar fire-reduction strategies.

Frequent fires and lower density housing growth may lead to the proliferation of highly flammable exotic grasses that can further increase the probability of ignitions. This is not the case with the WCSP because the landscapes would be managed and maintained to remove exotic fuels, and the proposed vineyards would act as a fire break between development and wildland areas.

Additionally, it is less likely that higher density developments would be impacted by wildfires than lower density developments. The same protections that starve wildfire of fuels and minimize or prevent wildfire from moving into a higher density development also serve to minimize or prevent on-site fires from moving into the wildlands (Dudek 2023). Further, the requirement that all structures include interior fire sprinklers that are rated for structure protection significantly reduces the likelihood that a building fire would spread to the point of flashover, that is, where a structure would burn beyond control and produce embers. Similarly, the irrigated FMZs are positioned throughout the development areas as well as being the first zones on the perimeter of the WCSP area, and masonry walls may be adjacent the conserved open space.

As such, while the WCSP would not alter prevailing winds or slopes any more than was analyzed in the GPEIR, wildfire risk would be reduced compared to the uses under the 2016 General Plan due to the proposed vineyards, which would act as a fire break, and the higher density uses, which would allow for easier firefighting, especially if there are limited firefighting resources.

Additionally, compliance with the General Plan policies, Municipal Code, and State regulations, including the requirements in Table 9 of Appendix M, would reduce impacts to less than significant. Nevertheless, the WCSP would implement Mitigation Measures W-1 through W-4, which exceed code requirements, to further reduce wildfire risks.

Therefore, the WCSP would not result in new or substantially more severe significant impacts compared to development in the WCSP pursuant to the General Plan.

Level of Significance Before Mitigation: Impact 5.20-2 would be less than significant.

Impact 5.20-3: As with development under the General Plan, the WCSP would require the installation and maintenance of associated infrastructure but would not exacerbate fire risk or result in temporary or ongoing impacts to the environment. [Threshold W-3]

As with the development envisioned under the General Plan, the modified project would require the installation and maintenance of infrastructure, such as roadways, potable water, sewer, stormwater infrastructure, and other

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public utilities. All utility connections would be installed as service requirements. The higher density uses of the WCSP would cluster the utility infrastructure compared to the lower density uses envisioned under the 2016 General Plan, thereby reducing infrastructure that could pose as a fire risk throughout the plan area.

As required by code, the WCSP would establish utilities, operable fire hydrants, and construction-phase FMZs before bringing lumber or combustible materials onsite. Additionally, all new power lines would be installed underground for fire safety purposes, and temporary construction power lines may be allowed in areas that have been cleared of combustible vegetation.

Moreover, development of the WCSP would be required to comply with the building and design standards in the CBC and CFC, which include provisions for fire-resistant building materials, the clearance of debris, and fire safety requirements during demolition and construction activities. Public Resources Code Section 4291 also requires buildings or structures to maintain a defensible space of 100 feet and an ember-resistant zone within 5 feet of a structure.

Therefore, compliance with the General Plan policies, municipal code, and State regulations, including the requirements in Table 9 of Appendix M, would reduce impacts to less than significant. Though impacts would be less than significant, the WCSP would implement Mitigation Measures W-1 through W-4, which exceed Code requirements, to further reduce wildfire risks.

Therefore, the WCSP would not result in new or substantially more severe significant impacts compared to development in the WCSP pursuant to the 2016 General Plan.

Level of Significance Before Mitigation: Impact 5.20-3 would be less than significant.

Impact 5.20-4: The WCSP 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 compared to the development envisioned under the 2016 General Plan. [Threshold W-4]

As discussed in Section 5.10, *Hydrology and Water Quality*, of this Draft SEIR, areas in the WCSP bordering Wilson Creek are in a FEMA-designated 100-year flood hazard zone, that is, areas bordering Wilson Creek are Floodplain Review Area 1 (100-year flood area), and the area south of Wilson Creek is Floodplain Review Area 2 (500-year flood area). As discussed in Section 5.7, *Geology and Soils*, marginally stable slopes may be subject to landslides caused by earthquakes.

Compared to the lower density uses envisioned under the 2016 General Plan, the higher density uses of the WCSP would provide more controlled drainage infrastructure. Additionally, the proposed landscaping and vineyards would provide buffers from upgradient runoff and landslide potential.

Construction activities would be required to comply with the CBC and would include best management practices such as covering of soil, use of dust-inhibiting material, landscaping, use of straw and jute, and grading in a pattern that slows stormwater flow and reduces the potential for erosion, landslides, and downstream flooding. Operationally, drainage at the site would be improved with detention basins.

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Compliance with the 2016 General Plan policies, municipal code, and State regulations, including the requirements in Table 9 of Appendix M, would reduce impacts to less than significant. While impacts would be less than significant, the WCSP would implement Mitigation Measures W-1 through W-4, which exceed code requirements, to further reduce wildfire risks.

Therefore, the WCSP would not result in new or substantially more severe significant impacts regarding landslides compared to development in the WCSP pursuant to the General Plan.

Level of Significance Before Mitigation: Impact 5.20-4 would be less than significant.

5.20.5 Cumulative Impacts

The area considered for cumulative impacts is the local responsibility area. The proposed development would result in the same amount of impervious areas compared to the General Plan and would implement all applicable local and state requirements related to fire hazards. Compared to the development envisioned under the 2016 General Plan, the WCSP would reduce wildfire and related risks (flooding, landslides, utility infrastructure) due to the higher density uses and vineyards proposed, and therefore, would also reduce the cumulative fire risk and demands in the local responsibility area for fire services, including for residents in the surrounding area. Therefore, the WCSP would not incrementally increase GPEIR impacts. While the wildfire topic was not a required CEQA topic at the time the GPEIR was prepared, the modified project would not exacerbate fire risks or impair emergency or evacuation plans (as analyzed in the GPEIR). As with the 2016 General Plan, implementation of the WCSP would not have the potential to result in cumulatively considerable impacts.

5.20.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and project design features (including fuel modification requirements and enhanced building construction requirements described in Mitigation Measures W-1 through W-3), the following impacts would be less than significant: 5.20-2, 5.20-3, and 5.20-4. Due to uncertain future funding for fire equipment and personnel, Impact 5.20-1 would be potentially significant without mitigation.

5.20.7 Mitigation Measures

5.20.7.1 APPLICABLE MITIGATION MEASURES FROM THE CERTIFIED GPEIR

There are no mitigation measures from the GPEIR that are applicable to the modified project.

5.20.7.2 ADDITIONAL MITIGATION MEASURES FOR THE WCSP

The WCSP would implement the following mitigation measures to further reduce wildfire risks and assure adequate fire protection services.

W-1 **FMZ with an Added Noncombustible Zone.** The project shall provide and maintain 100 feet of fuel modification zones in the Wine Country Specific Plan area, including a 5-foot-

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wide noncombustible Zone A, 45-foot-wide irrigated Zone B, and a 50-foot-wide thinning Zone C.

- W-2 **Advanced Protection Measures Where 100-Foot Fuel Modification Zone Is Not Possible.** In areas where a 100-foot fuel modification is not possible from the structures, advanced protection features shall be put in place, including tempered dual-pane windows, minimum one-hour fire-rated exterior walls and doors, gypsum sheathing behind exterior covering or framing for all exterior walls facing open space areas, ember-resistant vents, and a six-foot-high heat-deflecting wall.
- W-3 **Fuel Modification Zone Inspections.** The Wine Country Specific Plan's Homeowner's Association (HOA) shall hire a fuel modification zone inspector and landscape architect approved by the Yucaipa Fire Department to provide certification twice a year that the HOA-maintained properties, including all fuel modification zones and trail systems, meet the requirements of the Fire Protection Plan prepared for the project. The fuel modification zone inspections shall occur in June and late September.
- W-4 **Homeowner's Association Wildfire Education and Outreach.** The Wine Country Specific Plan's Homeowner's Association shall assume an outreach and educational role to coordinate with the Yucaipa Fire Department, oversee landscape committee enforcement of fire-safe landscaping, ensure the fire safety measures in the Fire Protection Plan prepared for the project have been implemented, and educate residents on and prepare facility-wide "Ready, Set, Go!" plans.
- W-5 **Yucaipa Fire Department Funding.** Prior to approval of recording any final map, a Community Facilities District (CFD) or Fire Service Agreement (FSA) shall be approved and implemented to support the needs of the Yucaipa Fire Department to serve the WCSP. In particular, the CFD or FSA shall address the equipment requirements related to an identified need for a Type 6 Medic Patrol or Medic Squad to adequately ensure Station 1 availability. The CFD or FSA shall be approved in cooperation with the Yucaipa Fire Department, City of Yucaipa Planning Department, and property owners (or residents if a CFD is approved requiring voter approval [greater than 12 property owners]). The parties may agree to an alternate funding mechanism from the options described in the Specific Plan, Section 6.2.3, Funding and Financing, as desired.

5.20.8 Level of Significance After Mitigation

The mitigation measures would reduce potential impacts associated with wildfire hazards to a level that is less than significant.

5.20.9 References

Dudek. 2023, April. Fire Protection Plan: Wine Country Specific Plan. Appendix M.

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Malinowski, Grant. 2023, September 8. Meeting with the Fire Chief and City of Yucaipa Deputy Director of Community Development.

Yucaipa, City of. 2022, August. City of Yucaipa Local Hazard Mitigation Plan. https://yucaipa.org/wp-content/uploads/disaster_prep/DRAFTLHMP08162022.pdf.

6. Significant Unavoidable Adverse Impacts

At the end of Chapter 1, *Executive Summary*, is a table that summarizes the impacts, mitigation measures, and levels of significance before and after mitigation. Mitigation measures would reduce the level of impact, but the following impacts would remain significant, unavoidable, and adverse after mitigation measures are applied:

Air Quality

- **Impact 5.3-1:** The GPEIR found that the development of the 2016 General Plan would result in significant and unavoidable impacts. Development of the proposed viticultural land use as part of the proposed project would be additional land use and development intensity not considered under the land use assumptions for the GPEIR. Implementation of the WCSP would increase the magnitude of impacts on regional air quality from construction-related emissions. Mitigation Measure AQ-1 requires all applicants during construction activities to limit idling, maintain a list and proper maintenance of all operating equipment, various dust control measures, and the use of construction equipment that adheres to EPA Tier 4 Final or stricter emission limits. Mitigation Measure AQ-1 would reduce construction-related regional emissions associated with the proposed project to the extent feasible. However, some individual winery uses could exceed the South Coast Air Quality Management District (AQMD) thresholds, and the potential for multiple development projects to be constructed concurrently would result in a combined daily emission exceeding the South Coast AQMD regional significance thresholds. In addition, the combined emissions from construction activities related to development of the new viticultural land uses introduced by the WCSP could also result in an increase in the magnitude of impacts compared to the land uses allowed under the 2016 General Plan (exclusively residential). Therefore, like the 2016 General Plan, construction-related regional air quality impacts of developments that would be accommodated by the proposed project under Impact 5.3-1 would remain *significant and unavoidable*.
- **Impact 5.3-2:** Development of the WCSP would generate long-term emissions that exceed the South Coast AQMD's threshold criteria. Criteria air pollutant emissions generated from operation of the viticultural uses would be new and additional emissions compared to the 2016 General Plan land uses for the project area. Some individual winery uses could exceed the South Coast AQMD thresholds, and the potential for multiple development projects to be constructed concurrently would result in a combined daily emission exceeding the South Coast AQMD regional significance thresholds.

Implementation of Mitigation Measures AQ-2 and AQ-3 would ensure that operation-related regional emissions associated with the proposed project would be reduced to the extent feasible. However, individual projects accommodated under the proposed project may still exceed the South Coast AQMD regional significance thresholds. Furthermore, the collective emissions generated from the new land uses introduced under the proposed project could also exceed the South Coast AQMD regional thresholds on a cumulative basis. South Coast AQMD currently does not have methodologies that would provide the

6. Significant Unavoidable Adverse Impacts

City with a consistent, reliable, and meaningful analysis to correlate specific health impacts that may result from a proposed project's mass emissions. Therefore, like the 2016 General Plan, operation-related regional air quality impacts of developments that would be accommodated by the proposed project under Impact 5.3-2 would remain *significant and unavoidable*.

- **Impact 5.3-3:** Future development of the WCSP could occur close to existing sensitive receptors and has the potential to expose sensitive receptors to substantial pollutant concentrations generated during construction activities. Buildout of the WCSP would occur over a period of approximately 20 years or longer and would comprise several smaller projects with their own construction time frames and construction equipment, thus analysis of local significance thresholds (LST) can only be conducted at a project level. Mitigation Measure AQ-1 is applicable for Impact 5.3-3. Its implementation would contribute to minimizing on-site construction-related criteria air pollutant emissions to the extent feasible. However, individual projects accommodated under the proposed project may still exceed the South Coast AQMD LSTs for construction, as with the 2016 General Plan EIR. Therefore, Impact 5.3-3 would remain *significant and unavoidable*.
- **Impact 5.3-4:** Future construction of individual development projects accommodated under the WCSP would temporarily elevate concentrations of toxic air contaminants (TAC) and diesel particulate matter in the vicinity of sensitive land uses during construction activities. Mitigation Measure AQ-1 is applicable to Impact 5.3-4. Its implementation would contribute to minimizing construction-related emissions of TACs. However, because the levels of risk depend on a multitude of various factors specific to individual projects and the context in which they would be constructed—e.g., number and size of off-road equipment in operation, the distance between source and receptor, topography, wind direction, the types and duration of construction activities, and the necessity of import or export of soil—individual projects accommodated under the proposed project may still exceed the South Coast AQMD risk thresholds for construction. The GPEIR and WCE EIR did not analyze construction-related health risks, and implementation of the proposed project could result in a new or increased impact compared to the 2016 General Plan. Impact 5.3-4 is considered *significant and unavoidable*.
- **Impact 5.3-5:** Operation of WCSP land uses could expose sensitive receptors to substantial pollutant concentrations of TACs and criteria air pollutants. The proposed viticultural uses could result in the operation of on-site off-road/agricultural equipment for daily operations and/or heavy-duty delivery trucks, which are new and additional types of on-site emissions sources compared to the 2016 General Plan land uses for the project area.

The 2016 General Plan EIR determined that localized operational impacts would be less than significant with implementation of GPEIR MM 3-2. This mitigation measure was modified to reflect the viticultural uses under the proposed project and is incorporated as Mitigation Measure AQ-4. Implementation of Mitigation Measure AQ-4 would ensure that TACs not covered under the South Coast AQMD permitting process, such as mobile sources (e.g., heavy-duty trucks) and off-road equipment (e.g., forklift, tractor), are considered and evaluated in subsequent project-level environmental review. Development of individual projects would be required to achieve the incremental risk thresholds established by South Coast AQMD, and TAC-related impacts could be reduced to less than significant for some projects. However, due to the

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potential increase in the level of stringency for the cancer risk thresholds, some individual projects may not be able to reduce risk levels to below the cancer risk threshold. Thus, implementation of the proposed project could generate emissions (e.g., from heavy-duty diesel trucks and off-road equipment) that could contribute to elevated TAC levels in the South Coast Air Basin (SoCAB). This effect is more substantial with the proposed project compared to the 2016 General Plan because of the introduction of viticultural uses under the proposed project. Therefore, Impact 5.3-5 would be *significant and unavoidable*.

- **Impact 5.3-6:** Buildout of the WCSP would not exceed the growth projections in the 2016 General Plan and would therefore be consistent with the first criteria for assessing conformance with the air quality management plan (AQMP). However, air pollutant emissions associated with buildout of the WCSP would cumulatively contribute to the nonattainment designations in the SoCAB. Therefore, like the 2016 General Plan, the proposed project would be inconsistent with the AQMP. Implementation of Mitigation Measure AQ-2 and Mitigation Measure AQ-3 would reduce operation-related criteria pollutant emissions to the extent feasible. However, operation of the proposed uses introduced under the proposed project could still exceed the South Coast AQMD regional significance thresholds on an individual and cumulative basis. Thus, long-term emissions of the proposed project could cumulatively contribute to the nonattainment designations of the SoCAB and be inconsistent with the AQMP. Therefore, Impact 5.3-6 would remain *significant and unavoidable*.

Greenhouse Gas Emissions

- **Impact 5.8-1:** Development and operation of WCSP viticultural land uses would generate an increase in GHG emissions and would have a significant impact on the environment, like the 2016 General Plan. Depending on its accessory uses, operation of a winery could exceed the threshold of 3,000 metric tons of carbon-dioxide equivalence (MTCO_{2e}) per year, and the combined viticultural land uses accommodated by WCSP would exceed this threshold and would increase the magnitude of GHG emissions impacts compared to the 2016 General Plan.

Implementation of Mitigation Measure GHG-1 would require future development projects accommodated under the proposed project to 1) implement measures to reduce emissions or 2) incorporate measures that achieve consistency with a qualified climate action plan (CAP). Under the first option, implementation of the incorporated measures would contribute to further reducing GHG emissions of future individual development projects. However, some projects could still potentially exceed the bright-line threshold of 3,000 MTCO_{2e}/yr if their operations exceed the assumptions in this analysis. Furthermore, the combined emissions generated from the new viticultural land uses introduced under the proposed project would also exceed the 3,000 MTCO_{2e}/yr threshold on a cumulative basis.

For the second option—incorporating measures that achieve consistency with a qualified CAP—the City does not currently have an adopted CAP that addresses and achieves post-2020 GHG emissions reductions targets. Though the City may adopt a qualified CAP per CEQA Guidelines Section 15183.5 to address and achieve post-2020 targets, there is no guarantee that such a CAP would be in effect at the time an individual development project accommodated by the WCSP is proposed. Therefore, Impact 5.8-1 would remain *significant and unavoidable*.

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7. Alternatives to the Proposed Project

7.1 INTRODUCTION

7.1.1 Purpose and Scope

The California Environmental Quality Act (CEQA) requires that an environmental impact report (EIR) include a discussion of reasonable project alternatives that would “feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any significant effects of the project, and evaluate the comparative merits of the alternatives” (CEQA Guidelines § 15126.6[a]). As required by CEQA, this chapter identifies and evaluates potential alternatives to the proposed project.

Section 15126.6 of the CEQA Guidelines explains the foundation and legal requirements for the alternatives analysis in an EIR. Key provisions are:

- “[T]he discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.” (15126.6[b])
- “The specific alternative of ‘no project’ shall also be evaluated along with its impact.” (15126.6[e][1])
- “The no project analysis shall discuss the existing conditions at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. If the environmentally superior alternative is the ‘no project’ alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.” (15126.6[e][2])
- “The range of alternatives required in an EIR is governed by a ‘rule of reason’ that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project.” (15126.6[f])
- “Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries..., and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent)” (15126.6[f][1]).

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- “Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR.” (15126.6[f][2][A])
- “An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative.” (15126.6[f][3])

For each development alternative, this analysis:

- Describes the alternative.
- Analyzes the impact of the alternative as compared to the proposed project.
- Identifies the impacts of the project that would be avoided or lessened by the alternative.
- Assesses whether the alternative would meet most of the basic project objectives.
- Evaluates the comparative merits of the alternative and the project.

According to Section 15126.6(d) of the CEQA Guidelines, “[i]f an alternative would cause...significant effects in addition those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed.”

7.1.2 Alternatives Approach for a Supplemental EIR

As with the proposed WCSP, the potential environmental impacts of the project alternatives would be the incremental impacts in comparison to the land uses for the project area under the adopted General Plan designated land use (see Chapter 1, Section 1.2.1.2, *Approach/Definition of Baseline*). Alternatives assume that the baseline condition would be development of 1,091 residential units at the rural residential density of 1 dwelling unit per acre. This impact is compared to the impact of the project as proposed. Similarly, evaluation of the project alternatives assumes that the applicable mitigation measures from the General Plan EIR (GPEIR) and Wilson Creek Estates EIR (WCE EIR) would be integrated into the respective projects.

7.1.3 Project Objectives

As described in Section 3.2, the following objectives have been established for the proposed project and will aid decision makers in their review of the project, the project alternatives, and associated environmental impacts.

1. Support viticulture and the wine-making industry in a way that protects the rural atmosphere of Yucaipa.
2. Honor the rights of existing property owners.
3. Follow a planned approach to the development of the wine industry to encourage appropriate wine-related economic growth and agritourism.
4. Encourage sustainable viticulture and winemaking practices.
5. Support appropriate small-scale winery-related accessory uses, including tasting rooms and bed-and-breakfast inns, where infrastructure permits.

7. Alternatives to the Proposed Project

6. Support wine-related businesses and activities in the Uptown District to expand the tourism industry.
7. Consider permanent and temporary wine- and winery-related activities with a regional draw, including wine festivals, wine tasting events, harvest festivals, weddings, and corporate events, in appropriate locations.
8. Support a unified rebranding effort that brings together the Chamber of Commerce and other interested organizations to promote the Yucaipa Valley American Viticulture Area.
9. Designate a “Wine Country” area in Yucaipa to encourage the establishment of viticulture and the wine-making industry.
10. Support a balance of viticulture and housing to jump-start the wine-making industry and meet State of California housing requirements.

The objectives of the WCSP are consistent with the overall vision of the American Viticulture Area (AVA) designation and the 2016 Yucaipa General Plan. The 2016 General Plan goal for the plan area is to create a community that has a “small-town rural character with strong neighborhood identities” and “offers an attractive, peaceful, and safe community for all of its residents” through thoughtful consideration of the residential and agrarian development proposed.

7.1.4 Significant Impacts of the Project

As discussed above, a primary consideration in defining project alternatives is their potential to reduce or eliminate significant impacts compared to the proposed project. The impact analysis in Chapter 5 of this Draft SEIR concludes that implementation of the proposed project would result in significant impacts.

7.1.4.1 SIGNIFICANT UNAVOIDABLE IMPACTS

The following impacts would remain significant, unavoidable, and adverse after mitigation measures are applied.

Air Quality

- **Impact 5.3-1:** Construction activities associated with the proposed project would generate short-term emissions in exceedance of South Coast AQMD’s threshold criteria.
- **Impact 5.3-2:** In comparison to development of land uses pursuant to the 2016 General Plan for the WCSP project area, implementation of the WCSP would generate additional long-term emissions in exceedance of the South Coast AQMD’s threshold criteria.
- **Impact 5.3-3:** The WCSP could expose sensitive receptors to substantial pollutant concentrations of criteria pollutants from construction activities.
- **Impact 5.3-4:** The WCSP could expose sensitive receptors to substantial pollutant concentrations of toxic air contaminants from construction activities.
- **Impact 5.3-5:** Operation of land uses accommodated under the WCSP could expose sensitive receptors to substantial pollutant concentrations of toxic air contaminants and criteria air pollutants.

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- **Impact 5.3-6:** The WCSP would not be consistent with the applicable air quality management plan.

Greenhouse Gas Emissions

- **Impact 5.8-1:** Development and operation of the proposed viticultural land uses accommodated by the WCSP would generate a substantial increase in GHG emissions and would have a significant impact on the environment.

7.1.4.2 SIGNIFICANT UNTIL MITIGATED IMPACTS

Certain environmental impacts for implementation of the WCSP would be significant unless the mitigation measures in this Draft SEIR are implemented.

- Air Quality (odors)
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions (consistency with Climate Action Plan)
- Noise
- Trial Cultural Resources
- Wildfire

7.2 ALTERNATIVES CONSIDERED AND REJECTED DURING THE SCOPING/PROJECT PLANNING PROCESS

The following is a discussion of the land use alternatives considered during the scoping and planning process and the reasons why they were not selected for detailed analysis in this EIR.

7.2.1 Alternate Development Areas

CEQA requires that the discussion of alternatives focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR (CEQA Guidelines Section 15126.6[f][2][A]). Key factors in evaluating the feasibility of potential off-site locations for EIR project alternatives include:

- If it is in the same jurisdiction.
- Whether development as proposed would require a General Plan Amendment.
- Whether the project applicant could reasonably acquire, control, or otherwise have access to the alternative site (or the site is already owned by the proponent). (CEQA Guidelines Section 15126.6[f][1])

The proposed WCSP is uniquely tied to the project site. The project area has a desirable microclimate, and its geological landform—mountains surrounding an open valley bisected by Wilson Creek—provides a favorable

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setting for a viticulture establishment. In November 2018, a federal AVA petition was filed by the Yucaipa Valley Wine Alliance to designate the Yucaipa Valley as a federally recognized wine region. There is not another project site within the City of Yucaipa that is characterized by the physical features and land opportunities that resulted in the viticulture visions and proposed development for the WCSP. Moreover, in general, any development of the size and type proposed by the project would have substantially the same significant impacts on air quality and greenhouse gases as the proposed project. The balance of environmental impacts for the proposed WCSP were determined to be less than significant, or less than significant upon mitigation.

7.2.2 Alternative Land Uses

Per CEQA Guidelines Section 15163, a Supplemental EIR need contain only the information necessary to make the previous EIR adequate for the project as revised. The General Plan EIR described the reasons for rejecting some alternatives for detailed analysis, including the potential for higher residential density (with a larger unit capacity) in the North Bench area that includes the WCSP property. No commercial or industrial uses were considered as GPEIR project alternatives. The GPEIR concluded that an increase in housing density for the North Bench community would be inconsistent with the desired rural living goals for the area. The wineries in the proposed WCSP would introduce some commercial/retail use as well guest facilities (bed and breakfasts) to the area. Evaluation of alternate land uses was not deemed necessary because they would not be consistent with the character of the project area or the project objectives and would be unlikely to reduce the significant environmental impacts associated with the WCSP as proposed.

7.3 ALTERNATIVES SELECTED FOR FURTHER ANALYSIS

Based on the information and criteria above, the following alternatives have been determined to represent a reasonable range of alternatives with the potential to feasibly attain most of the basic objectives of the project but may avoid or substantially lessen any of the significant effects of the project. These alternatives are more fully described in Table 7-1, *Alternatives Description and Statistical Comparison*, and analyzed in the following sections.

- **No Project/No Development.** Under this alternative, the project site would remain in its existing condition (as described in Chapter 4.0, *Environmental Setting*).
- **Existing General Plan.** Under this alternative, 1,091 single family residences would be developed at a maximum density of 1 du/ac. Note that implementation of the existing General Plan is the baseline condition for impact evaluation in this Supplemental EIR.
- **Increased Residential/No Vineyards or Wineries.** This alternative would add 156 single family units to the 1,091 units proposed for the WCSP. The total number of units, 1,247, is the maximum that could be developed and result in less than significant air quality and GHG emission impacts. This alternative would not include any vineyards or wineries.
- **Reduced Number of Wineries.** This alternative evaluates the maximum number and type of wineries that could be developed in addition to the 1,091 residential units (as proposed for the WCSP) to eliminate

7. Alternatives to the Proposed Project

the significant air quality and GHG impacts of the proposed project. This alternative would accommodate the same vineyard land use (465.5 acres) as the WCSP as proposed, but would reduce wineries to three micro wineries and one artisanal winery.

Table 7-1 Alternatives Description and Statistical Comparison

Alternative Description	Land Use		Quantity and Density			Environmental Reasons Considered
	Use Description	Acres	Residential Units	DU/Acre	No. of Wineries	
Proposed Project	Residential					N/A
	Estates	232.4	462	2	—	
	Villas	315.0	629	2	—	
	Total	547.4	1,091	2	—	
	Agriculture	465.5	—	—	—	
	Wineries					
	<i>Micro</i>	2.5+ ac	—	—	12	
	<i>Artisanal</i>	5+ ac	—	—	10	
	<i>Boutique</i>	10+ ac	—	—	4	
	Riparian Area	73.6	—	—	—	
	Water District	7.1	—	—	—	
TOTAL	1,093.6	1,091	1	26		
No Project/No Development This alternative assumes that the project site would remain in its existing condition. The project site is sparsely populated and consists of a mix of residential and commercial agriculture. There are 18 homes on the project site, and 3 chicken farms in the western part of the project site.	Residential	1,093.6	18	—	0	Required by CEQA
Existing General Plan This alternative assumes that the site would be developed consistent with the 2016 General Plan designation of Rural Residential and a minimum lot size of one acre (1 du/ac). Development would comply with the 2015 GP EIR mitigation measures.	Residential	1,093.6	1,091	1	0	Consistent with adopted 2016 General Plan and certified GPEIR

7. Alternatives to the Proposed Project

Table 7-1 Alternatives Description and Statistical Comparison

Alternative Description	Land Use		Quantity and Density			Environmental Reasons Considered
	Use Description	Acres	Residential Units	DU/Acre	No. of Wineries	
Increased Residential/No Vineyards or Wineries This alternative assumes that development would be limited to new residential uses. An additional 156 single family homes would be developed compared to the proposed project, for a total of 1,247. Areas designated as agricultural in the proposed project land use plan (465.5 acres) would be designated for residential estates. The Villa area (in the proposed project) would be developed at approximately 2 du/ac, and the remaining residential areas would (Estate and Agricultural area in the proposed project) would be developed with low density estates (on average, just under one-acre/lot). The riparian area as defined for the proposed project would be preserved.	Residential		Residential Units	DU/Acre	No. of Wineries	Potential to reduce significant impacts to: • Air Quality • Greenhouse Gas Emissions
	Estates	697.9	618	0.88	0	
	Villas	315.0	629	2	0	
	<i>Total</i>	<i>547.4</i>	<i>1,247</i>	<i>2.3</i>	<i>0</i>	
	Riparian Area	73.6	—			
	Water District	7.1				
	TOTAL	1,093.6	1,247	1.1	0	
Reduced Number of Wineries Under this alternative, the no. of wineries would be reduced as needed to eliminate the significant air quality and GHG impacts of the proposed project. The residential uses would not change and the total agriculture (vineyards) acreage would remain the same as the proposed project. Similarly, the riparian and water district uses would be the same as the proposed project.	Residential		Residential Units	DU/Acre	No. of Wineries	Potential to reduce significant impacts to: • Air Quality • Greenhouse Gas Emissions
	Estates	232.4	462	2		
	Villas	315.0	629	2		
	<i>Total</i>	<i>547.4</i>	<i>1091</i>	<i>2</i>		
	Agriculture	465.5	—			
	Wineries					
	<i>Micro</i>	<i>2.5+ ac</i>			3	
	<i>Artisanal</i>	<i>5+ ac</i>			1	
	<i>Boutique</i>	<i>10+ ac</i>				
	Riparian Area	73.6	—			
Water District	7.1					
TOTAL	1,093.6	1,091	1.1	4		

An EIR must identify an “environmentally superior” alternative, and where the No Project Alternative is identified as environmentally superior, the EIR is then required to identify as environmentally superior an alternative from among the others evaluated. Each alternative's environmental impacts are compared to the proposed project and determined to be environmentally superior, neutral, or inferior. Section 7.7 identifies the environmentally superior alternative. The preferred land use alternative (proposed project) is analyzed in detail in Chapter 5 of this DEIR.

7. Alternatives to the Proposed Project

7.3.1 Environmental Impact Comparison

Table 7-2, *Project Alternatives: Environmental Impact Comparison*, assesses the relative impact for each project alternative in comparison to the proposed project. All of the environmental categories evaluated for the proposed project in this DEIR are compared, and each category shows whether the impact of that alternative is “less than” (LT), “greater than” (GT), or “similar to” (S) the respective environmental impact for the proposed project. A determination of LT* indicates that the alternative eliminates a significant, unavoidable impact of the WCSP.

7. Alternatives to the Proposed Project

Table 7-2 Project Alternatives: Environmental Impact Comparison

Impact	No Project	Existing General Plan	Increased Residential/No Vineyards or Wineries	Reduced Number of Wineries
Aesthetics	<p>Under the No Project alternative, no new development would occur on the project site. The WCSP plan area is largely undeveloped, with open grasslands and other vegetation throughout the site. Several residential uses are spread across the plan area with multipurpose trails that go through or border the plan area. A water tank on Fir Avenue is owned and operated by the Yucaipa Water District. The plan area includes three chicken ranches, olive groves, scattered grazing areas, dry farming of winter wheat, and other agricultural uses. The Casa Blanca Ranch property is on the southern portion of the plan area and includes an olive grove. The site would continue to be characterized by dying and burned vegetation and trees and unimproved, dry, dusty roads and trails. The WCSP concentrates 1,091 single-family units on portions of the site and would likely improve views in the overall project area in comparison to existing conditions by providing a select scenic backdrop of agrarian views. The WCSP would also add scenic vineyards accented by the dramatic mountain backdrop. Additionally, implementation of the WCSP development standards and design guidelines would ensure development is compatible with other development in the city. Therefore, the No Project alternative would have a greater impact on aesthetics compared to the WCSP.</p> <p style="text-align: center;">GT</p>	<p>The General Plan designates the plan area as Rural Living (RL), which allows for a development gross density of one unit per acre across the entire site. The development under the Existing General Plan would not necessarily preserve more unvegetated land when compared to the WCSP as future residential properties would encompass most of the planning area, as demonstrated by past project entitlements within the area. The WCSP would instead develop these areas with vineyards and wineries, which would contribute to scenic quality. The increase in the gross residential density per the WCSP would also allow for more unobstructed views of scenic resources from other vantage points within the plan area, such as sites designated for vineyards. As part of these views, key public roadways (including Oak Glen Road) would feature views of vineyards rather than the rear yards of proposed subdivisions, and the proposed building setbacks would also be greater. The WCSP would also introduce area-wide improvements such as multimodal trails. Therefore, this alternative would have a greater impact on aesthetics than the WCSP.</p> <p style="text-align: center;">GT</p>	<p>This alternative assumes that development would be limited to new residential uses. An additional 156 single family homes would be developed compared to the WCSP, for a total of 1,247. Areas designated as agricultural in the proposed project land use plan would be designated for residential estates. The Villa area would be developed at approximately 2 du/ac and the remaining area would be developed with low density estates with an average lot area just under one acre. The riparian area defined for the WCSP would be preserved. Under this alternative the site would remain very rural in character. It is unknown whether it would be able to amortize some of the infrastructure and trail improvements of the proposed project. Because the viticulture uses of the proposed WCSP are anticipated to add scenic beauty and this alternative does not include any viticulture uses, this alternative would increase impacts to aesthetics when compared to the WCSP.</p> <p style="text-align: center;">GT</p>	<p>The WCSP would allow a maximum of 1,091 residential units primarily in the north, west, and northeast portions of the plan area. Agricultural uses would be along the southern boundary, central portion, and northern boundary of the plan area. The Reduced Number of Wineries alternative would not change this distribution. The site planning principles of the WCSP take advantage of scenic views and natural topography in the greater North Bench, arrange placement of structures to best leverage views and other scenic opportunities, and preserve natural features and views. This alternative would not change site planning principles. However, the artisan and boutique wineries that would not be developed under this alternative are scenic features that would be appropriately scaled to work with the surrounding environment and therefore would improve the scenic quality of the area. Therefore, this alternative would have a slightly greater impact on aesthetics when compared to the WCSP.</p> <p style="text-align: center;">GT</p>
Agriculture	<p>The plan area currently includes limited agricultural enterprises, including an olive grove. The 2.61 acres of Prime Farmland in the plan area correspond to this olive grove. There are no properties with Williamson Act contracts, forestland, or timberland in the plan area. Implementation of the WCSP would preserve the olive grove. However, the WCSP would include vineyards as an economic asset and agricultural crop. Therefore, the No Project alternative would have a greater impact on agriculture when compared to the WCSP.</p> <p style="text-align: center;">GT</p>	<p>The plan area includes 2.61 acres of Prime Farmland that corresponds to an olive grove. There are no properties with Williamson Act contracts, forestland, or timberland in the plan area. Like the General Plan, implementation of the WCSP would preserve the olive grove. However, the WCSP would include vineyards as an economic asset and agricultural crop, thereby creating new agricultural lands for the community. Therefore, this alternative would have a greater impact on agriculture when compared to the WCSP.</p> <p style="text-align: center;">GT</p>	<p>Similar to the proposed project, the Increased Residential/No Vineyards or Wineries alternative would have no impacts on agricultural resources since the olive grove would be preserved and there are no properties with Williamson Act contracts, forestland, or timberland in the plan area. However, the WCSP would include vineyards as an economic asset and agricultural crop. Therefore, this alternative would have a greater impact on agriculture when compared to the WCSP.</p> <p style="text-align: center;">GT</p>	<p>Similar to the proposed project, the Reduced Number of Wineries alternative would have no impacts on agricultural resources since the olive grove would be preserved and there are no properties with Williamson Act contracts, forestland, or timberland in the plan area. Additionally, this alternative would have the same acreage of vineyards as the WCSP, and any grapes not processed on the site by wineries would be exported. Additionally, the flexibility to create more estate vineyards was developed through the AVAPC efforts to give opportunities for success with such business operations.</p> <p style="text-align: center;">S</p>
Air Quality	<p>This alternative would not generate an increase in emissions from construction or operational activities within the Project area. Therefore, no impacts to air quality would occur under this alternative. Impacts associated with this alternative would be substantially reduced when compared to the WCSP and would be less than significant. In comparison to the WCSP, this alternative would eliminate a significant and unavoidable impact for both construction and operations. However, any rezoning of the area to remove the residential capacity would require a separate increase elsewhere in the community to comply with SB 330, which would then create construction and operational emissions for that future development.</p>	<p>The magnitude of construction air quality impacts on regional and localized air quality, and health risks associated with the General Plan would be less than the impacts associated with the WCSP since no viticulture uses are proposed under the General Plan. However, construction air quality impacts for both the WCSP and the General Plan would be significant and unavoidable. Additionally, this alternative would not introduce the criteria and toxic air pollutant emissions generated from operation of the viticultural uses under the proposed project. Therefore, this alternative would also reduce operational air quality (regional and localized) and health risk impacts. However, operational air quality impacts for both the WCSP and the General Plan would be significant and unavoidable. Viticulture uses could also result in odor impacts that are not associated with residential uses, and the General Plan would decrease odor impacts when compared to the WCSP. Odor impacts for both the WCSP and the General Plan would be less than significant. The buildout accommodated by the General Plan is accounted for in the air quality management plan (AQMP) and is therefore consistent with this plan. The WCSP is inconsistent with the AQMP, and impacts would be significant and unavoidable.</p>	<p>This alternative would eliminate the construction of 26 wineries and would add 156 single-family homes to the project site in addition to the 1,091 units currently allowed under the General Plan. As shown in the Wilson Creek Estates Draft EIR, Tables 3.3-6, <i>Unmitigated Project Construction Emissions</i>, and 3.3-7, <i>Maximum Daily Construction Emissions Compared with the LST</i>, the 189 proposed single-family homes would not exceed South Coast AQMD's regional construction emissions or localized construction emission thresholds. Therefore, this alternative would also not exceed these thresholds and would eliminate a significant and unavoidable impact associated with construction air quality emissions. As shown in Table 3.3-8, <i>Regional Operational Phase Emissions</i>, of the Wilson Creek Draft EIR, the 189 proposed single-family homes would not exceed the threshold for operational air quality emissions. Therefore, this alternative would also not exceed these thresholds and would eliminate a significant and unavoidable impact associated with operational air quality emissions. The development of the 156 homes would result in 453 additional residents, which is within the anticipated growth at buildout accommodated under the General Plan. The General Plan anticipates a growth of 29,493 residents (see Table 1-1, <i>Proposed General Plan</i></p>	<p>This alternative would reduce the number of wineries from 26 wineries (12 micro wineries, 10 artisan wineries, and 3 boutique wineries) to 4 wineries (3 micro wineries and 1 artisan winery). The magnitude of construction air quality impacts on regional and localized air quality, and health risks associated with this alternative would be less than the impacts associated with the WCSP. However, air quality impacts would remain significant and unavoidable since individual projects may still exceed the South Coast AQMD regional significance thresholds and there is potential for multiple development projects to be constructed concurrently and result in combined emissions that exceed the regional significance thresholds. Additionally, because the levels of health risk are dependent on a multitude of various factors (e.g., number and size of off-road equipment in operation, the distance between source and receptor, topography, wind direction, the types and duration of construction activities, and the necessity of import or export of soil) specific to individual projects and the context in which they would be constructed, individual projects accommodated under this alternative may still exceed the South Coast AQMD health risk thresholds for construction. This alternative was defined based on eliminating the significant operational air quality and GHG associated with the proposed project.</p>

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Table 7-2 Project Alternatives: Environmental Impact Comparison

Impact	No Project	Existing General Plan	Increased Residential/No Vineyards or Wineries	Reduced Number of Wineries
	LT*	LT	LT*	LT*
Biological Resources	<p>Under the No Project alternative, the site would not be redeveloped and would continue to be characterized by dying and burned vegetation and trees; disturbed and developed areas; and unimproved, dry, dusty roads and trails (as shown in Figure 5.4-5, <i>Vegetation Communities and Land Cover Types</i>). The WCSP would include wildlife nature preserves along Wilson Creek, parks, and landscaped areas and would incorporate:</p> <ul style="list-style-type: none"> • The use of drought-tolerant plant material. • Deciduous street trees intermixed with evergreen trees, such as pine and cedars, consistent with those found in the Yucaipa foothills. • . • Water infrastructure improvements to improve fire-fighting capabilities. 	<p>Under the General Plan, single-family residential would be the primary use in the plan area, coexisting with open space and agriculture/agrarian uses. The maximum development gross density is one unit per acre, which would permit up to 1,091 single-family dwellings across the project site with large undeveloped acreage surrounding each unit. These undeveloped areas could be characterized by dying and burnt vegetation or chaparral, scrub, and grasses (see Figure 5.4-5) that would be vulnerable to new fires.</p> <p>The WCSP would include nature preserves, parks, and landscaped areas as well as fuel modification zones. These measures would enhance and protect biological resources on the project site at a level not specifically required by the General Plan. Therefore, the General Plan would increase impacts to biological resources when compared to the WCSP.</p>	<p>Under this alternative, single-family residential would be the primary use in the plan area. This alternative would not change the number of units, or the total area designated for villas. However, this alternative would eliminate 465.5 acres of agricultural uses and includes estates over 697.9 acres (instead of 232.4 acres). The estate lot sizes would be larger, at 0.88 acre instead of 0.5 acre under the WCSP. This alternative would also include nature preserves, parks, and landscaped areas like the WCSP and fuel modification zones that would protect biological resources from new fires.</p> <p>Replacing the vineyards and wineries with residential estates would increase the number of structures on the project site. Additionally, the larger lot sizes would provide for larger undeveloped acreage surrounding the estates that could include either the dying and burnt</p>	<p>Under this alternative, the number of wineries would be reduced from 26 to 4, the residential uses would not change, and the total agriculture (vineyards) acreage would remain the same as the WCSP. Similarly, the riparian and water district uses would be the same as the proposed project. Land allocated for wineries under the WCSP would be replaced with vineyards under this alternative. Therefore, this alternative would result in the same area of disturbance as the WCSP, and impacts to biological resources would be the same.</p>

7. Alternatives to the Proposed Project

Table 7-2 Project Alternatives: Environmental Impact Comparison

Impact	No Project	Existing General Plan	Increased Residential/No Vineyards or Wineries	Reduced Number of Wineries
	<p>The current site vegetation includes chaparral, scrub, and grasses (see Figure 5.4-5) that would be vulnerable to new fires. The WCSP would include fuel modification zones that would protect biological resources from new fires.</p> <p>Given the existing dry and dying condition of much of the project site, and the avoidance and preservation measures for Wilson Creek and associated resources under the proposed project, overall, the impacts to biological resources were determined to be greater for No Project alternative.</p> <p style="text-align: center;">GT</p>	GT	<p>vegetation currently on the project site or chaparral, scrub, and grasses (see Figure 5.4-5). However, these larger lots would potentially benefit species that are currently on the project site.</p> <p>Therefore, this alternative would have the same impacts to biological resources as the WCSP and would require the same mitigation measures to reduce impacts to less than significant.</p> <p style="text-align: center;">S</p>	S
Cultural Resources	<p>Under this alternative, no demolition, grading, or redevelopment activities would occur on the project site. Accordingly, this alternative would not have the potential to encounter archaeological or historical resources during grading activities. Since no earth-moving activities would occur, there would be no potential to damage cultural resources, and impacts would be reduced compared to the WCSP, which requires mitigation to reduce impacts to less than significant. However, some of the potential activities that would help with the restoration and future use of the Casa Blanca Ranch would also be unlikely to occur.</p> <p style="text-align: center;">LT</p>	<p>Development pursuant to the General Plan would cover a similar development area when compared to the WCSP, as prior subdivisions proposed within the area showed development throughout their respective parcels. However, the extent of mass grading may be less as portions of future pads would be back yards that may not need to be as fully impacted during the initial development, which would result in less potential for discovery of cultural resources during grading and excavation activities. Therefore, the General Plan would reduce impacts to cultural resources when compared to the WCSP. However, impacts associated with the WCSP, similar to the General Plan, would be less than significant with mitigation.</p> <p style="text-align: center;">LT</p>	<p>Development pursuant to this alternative would disturb a smaller area when compared to the WCSP (see discussion for <i>Biological Resources</i>, and the <i>Cultural Resources</i> discussion for the existing General Plan) with a decreased potential for discovery of cultural and paleontological resources during grading and excavation activities and land tilling for vineyards. Therefore, this alternative would reduce impacts to cultural and paleontological resources when compared to the WCSP. This alternative and the WCSP would need similar mitigation measures to reduce impacts to less than significant.</p> <p style="text-align: center;">LT</p>	<p>Development pursuant to this alternative would cover a smaller development area when compared to the WCSP with a decreased potential for discovery of cultural resources during grading and excavation activities. Therefore, this alternative would reduce impacts to cultural resources when compared to the WCSP. This alternative and the WCSP would need similar mitigation measures to reduce impacts to less than significant.</p> <p style="text-align: center;">LT</p>
Energy	<p>Under the No Project alternative, impacts to energy would be less than the impacts from the WCSP. The No Project alternative would consist of the existing conditions with no development occurring. As such, the No Project alternative would not need energy for newly built buildings and would not use fuel for new transportation purposes. The project site would continue to exist as a mostly undeveloped land using little energy and would reduce energy impacts when compared with the WCSP, which requires mitigation for impacts to be less than significant.</p> <p style="text-align: center;">LT</p>	<p>Under the Existing General Plan alternative, only the 1,091 single family units would be developed in the plan area, and not the viticulture uses. Therefore, the Existing General Plan alternative would create less energy demand than the WCSP. However, impacts associated with the WCSP, similar to the General Plan, would be less than significant with mitigation.</p> <p style="text-align: center;">LT</p>	<p>This alternative would eliminate energy use associated with the wineries and vineyards. However, this alternative would also result in an increase in energy use associated with an additional 156 residential units in comparison to the WCSP. Per the discussion for greenhouse gas emissions, below, energy consumption and greenhouse gas emissions are closely related. Since this alternative would reduce the GHG emissions when compared to the WCSP, energy consumption would also be reduced. Therefore, the alternative would reduce energy impacts when compared to the WCSP. This alternative and the WCSP would need similar mitigation measures to reduce impacts to less than significant.</p> <p style="text-align: center;">LT</p>	<p>Under this alternative, a reduced number of wineries would be developed, resulting in less energy demand when compared to the WCSP. Therefore, this alternative would reduce energy impacts when compared to the WCSP. This alternative and the WCSP would need similar mitigation measures to reduce impacts to less than significant.</p> <p style="text-align: center;">LT</p>
Geology and Soils	<p>No new construction activities, including demolition and grading, would occur under the No Project alternative. This alternative would not involve any grading or excavation that could cause unstable subsurface geologic conditions or erosion impacts.</p> <p>The No Project alternative would not introduce new residents to the project site that could be exposed to seismic ground shaking or other geologic hazards. Therefore, geologic and soils impacts would be reduced relative to the WCSP.</p> <p>Furthermore, under this alternative there is no potential to encounter paleontological resources during grading activities. Since no earth-moving activities would occur, there would be no potential to damage paleontological resources, and impacts would be reduced compared to the WCSP.</p> <p style="text-align: center;">LT</p>	<p>Development pursuant to the General Plan would cover a smaller development area when compared to the WCSP, with less impact from unstable subsurface geologic conditions, less erosion, and less potential for encountering paleontological resources during grading activities.</p> <p>The Existing General Plan alternative would introduce the same number of residents into the planning area as the WCSP but without the additional employees and guests associated with the vineyard/wineries of the proposed WCSP. Therefore, this alternative would reduce exposure to seismic ground shaking or other geologic hazards, and impacts would be reduced compared to the WCSP. However, impacts associated with the WCSP, similar to the General Plan, would be less than significant.</p> <p style="text-align: center;">LT</p>	<p>Development pursuant to this alternative would include the development of more structures when compared to the WCSP, with increased impacts from unstable subsurface geologic conditions and erosion.</p> <p>This alternative would also result in an increase of 453 residents and a decrease of 234 winery jobs and 40 fieldwork jobs associated with viticulture uses. The increased number of residents would be exposed to seismic hazards, so this alternative would increase exposure to seismic ground shaking or other geologic hazards, and impacts would be greater compared to the WCSP.</p> <p style="text-align: center;">GT</p>	<p>Development pursuant to this alternative would cover a smaller development area when compared to the WCSP with decreased impacts from unstable subsurface geologic conditions, less erosion, and reduced potential for encountering paleontological resources during grading activities.</p> <p>This alternative would introduce the same number of residents into the planning area as the WCSP, but a reduced number of employees required for the wineries. Therefore, this alternative would reduce exposure to seismic ground shaking or other geologic hazards, and impacts would be reduced compared to the WCSP.</p> <p style="text-align: center;">LT</p>

7. Alternatives to the Proposed Project

Table 7-2 Project Alternatives: Environmental Impact Comparison

Impact	No Project	Existing General Plan	Increased Residential/No Vineyards or Wineries	Reduced Number of Wineries
Greenhouse Gas Emissions	<p>This alternative would not generate an increase in emissions from construction or operational activities and would substantially reduce GHG impacts when compared to the WCSP. In comparison to the WCSP, this alternative would eliminate a significant and unavoidable impact. However, any rezoning of the area to remove the residential capacity would require a separate increase elsewhere in the community to comply with SB 330, which would then create greenhouse emissions for that future development, although would remain less than the WCSP.</p> <p style="text-align: center;">LT*</p>	<p>The magnitude of GHG impacts associated with the General Plan would be reduced due to no viticulture uses that would be introduced in the plan area under this alternative. However, the development of 1,091 single family units would exceed the City of Yucaipa's Bright-Line threshold of 3,000 MTCO_{2e}. Therefore, the GHG impacts for this alternative and the WCSP would remain significant and avoidable.</p> <p>Buildout accommodated by the General Plan and the WCSP would both be inconsistent with the Yucaipa Climate Action Plan without mitigation. Mitigation measures would reduce this impact for both plans to less than significant.</p> <p style="text-align: center;">LT</p>	<p>This alternative would reduce the GHG emissions associated with the wineries and vineyards. As shown in Table 5.8-6, <i>Combined Viticulture GHG Emissions at Buildout</i>, the total combined viticulture emissions at buildout amount to 16,925 MTCO_{2e}, which exceeds the City's bright-line threshold of 3,000 MTCO_{2e}. This alternative would also result in an increase in GHG emissions associated with the 156 residential units. The Wilson Creek Estates EIR estimated that the proposed 184 single-family residential units would result in 3,580 MTCO_{2e}. Therefore, it is assumed that the 156 units would generate approximately 3,000 MTCO_{2e}, which is below the City's threshold. Therefore, this alternative eliminates a significant and avoidable impact associated with the WCSP.</p> <p style="text-align: center;">LT*</p>	<p>This alternative would reduce the number of wineries from 26 wineries (12 micro wineries, 10 artisan wineries, and 3 boutique wineries) to 4 wineries (3 micro wineries and 1 artisan winery). Table 5.8-5, <i>Individual Winery GHG Emissions</i>, shows the GHG emissions associated with each type of winery.¹ The total GHG emissions for the proposed wineries is 2,539 MTCO_{2e} per year, which is less than the City of Yucaipa's bright-line threshold of 3,000 MTCO_{2e}. Therefore, this alternative would reduce GHG impacts from the wineries when compared to the WCSP and would eliminate a significant and avoidable impact.</p> <p>Both this alternative and the WCSP would be similarly inconsistent with the Yucaipa Climate Action Plan without mitigation. Mitigation measures would reduce this impact to less than significant for both.</p> <p style="text-align: center;">LT*</p>
Hazards and Hazardous Materials	<p>No demolition or grading would occur under the No Project alternative. Potential hazards from the accidental release of hazardous materials, the transport of hazardous materials, or exposure to impacted soils or hazardous building materials would not occur. Therefore, impacts from hazards and hazardous materials would be reduced under this alternative when compared to the WCSP.</p> <p>Additionally, under existing conditions there are fewer structures exposed to fire danger compared to the WCSP.</p> <p>Existing conditions would also have fewer operational trips and would therefore have a reduced impact on emergency response plans or evacuation routes when compared to the WCSP.</p> <p style="text-align: center;">LT</p>	<p>As with the WCSP, the transport, use, and storage of hazardous materials would be mitigated by comprehensive regulations. However, in comparison to the WCSP, the General Plan includes less construction and new development and would therefore reduce hazardous material impacts. Development of the General Plan would also reduce the number of structures exposed to fire danger compared to the WCSP. The General Plan would have fewer operational trips and would therefore have a reduced impact on emergency response plans or evacuation routes when compared to the WCSP. Therefore, this alternative would reduce impacts related to hazards and hazardous materials.</p> <p style="text-align: center;">LT</p>	<p>As with the proposed project, the transport, use, and storage of hazardous materials would be mitigated by comprehensive regulations. However, the wineries under the proposed project would introduce hazards, hazardous materials, and hazardous wastes that would not be present with this all-residential alternative. Therefore, this alternative would reduce impacts to hazards and hazardous materials.</p> <p style="text-align: center;">LT</p>	<p>As with the WCSP, the transport, use, and storage of hazardous materials would be mitigated by comprehensive regulations. However, in comparison to the WCSP, this alternative includes less construction and new development and would therefore reduce hazardous material impacts. Development of this alternative would also reduce the number of structures exposed to fire danger compared to the WCSP. Additionally, this alternative would have fewer operational trips and would therefore have a reduced impact on emergency response plans or evacuation routes when compared to the WCSP.</p> <p style="text-align: center;">LT</p>
Hydrology and Water Quality	<p>Existing water quality conditions, groundwater supplies, drainage patterns, and runoff amounts would not change under the No Project alternative. This alternative would not introduce new sources of water pollutants to the project area. However, this alternative would not include improvements associated with new low-impact development, source control, site design, and treatment control best management practices (BMPs) to minimize runoff and water pollution. These BMPs are required measures under the WCSP and have a beneficial impact on stormwater quality. Overall, hydrology and water quality impacts would be slightly greater under this alternative but, as with the WCSP, would be less than significant.</p> <p style="text-align: center;">GT</p>	<p>Development pursuant to the General Plan would cover a smaller development area when compared to the WCSP and reduce impacts to water quality, drainage patterns, and runoff amounts. Development pursuant to the General Plan, similar to the WCSP, would include improvements associated with new low-impact development, source control, site design, and treatment control best management practices (BMPs) to minimize runoff and water pollution. Additionally, Wilson Creek would be preserved and maintained as natural open space to maximize water retention. Overall, the impacts of the Existing General Plan would be similar to the WCSP. The WCSP, similar to the General Plan, would have less than significant impacts.</p> <p style="text-align: center;">S</p>	<p>This alternative would increase the impervious area on the project site and would therefore increase impacts to water quality, drainage patterns, and runoff amounts. As with the WCSP, this alternative would comply with the NPDES, which regulates discharges into waters of the United States and mandates MS4 permits (regulating municipal storm sewer systems) and Storm Water Pollution Prevention Plans (SWPPPs) requiring implementation of BMPs for potential surface water and water quality impacts related to project construction. Hydrology impacts, therefore, would be greater than the WCSP.</p> <p style="text-align: center;">GT</p>	<p>Under this alternative, fewer wineries would be developed, but the vineyard acreage would remain the same as the proposed WCSP. The reduction in building and pavement area would reduce hydrology and water quality impacts in comparison to the WCSP. Like the WCSP, development pursuant to this alternative would include improvements associated with new low-impact development, source control, site design, and treatment control BMPs to minimize runoff and water pollution. Therefore, impacts associated with this alternative would reduce impacts when compared to the WCSP.</p> <p style="text-align: center;">LT</p>
Land Use and Planning	<p>Under the No Project alternative, the existing conditions would remain, which is consistent with the zoned Rural Living (RL) District. Though the WCSP does not change the zoning designation, the WCSP would further the goals and policies of the California Complete Streets Act and the Southern California Association of Governments (SCAG) 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), as well as the General Plan policies referenced in the consistency analysis. Although the No Project alternative would comply with the current general plan designation and zoning code, it would fail to achieve many of the applicable goals and policies of the Complete Streets Act and the RTP/SCS. Therefore, impacts under the No Project alternative would be considered greater than impacts under the WCSP.</p>	<p>This alternative would be consistent with the land use designation for the project site and would be as effective in achieving many the goals of the the California Complete Streets Act and the SCAG 2012–2035 RTP/SCS as the WCSP. Therefore, this alternative would have a similar impact as the WCSP.</p>	<p>This alternative would be consistent with the land use designation for the project site and would be as effective in achieving many the goals of the California Complete Streets Act, and the SCAG 2012–2035 RTP/SCS as the WCSP. Therefore, this alternative would have a similar impact as the WCSP.</p>	<p>This alternative, similar to the WCSP, would require a general plan amendment for the land use designation and would be as effective in achieving many of the goals of the California Complete Streets Act and the SCAG 2012–2035 RTP/SCS as the WCSP. Therefore, this alternative would have a similar impact as the WCSP.</p>

¹ Micro wineries would emit 616 MTCO_{2e} per year, and artisan wineries would emit 691 MTCO_{2e} per year.

7. Alternatives to the Proposed Project

Table 7-2 Project Alternatives: Environmental Impact Comparison

Impact	No Project	Existing General Plan	Increased Residential/No Vineyards or Wineries	Reduced Number of Wineries
	In addition, any formal action to prohibit development of the Project area would require a upzone action to comply with SB 330, which may have separate land use impacts. GT			
Mineral Resources	The No Project alternative would not result in redevelopment of the project site, and similar to the WCSP, would have no impacts to mineral resources. S	The Existing General Plan alternative would cover a smaller development area when compared to the WCSP, and similar to the WCSP, would have no impacts to mineral resources. S	This alternative would cover a smaller development area when compared to the WCSP, and similar to the WCSP, would have no impacts to mineral resources. S	This alternative would cover a smaller development area when compared to the WCSP, and similar to the WCSP, would have no impacts to mineral resources. S
Noise	Under the No Project alternative, the project site would remain largely vacant and void of intense noise and vibration. Because no redevelopment would occur, no construction-related noise or vibration would occur. Therefore, construction-related noise impacts would be less than the WCSP. Operation of the No Project alternative would not introduce new stationary or mobile sources of noise to the project site, such as recreational noise, and operational traffic and impacts for this alternative would be less than the WCSP. Therefore, the No Project alternative would reduce construction and operational noise impacts in comparison to the WCSP, which requires mitigation to reduce impacts to less than significant. LT	Under the Existing General Plan alternative, it is assumed that most of the same equipment would be used and the same construction activities would occur as for the proposed project. However, less development would occur under this alternative and construction noise impacts would be reduced. For the operational phase, this alternative would produce less noise when compared to development pursuant to the WCSP. Development pursuant to the General Plan and the WCSP would require similar mitigation measures to reduce impacts to less than significant. LT	Under this alternative, it is assumed that most of the same equipment would be used and the same construction activities as the proposed project. However, more development would occur under this alternative, and construction noise impacts would be increased, though short-term and temporary. For the operational phase, this alternative would eliminate 26 wineries that are associated with guests frequenting restaurants, tasting rooms, and large events. The operational noise for these activities are anticipated to be greater than noise associated with residential uses. Therefore, this alternative would reduce operational noise impacts when compared to the WCSP. LT	Under this alternative, it is assumed that most of the same equipment would be used and the same construction activities would occur for development as the proposed project. However, less development would occur under this alternative, and construction noise impacts would be reduced. For the operational phase, this alternative would produce less noise when compared to development pursuant to the WCSP. This alternative and the WCSP would need similar mitigation measures to reduce impacts to less than significant. LT
Population and Housing	The No Project alternative would not introduce new residents to the project site, and therefore would not directly impact community population. However, this alternative would not provide additional housing to help achieve the Regional Housing Needs Assessment (RHNA) goals and would not be consistent with SB 330, which requires no net loss in housing units in the city, which assumes development 1,091 units for the project site. Therefore, this alternative is infeasible without upzoning other areas of the city. There are no areas in the city that can adequately accommodate the upzoning to a higher residential density necessary to comply with state law. Therefore, this alternative would increase impacts to population and housing compared to the WCSP. GT	This alternative would introduce the same number of residents into the plan area as the WCSP (with 1,091 single family homes). However, the WCSP may result in additional population growth due to new viticulture jobs. The new employment opportunities associated with the WCSP would benefit the City's job-housing balance. Therefore, this alternative would reduce impacts in comparison to the WCSP. Overall, the population/housing impact of this alternative is considered similar to the proposed project. S	Based on an average household size of 2.9 (see Chapter 5.14, <i>Population and Housing</i>), in comparison to the WCSP, this alternative would generate an additional 453 residents in the plan area through the introduction of 156 single family homes and eliminate the 234 winery and 40 field workers associated with the viticulture uses in the WCSP, who could be expected to live in Yucaipa. Therefore, this alternative would increase the number of residents in the plan area and therefore increase impacts to population and housing when compared to the WCSP. Further, the benefit to the City's job-housing balance found with the WCSP would not be realized GT	As with the WCSP, this alternative would introduce the same number of residents into the plan area through the introduction of 1,091 single family homes. However, the WCSP may result in additional population growth due to additional winery jobs associated with 26 wineries as opposed to the 4 wineries associated with this alternative. However, the benefit to the City's job-housing balance found with the WCSP would not be realized. Therefore, this alternative would result in similar impacts in comparison to the WCSP. S
Public Services	Under the No Project alternative, the public service demand would not change. The No Project alternative demand for schools, libraries, fire, and police services would be less than for the WCSP. However, impacts for the WCSP are less than significant. LT	Under the Existing General Plan alternative, only the 1,091 single-family units would be developed in the plan area and not the viticulture uses. Therefore, the Existing General Plan alternative would decrease demands on fire and police services, although the funding from Development Impact Fees and sales tax would be less. Since the number of residents are the same, demands for school and library services would be the same. Therefore, this alternative would have reduced impacts when compared to the WCSP. However, the WCSP, similar to the General Plan, would have less than significant impacts. LT	In comparison to the WCSP, this alternative would introduce an additional 156 homes into the plan area but would eliminate 26 wineries. The increase in residential units would increase the demand on library and school services. However, police and fire services associated with the wineries and vineyards, which include large events, wine production, and ongoing visitors, would be anticipated to require more police and fire services than residential homes. The overall demand for services would vary between this alternative and the proposed WCSP, but overall would be considered a similar level of impact. S	Under this alternative, the same number of single-family units would be developed in the plan area. Therefore, this alternative would have the same demand on school and library resources as the WCSP. However, this alternative would introduce fewer wineries, therefore reducing the demand for fire and police services. LT

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Table 7-2 Project Alternatives: Environmental Impact Comparison

Impact	No Project	Existing General Plan	Increased Residential/No Vineyards or Wineries	Reduced Number of Wineries
Recreation	<p>Under this alternative, there would be no increase in demand for recreational facilities or services since no residential uses would be developed. However, this alternative would not include the open space, parks, and trail improvements included in the WCSP. Therefore, overall impacts to recreational would similar when compared to the WCSP.</p> <p style="text-align: center;">S</p>	<p>Development under the Existing General Plan alternative would introduce the same number of residents as the WCSP and would therefore generate the same demand for recreational facilities. However, the amenities provided under the WCSP would not necessarily be developed under the General Plan. Therefore, the recreational impact of this alternative would be considered greater than the WCSP, but as with the WCSP, would be less than significant impact.</p> <p style="text-align: center;">GT</p>	<p>This alternative would increase the demand for recreational facilities or services since more residential units would be developed. However, this alternative would still include the open space, parks, and recreational aspects provided by the WCSP. Therefore, the impact of this alternative to recreational services would be similar to the WCSP.</p> <p style="text-align: center;">S</p>	<p>This alternative would introduce the same number of residents as the WCSP and would therefore generate the same demand for recreational facilities. Therefore, recreation impacts would be considered similar to the WCSP and less than significant impact.</p> <p style="text-align: center;">S</p>
Transportation	<p>Under this alternative, existing land uses would remain, and development associated with the WCSP would not occur, thus reducing the number of trips and the vehicle miles traveled (VMT) associated with the plan area. However, currently there are no existing bicycle lanes or sidewalks in the plan area and limited multipurpose trails. The WCSP would add bike lanes to Oak Glen Road, Jefferson Street, and Carter Street. The bike lanes on Oak Glen Road and Carter Street are in line with the City's bikeway plan. Additionally, the proposed residential areas under the WCSP would be designed to ensure the development of pedestrian-scale neighborhoods and pedestrian and bicycle facilities that make the development easily accessible to all residents. The WCSP would also provide 12-foot-wide, multipurpose trails for pedestrians, bicyclists, and equestrians. The WCSP would therefore enhance the City's programs and plans related to multimodal transportation, and impacts of the No Project alternative would be greater with regard to multimodal transportation.</p> <p style="text-align: center;">GT</p>	<p>Land uses allowed under the Existing General Plan alternative would generate fewer vehicle trips than the WCSP since the WCSP includes viticulture and winery uses that are not in the General Plan. This alternative, however, would not provide southern California residents with opportunities to visit closer wineries that may reduce regional VMT. Additionally, the WCSP would enhance the City's programs and plans related to multimodal transportation by developing bicycle and pedestrian facilities and multimodal trails. Therefore, the Existing General Plan alternative would have a greater impact to multimodal transportation when compared to the WCSP.</p> <p style="text-align: center;">GT</p>	<p>This alternative would eliminate vehicle trips related to agriculture uses but would result in additional trips associated with 156 new residential units. It would be anticipated to include similar multimodal transportation improvements as the WCSP. However, the wineries and vineyards introduced by the WCSP allow for synergy between the commercial and residential components and shorten the distance that residents would travel to commercial destinations. Additionally, the proposed wineries and vineyards would divert local and regional traffic from travelling to the nearest defined wine region of Temecula in Riverside County and would include shuttle/tour services and carpooling incentives. These benefits to VMT associated with the WCSP would not be associated with the Increased Residential/No Vineyards or Wineries alternative. Therefore, this alternative would increase transportation impacts when compared to the WCSP.</p> <p style="text-align: center;">GT</p>	<p>Land uses allowed under this alternative would generate fewer trips than the WCSP since the WCSP includes the development of more wineries. However, the potential for this alternative to draw visitors to a closer winery opportunity (in comparison to Temecula or other southern California location) would be reduced. Overall, the transportation impact of this alternative would be similar to the proposed WCSP.</p> <p style="text-align: center;">S</p>
Tribal Cultural Resources	<p>Under this alternative, no ground disturbance would occur. There would be no potential for impacts to tribal cultural resource, and these impacts would be reduced compared to the WCSP, which requires mitigation to reduce the impacts to less than significant.</p> <p style="text-align: center;">LT</p>	<p>Development pursuant to the General Plan would cover a smaller development area when compared to the WCSP, with decreased potential to discover tribal cultural resources during grading and excavation activities. Therefore, the General Plan would reduce impacts when compared to the WCSP. However, impacts associated with the WCSP, similar to the General Plan, would be less than significant with mitigation.</p> <p style="text-align: center;">LT</p>	<p>Development pursuant to this alternative would disturb a smaller area when compared to the WCSP (see discussion for <i>Biological Resources</i>) with a decreased potential to discover tribal cultural resources during grading and excavation activities and land tilling for vineyards. Therefore, this alternative would reduce impacts to tribal cultural resources when compared to the WCSP. This alternative and the WCSP would need similar mitigation measures to reduce impacts to less than significant.</p> <p style="text-align: center;">LT</p>	<p>Development pursuant to this alternative would cover a smaller development area when compared to the WCSP, with less potential for discovery of tribal cultural resources during grading and excavation activities. Therefore, this alternative would reduce impacts to tribal cultural resources when compared to the WCSP. This alternative and the WCSP would need similar mitigation measures to reduce impacts to less than significant.</p> <p style="text-align: center;">LT</p>

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Table 7-2 Project Alternatives: Environmental Impact Comparison

Impact	No Project	Existing General Plan	Increased Residential/No Vineyards or Wineries	Reduced Number of Wineries
Utilities and Service Systems	<p>This alternative would reduce the demand for water supply and treatment, wastewater treatment, natural gas, and electricity in comparison to the WCSP. Therefore, the No Project alternative would reduce impacts to utility services compared to the WCSP. Impacts for the WCSP, however, are less than significant.</p> <p style="text-align: center;">LT</p>	<p>Under the Existing General Plan alternative, only the 1,091 single-family units would be developed in the plan area and not the viticulture uses. Therefore, the Existing General Plan alternative would decrease demands on the water, sewer, stormwater, electricity, natural gas, and telecommunication systems when compared to the WCSP.</p> <p style="text-align: center;">LT</p>	<p>This alternative would eliminate the need for 732,277 gallons per day (gpd) of recycled water and 31,046 gpd of potable water associated with the proposed wineries and vineyards (see Table 5.19-8, <i>Residential and Nonresidential Water Demands for the WCSP Area</i>), and would require 46,800 gpd of potable water and 109,200 gpd of recycled water to accommodate the 156 additional single-family homes. Therefore, this alternative would reduce the demand on water services.</p> <p>Additionally, this alternative would eliminate the generation of 31,046 gpd of wastewater from wineries (see Table 5.19-2, <i>Change in Sewer Demand Under the WCSP</i>) and increase the generation of wastewater by 39,000 gpd for the new residential uses. Therefore, sewer generation would be approximately the same for this alternative when compared to the WCSP.</p> <p>This alternative would also eliminate the generation of 5,760 pound per day (ppd) of solid waste from wineries and vineyards (see Table 5.19-13, <i>Projected Increase in Solid Waste Generation</i>). Using the solid waste generation rate from the Wilson Creek Estate Draft EIR of 10 ppd/single-family home, this alternative would increase solid waste generation by 1,560 ppd. Therefore, this alternative would reduce the impacts on solid waste facilities.</p> <p>This alternative would also reduce overall energy use when compared to the WCSP (see Energy discussion, above).</p> <p style="text-align: center;">LT</p>	<p>Under this alternative, fewer wineries would be developed, therefore decreasing the demand for water, sewer, stormwater, electricity, natural gas, and telecommunication systems when compared to the WCSP. Therefore, this alternative would reduce impacts to utilities and service systems when compared to the WCSP.</p> <p style="text-align: center;">LT</p>
Wildfire	<p>The project is in a very high fire hazard safety zone (FHSZ). However, the No Project Alternative would leave the site in its fire-prone condition, i.e., dry vegetation and no fire breaks. The WCSP would include natural fuel modification zones that would protect against new fires; water infrastructure for the provision of fire flows; and an improved vehicular circulation system that would improve emergency evacuation. Therefore, the wildfire impact of this alternative would be greater than the impact under the WCSP.</p> <p style="text-align: center;">GT</p>	<p>The project site is in an FHSZ. While the existing General Plan and the WCSP have the same number of residential units, the WCSP's higher residential density and the concentration of the residential units in the north, west, and northeast portions of the plan area would reduce wildfire risk. Therefore, this alternative would have a greater impact than the WCSP.</p> <p style="text-align: center;">GT</p>	<p>The project site is in a FHSZ. However, this alternative would introduce more residential development into the plan area when compared to the WCSP and would exclude the development of vineyards, which are natural fuel breaks. Therefore, impacts under this alternative would be greater than the WCSP.</p> <p style="text-align: center;">GT</p>	<p>The project site under the WCSP or this alternative is located in an FHSZ. However, the WCSP would introduce more development into the plan area when compared to this alternative. Therefore, impacts under this alternative would be less than the WCSP.</p> <p style="text-align: center;">LT</p>

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7.3.2 Conclusion

7.3.2.1 ABILITY TO REDUCE ENVIRONMENTAL IMPACTS

Table 7-3 summarizes the environmental impacts of each alternative compared to the proposed project.

Table 7-3 Summary of Proposed Project and Alternatives Impacts

Topic	Proposed Project	No Project Alternative	Existing General Plan	Increased Residential/No Vineyards or Wineries	Reduced Number of Wineries
Aesthetics	LTS	+	+	+	+
Agricultural Resources	LTS	+	+	+	=
Air Quality	S/U	-	-	-	-
Biological Resources	LTS/M	+	+	=	=
Cultural Resources	LTS/M	-	-	-	-
Energy	LTS/M	-	-	-	-
Geology and Soils	LTS	-	-	+	-
Greenhouse Gas Emissions	S/U	-	-	-	-
Hazards and Hazardous Materials	LTS	-	-	-	-
Hydrology and Water Quality	LTS/M	+	=	+	-
Land Use and Planning	LTS	+	=	=	=
Mineral Resources	LTS	=	=	=	=
Noise	LTS/M	-	-	-	-
Population and Housing	LTS	+	=	+	-
Public Services	LTS	-	-	=	-
Recreation	LTS	=	+	=	=
Transportation	LTS	+	+	+	=
Tribal Cultural Resources	LTS/M	-	-	-	-
Utilities and Service Systems	LTS	-	-	-	-
Wildfire	LTS/M	+	+	+	-

Notes: LTS = Less than Significant; LTS/M = Less than Significant with Mitigation Incorporated; S/U = Significant and Unavoidable

(-) The alternative would result in less of an impact than the proposed project.

(+) The alternative would result in greater impacts than the proposed project.

(=) The alternative would result in the same/similar impacts as the proposed project.

No Project Alternative

This alternative would result in similar impacts to 2 impact categories, reduced impacts to 10 environmental impacts, and increased impacts to 8 categories. Impacts would be similar for mineral resources, and recreation. This alternative would reduce impacts for air quality, cultural resources, energy, geology and soils, greenhouse

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gas emissions, hazards and hazardous materials, noise, public services, tribal cultural resources, and utilities and services systems. Impacts to aesthetics, agricultural resources, biological resources, hydrology and water quality, land use and planning, population and housing, transportation, and wildfire would increase. Impacts to both construction and operational air quality impacts would be reduced from significant and unavoidable to less than significant. Overall, impacts under this alternative would be decreased in comparison to the proposed project. However, for the City to completely prohibit residential development of the area, other areas of the City would need to be rezoned to address the “no net loss” provisions of SB 330, as well as the units under AB 166 as applicable. New potential impacts may occur depending on the location that receives the residential capacity as part of the rezoning activity.

Existing General Plan Alternative

This alternative would result in similar impacts to 4 impact categories, reduced impacts to 10 categories, and increased impacts to 6 categories. Impacts would be similar for hydrology and water quality, land use and planning, mineral resources, and population and housing. This alternative would reduce impacts for air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, public services, tribal cultural resources, and utilities and services systems. This alternative would increase impacts to aesthetics, agricultural resources, biological resources, recreation, transportation, and wildfire. As with the proposed project, impacts to air quality and greenhouse gas emissions would remain significant and unavoidable. Overall, impacts under this alternative would be decreased in comparison to the proposed project.

Increased Residential/No Vineyards or Wineries Alternative

This alternative would result in similar impacts to 5 impact categories, reduced impacts to 8 environmental impacts, and increased impacts to 7 categories. Impacts would be similar for biological resources, land use and planning, mineral resources, public services, and recreation. Impacts would be reduced for air quality, cultural resources, energy, greenhouse gas emissions, hazards and hazardous materials, noise, tribal cultural resources, and utilities and service systems. It would increase impacts to aesthetics, agricultural resources, geology and soils, hydrology and water quality, population and housing, transportation, and wildfire. Impacts to construction and operational air quality and greenhouse gas emission would be reduced from significant and unavoidable to less than significant. Overall, impacts under this alternative would be reduced in comparison to the proposed project.

Reduced Number of Wineries Alternative

This alternative would result in similar impacts to 6 impact categories, reduced impacts to 13 environmental impacts, and increased impacts to 1 category. It would have similar impacts to agricultural resources, biological resources, land use and planning, mineral resources, recreation, and transportation. It would reduce impacts to air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, tribal cultural resources, utilities and service systems, and wildfire. Impacts would increase for aesthetics. Impacts to construction and operational air quality and greenhouse gas emission would be reduced from significant and unavoidable to less than significant. Overall, impacts under this alternative would be reduced in comparison to the proposed project.

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7.3.2.2 ABILITY TO ACHIEVE PROJECT OBJECTIVES

Table 7-4 summarizes each alternative’s ability to achieve the project objectives.

Table 7-4 Ability of Each Alternative to Meet the Project Objectives

Objective	Proposed Project	No Project Alternative	Existing General Plan	Increased Residential/No Vineyards or Wineries	Reduced Number of Wineries
1. Support viticulture and the wine-making industry in a way that protects the rural atmosphere of Yucaipa.	Yes	No	No	No	Yes
2. Honor the rights of existing property owners.	Yes	No	Yes	Yes	Yes
3. Follow a planned approach to the development of the wine industry to encourage appropriate wine-related economic growth and agritourism.	Yes	No	No	No	No
4. Encourage sustainable viticulture and winemaking practices.	Yes	No	No	No	Yes
5. Support appropriate small-scale winery-related accessory uses, including tasting rooms and bed-and-breakfast inns, where infrastructure permits.	Yes	No	No	No	No
6. Support wine-related businesses and activities in the Uptown District to expand the tourism industry.	Yes	No	No	No	Yes, but to a lesser extent
7. Consider permanent and temporary wine- and winery-related activities with a regional draw, including wine festivals, wine tasting events, harvest festivals, weddings, and corporate events, in appropriate locations.	Yes	No	No	No	No
8. Support a unified rebranding effort that brings together the Chamber of Commerce and other interested organizations to promote the Yucaipa Valley American Viticulture Area.	Yes	No	No	No	No
9. Designate a “Wine Country” area in Yucaipa to encourage the establishment of viticulture and the wine-making industry.	Yes	No	No	No	No
10. Support a balance of viticulture and housing to jump-start the wine-making industry and meet State of California housing requirements.	Yes	No	No	No	Yes, but to a lesser extent

The No Project alternative would meet none of the proposed project’s objectives. The Existing General Plan, and Increased Residential/No Vineyards or Wineries alternatives, as shown in Table 7-4, only meet one of the proposed project’s objectives—honoring the rights of existing property owners. The remaining eight objectives would not be met—supporting a planned approach to establishing a regional wine-making industry that encourages economic growth and expands agritourism in a way that protect the rural atmosphere of Yucaipa;

7. Alternatives to the Proposed Project

encourages sustainable viticulture and winemaking practices; supports small-scale winery-related accessory uses; promotes the Yucaipa Valley American Viticulture Area; designates a “Wine Country” area in Yucaipa; and supports a balance of viticulture and housing.

The Reduced Number of Wineries alternative would be a similar project to the WCSP, but with a substantial reduction in the number of wineries. This alternative would achieve Objectives 1, 2, 4, 6, and 10. It would support viticulture and the wine-making industry in a way that protects the rural atmosphere of Yucaipa; honor the rights of existing property owners; and encourage sustainable viticulture and winemaking practices. It would also support wine-related businesses and activities in the Uptown District to expand the tourism industry and support a balance of viticulture and housing, but to a lesser extent than the proposed project. This alternative would not achieve Objectives 3, 5, 7, 8, and 9. With a reduction from 24 to 4 wineries (3 micro wineries and an artisanal winery), this alternative would not develop a wine industry in Yucaipa; create a designated “Wine Country” area; or promote the Yucaipa Valley AVA. The WCSP was specifically created to enhance the Yucaipa Valley Viticulture Region. The development of this region is supported by the Yucaipa Valley Wine Alliance, an association of vintners and growers whose goal is to create a thriving AVA that strengthens and expands the wine industry in the Yucaipa Valley region. Four wineries would not be able to achieve this objective. Additionally, this alternative would not include any boutique wineries that include bed-and-breakfasts, and therefore Objective 5 would not be met. The boutique wineries and artisanal wineries would cater for wine- and winery-related activities with a regional draw, including wine festivals, wine tasting events, harvest festivals, weddings, and corporate events. With the removal of all boutique wineries and the inclusion of just one artisanal, Objective 7 would not be met. Additionally, this alternative would not provide the anticipated job growth or provide projected economic and infrastructure benefits to the City.

7.4 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires a lead agency to identify the “environmentally superior alternative,” and in cases where the “No Project” Alternative is environmentally superior to the proposed project, the environmentally superior development alternative must be identified. One alternative has been identified as “environmentally superior” to the proposed project:

- Reduced Number of Wineries Alternative

The Reduced Number of Wineries Alternative has been identified as the environmentally superior alternative because it would either lessen or result in similar impacts to the proposed project. This alternative would reduce impacts associated with air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, tribal cultural resources, utilities and service systems, and wildfire. The remaining impacts are generally the same as the proposed project. This alternative achieves the benefits of 5 out of 10 of the project objectives.

8. Impacts Found Not to Be Significant

California Public Resources Code Section 21003 (f) states: "...it is the policy of the state that...[a]ll persons and public agencies involved in the environmental review process be responsible for carrying out the process in the most efficient, expeditious manner in order to conserve the available financial, governmental, physical, and social resources with the objective that those resources may be better applied toward the mitigation of actual significant effects on the environment." This policy is reflected in the State California Environmental Quality Act (CEQA) Guidelines (Guidelines) Section 15126.2(a), which states that "[a]n EIR [Environmental Impact Report] shall identify and focus on the significant environmental impacts of the proposed project," and Section 15143, which states that "[t]he EIR shall focus on the significant effects on the environment." The Guidelines allow use of an Initial Study to document project effects that are less than significant (Guidelines Section 15063[a]). Guidelines Section 15128 requires that an EIR contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the Draft EIR.

As required by Section 15128 of the CEQA Guidelines, an EIR shall contain a brief discussion stating the reasons why various possible significant effects of a project were determined to not be significant and are therefore not discussed in detail in the EIR. However, during the scoping process, none of the environmental topics were determined to have no impact or were found to be less than significant.

As a result, the following 20 topics are analyzed in Chapter 5 of this SEIR.

- Aesthetics
- Biological Resources
- Geology & Soils
- Hydrology & Water Quality
- Noise
- Recreation
- Utilities & Service Systems
- Agriculture and Forestry Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Land Use & Planning
- Population & Housing
- Transportation
- Wildfire
- Air Quality
- Energy
- Hazards & Hazardous Materials
- Mineral Resources
- Public Services
- Tribal Cultural Resources

8. Impacts Found Not to Be Significant

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9. Significant Irreversible Changes Due to the Proposed Project

Section 15126.2(c) of the CEQA Guidelines requires that an Environmental Impact Report (EIR) describe any significant irreversible environmental changes that would be caused by the proposed project should it be implemented.

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highways improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

In the case of the Wine Country Specific Plan (proposed project), implementation would cause the following irreversible changes:

- Future development accommodated by the proposed project would include construction activities that would entail the commitment of nonrenewable and/or slowly renewable energy resources, human resources, and natural resources such as lumber and other forest products, sand and gravel, asphalt, steel, copper, lead, other metals, water, and fossil fuels. The proposed project would also require the use of natural gas and electricity, petroleum-based fuels, other fossil fuels, and water. The commitment of resources required for the construction and operation of the project would limit the availability of such resources for future generations or for other uses during the life of the project. However, the project does not represent an uncommon construction project that uses an extraordinary amount of raw materials in comparison to other urban development projects of a similar scope and magnitude. This impact is similar to the development currently allowed pursuant to the General Plan.
- An increased commitment of social services and public maintenance services (e.g., police, fire, schools, libraries, and sewer, water, and solid waste services) would also be required. The energy and social service commitments would be long-term obligations in view of the low likelihood of returning the land to its original condition once it has been developed. This impact is similar to the development currently allowed pursuant to the General Plan.
- Population growth associated with the proposed project would increase vehicle trips over the long-term. Emissions associated with such vehicle trips would contribute to the South Coast Air Basin's nonattainment designation for ozone (O₃) and particulate matter (PM_{2.5} and PM₁₀). This impact is similar to the development currently allowed pursuant to the General Plan as the number of residential units permitted in the area would remain the same.

9. Significant Irreversible Changes Due to the Proposed Project

- Future development accommodated by the proposed project is a long-term and likely irreversible commitment of vacant parcels of land and redevelopment of existing developed land in the City of Yucaipa. This impact is similar to the development currently allowed pursuant to the General Plan, which would allow for residential development throughout the plan area.

Given the low likelihood that the land would revert to lower intensity uses or to its current form, the proposed project would generally commit future generations to these environmental changes.

10. Growth-Inducing Impacts of the Proposed Project

Pursuant to Sections 15126(d) and 15126.2(d) of the CEQA Guidelines, this section is provided to examine ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Also required is an assessment of other projects that would foster other activities which could affect the environment, individually or cumulatively. To address this issue, potential growth-inducing effects will be examined through analysis of the following questions:

- Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?
- Would this project result in the need to expand one or more public services to maintain desired levels of service?
- Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

Please note that growth-inducing effects are not to be construed as necessarily beneficial, detrimental, or of little significance to the environment. This issue is presented to provide additional information on ways in which this project could contribute to significant changes in the environment, beyond the direct consequences of developing the land use concept examined in the preceding sections of this SEIR.

Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?

The WCSP's 1,091 residential units are the same number permitted for the plan area under the existing General Plan. However, the proposed general plan amendment and adoption of the specific plan for this project would allow an increase in the density of the permitted residential units within the different blocks of the plan area, which would remove an obstacle for the development of nonresidential uses in the WCSP area.

The proposed general plan amendment and development standards would allow the development of 465.5 acres of land designated for Agriculture, which would be used for vineyards and wineries. Residential growth

10. Growth-Inducing Impacts of the Proposed Project

and employment growth accommodated by the future development of the WCSP would be consistent with the existing General Plan. The project does not propose changes to any of the City's building safety standards (i.e., building, grading, plumbing, mechanical, electrical, or fire codes) to implement this project. The proposed project would comply with all applicable City plans, policies, ordinances, etc. to ensure that there are no conflicts with adopted land development regulations and that any environmental impacts are minimized.

The project site is undeveloped and would require proposed infrastructure improvements and extensions to roadways, storm drains, dry utilities (e.g., natural gas, electric, telephone, and cable), and water and wastewater connections, as discussed in Section 5.19, *Utilities and Service Systems*. All development projects accommodated by WCSP would be considered individual projects and would be required to comply with all applicable local, state, and federal laws and standards. Development pursuant to the WCSP would be consistent with the applicable plans, goals, policies, and regulations of the General Plan. Although the proposed project would accommodate a sizeable amount of projected growth and extension of infrastructure facilities in the city of Yucaipa, it would not induce growth beyond the project itself (see Section 5.14, *Population and Housing*).

Would this project result in the need to expand one or more public services to maintain desired levels of service?

The proposed project would increase population and housing in the city. The project is expected to increase demand for fire protection services, police services, school services, and library services, which would contribute to the need to expand facilities. However, as substantiated in Section 5.15, *Public Services*, and 5.19, *Utilities and Service Systems*, of the Draft SEIR, existing programs and policies would ensure that the service capability will grow proportionate to the increase in uses, and impacts to public services and utilities would be less than significant. In addition, the residential growth is consistent with the existing General Plan.

Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?

During project construction, a number of design, engineering, and construction jobs would be created. This would last until project construction is completed. Construction employees would be absorbed from the regional labor force, and the construction of the project would not attract new workers to the region. Construction would occur intermittently over the project phases. Construction would not result in a significant increase in population because the construction phases would be temporary, and buildings would be developed as the market demands.

The operation of the proposed project would result in an increase of 3,164 residents and approximately 210 employees (direct, indirect, and induced) (see Section 5.14, *Population and Housing*). The level of residential development would be the same as permitted under the 2016 General Plan. The new employment generated from the WCSP would be considered marginal and was anticipated under the 2016 General Plan. Residents of the proposed project would seek shopping, entertainment, employment, home improvement, auto maintenance, and other economic opportunities in Yucaipa and the surrounding area. This would create an increased demand for such economic goods and services and would, therefore, encourage the creation of new businesses and/or the expansion of existing businesses that address these needs. Additionally, the proposed viticultural uses would attract residents and tourists, increasing economic opportunities in the City of Yucaipa.

10. Growth-Inducing Impacts of the Proposed Project

Although the proposed project would have a direct growth-inducing effect, indirect growth-inducing effects would not create a significant effect on the environment.

Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

The WCSP would require the approval of discretionary actions; however, the proposed project would not set a precedent for future projects with similar characteristics. The proposed project would require the following approvals and adoptions from the Yucaipa City Council:

- **General Plan Amendments.** Change the current land use designation and zoning code and map, from Rural Living (RL-1 and RL-20) to Specific Plan, as shown on Figure 3-7, *WCSP Conceptual Land Use Map*, and incorporate modifications to the Custom Home Overlay District.

The approval of these actions changes the existing restrictions on growth set by the Yucaipa General Plan and Zoning Code. The proposed project would not change the existing protocol for project approval and would not set a precedent that would make it more likely for other projects to gain approval of similar applications. Consistent with state law, specific plan documents are tailored to address the needs and future growth of defined areas, and the proposed project has been developed to address the needs of the project area.

Moreover, no changes to any of the City's building safety standards (i.e., building, grading, plumbing, mechanical, electrical, fire codes) are proposed or required to implement the proposed project. Therefore, the proposed project would not involve a precedent-setting action that would encourage and/or facilitate other activities that could significantly affect the environment.

10. Growth-Inducing Impacts of the Proposed Project

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11. Organizations and Persons Consulted

City of Yucaipa – Community Development Department

Benjamin Matlock, Deputy Director of Community Development/City Planner

Fermin Preciado, Director of Development Services/City Engineer

Madeline Jordan, Associate Planner

City of Yucaipa – Police Services

Steve Scovel, Lieutenant

Julie Brumm-Landen, Captain (ret.)

City of Yucaipa – Fire Department

Grant Malinowski, Fire Chief

PlaceWorks – Wine Country Specific Plan Preparation

Karen Gulley, Principal

Steve Gunnels, Chief Economist

Suzanne Schwab, ACIP, Associate Principal

Yu Zhang, Associate I

Tribal Consultation

Arysa Gonzalez Romero, Cultural Resources Analyst, Agua Caliente Band of Cahuilla Indians

Bernadette Ann Brierty, Tribal Historic Preservation Officer, Morongo Band of Mission Indians

Jill McCormick, Historic Preservation Officer, Quechan Tribe of the Fort Yuma Reservation

Laura Chatterton, THPO, Morongo Band of Mission Indians

Ryan Nordness, Yuhaaviatam of San Manuel Nation

11. Organizations and Persons Consulted

Vines of the Valley

Cesar Roldan, Viticulturist

Yucaipa Valley Water District

Matthew M. Porras, Director of Engineering

Mia Preciado, EIT, Senior Engineering Technician

12. Qualifications of Persons Preparing EIR

PLACEWORKS

JoAnn Hadfield

Principal, Environmental Services

- BS, Urban Planning, University of Utah
- Civil Engineering Coursework Completion, California State University, San Diego

Nicole Vermilion

Principal, Environmental Services

- Master of Urban and Regional Planning, University of California, Irvine
- BA, Environmental Studies, and BS, Ecology and Evolutionary Biology, University of California, Santa Cruz

Arabesque Said-Abdelwahed

Senior Associate, Environmental Services

- Master of Public Policy, University of California, Irvine
- BA, Anthropology, University of California, Riverside

Dina El Chammas Gass, PE

Senior Engineer, Hydrology and Water Quality

- MS, Environmental and Water Resource Engineering, American University of Beirut, Lebanon
- BS, Civil Engineering, American University of Beirut, Lebanon

Cathy Fitzgerald, DEnv, PE, QSP

Principal Engineer

- DEnv, Environmental Science & Engineering, University of California, Los Angeles
- MA, Marine Biology, University of California, Santa Barbara
- BA, Biology, University of California, Los Angeles

Steven Bush, PE

Senior Engineer

- MS, Chemical Engineering, University of California, Los Angeles
- BS, Chemical Engineering, University of California, Santa Barbara CA

12. Qualifications of Persons Preparing EIR

Jasmine Osman

Associate, Environmental Services

- BA Sustainability, Geography minor, San Diego State University
- Master of City Planning, San Diego State University

Kristie Nguyen

Senior Associate, Air Quality, GHG & Sustainability

- BS Biological Sciences, University of California, Irvine
- MS Chemistry, University of California, San Diego

Michael Watson, PG

Senior Geologist

- BS Geology, University of California, Riverside

Alejandro Garcia, INCE-USA

Associate, Noise, Vibration & Acoustics

- BS, Acoustics, Columbia College

Angel Castro

Planner

- Master of Urban and Regional Planning, University of California, Irvine
- BA Urban Studies & BA Business Economics, University of California, Irvine

Gina Froelich

Senior Editor

- MA, Composition, California State University, Chico
- BA, English, University of California, Irvine

Cary Nakama

Graphics

- AA Computer Graphic Design, Platt College of Computer Graphic Design
- BA Business Administration: Data Processing and Marketing, California State University, Long Beach

Laura Munoz

Document Specialist

- BA, Social Ecology, University of California, Irvine
- Courses in Adobe InDesign and Photoshop, Microsoft Word and Excel

IBI GROUP- VMT ANALYSIS

Mike Arizabal

Associate Manager, Transportation Planning

- BS, Civil Engineering, University of California, Irvine

12. Qualifications of Persons Preparing EIR

FUSCOE- INFRASTRUCTURE REPORT

Ian Adam

Vice President, Specialty Practices

- Masters of Environmental Science and Management, Hydrology and Water Resources, University of California, Santa Barbara
- BS, Ecology, California Polytechnic State University-San Luis Obispo

Cameron Castillo

Municipal Stormwater Technician

- Masters of Urban and Regional Planning, University of California, Irvine
- BA, Environmental Science and Policy, University of California, Irvine

DUDEK- BIOLOGICAL RESOURCES TECHNICAL REPORT & FIRE PROTECTION PLAN

Anna Cassidy

Biologist

- MS, Evolution, Ecology and Organismal Biology, University of California, Riverside
- BS, Environmental Systems, Environmental Chemistry, University of California, San Diego

Michael Huff

Manger, Urban Forestry and Fire Protection Planning

- BS, Forest Management, Northern Arizona University
- BS, Forest Management/Natural Resources Management, University of Arizona

Lisa Maier, MCP

Fire Protection Planner

- Masters of City/Urban, Community and Regional Planning, San Diego State University
- BS, Psychology and Political Science, University of California, Riverside

12. Qualifications of Persons Preparing EIR

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