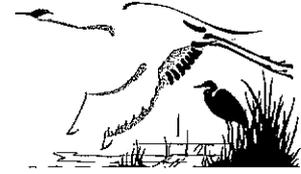


TOM DODSON & ASSOCIATES
2150 N. ARROWHEAD AVENUE
SAN BERNARDINO, CA 92405
TEL (909) 882-3612 • FAX (909) 882-7015
E-MAIL tda@tdaenv.com



August 30, 2010

Ms. Kathleen Rollings-McDonald
Executive Officer
Local Agency Formation Commission
215 North "D" Street, Suite 204
San Bernardino, CA 92415-0490

RECEIVED
AUG 31 2010

LAFCO
San Bernardino County

Dear Kathy:

LAFCOs 3I53 and 3I54 consist of a Sphere of Influence expansion for the City of Yucaipa and a Reorganization that includes Annexations to the City of Yucaipa, Yucaipa Valley Water District, and San Bernardino Valley Municipal Water District, and Detachments from the San Bernardino County Fire Protection District, its Valley Service Zone and Service Zone PM-3 (Yucaipa Paramedic), CSA 63, and CSA 70 (Annexation No. 5). LAFCOs 3I53 and 3I54 apply to approximately 335 acres, generally bordered by Carter Street on the north, parcel lines on the east, Oak Glen Road on the south, and parcel lines on the west. The area encompassed by the proposed actions is located northeast of the City's existing City limits. The prezone designations for the project area are Open Space (OS) and Rural Living (RL), the latter designation permitting on residential unit per 10 acres. No specific future development is proposed within the proposed annexation area.

The City prepared an Initial Study which concluded that proposed pre-zone of the property as summarized above would not cause any significant adverse impact, either directly or indirectly. The change of zone, sphere of influence expansion and reorganization (annexation and detachment) of the project area is not forecast to result in significant adverse environmental impacts if the proposed actions are approved.

Based on the City's Initial Study/Negative Declaration, the Notice of Determination was filed in February 23, 2010, I am recommending that the Commission consider the adopted Negative Declaration as the appropriate CEQA environmental determination for LAFCOs 3I53 and 3I54. Thus, in accordance with the pertinent sections of CEQA and the State CEQA Guidelines, I believe it is appropriate for the Commission's CEQA environmental determination to cite the City's Negative Declaration as adequate documentation in accordance with the Commission's CEQA Responsible Agency status. Under this circumstance, I recommend that the Commission take the following steps if it chooses to approve LAFCOs 3I53 and 3I54, acting as a CEQA Responsible Agency:

- I. Indicate that the Commission staff and environmental consultant have independently reviewed the City's Initial Study and Negative Declaration and the analysis in this document is adequate for the annexation decision.
2. The Commission needs to indicate that it has considered the Negative Declaration, and environmental effects, as outlined in the Initial Study, prior to reaching a decision on the proposed Sphere expansion and Reorganization and finds the information substantiating this environmental document adequate for its decisions.

3. The Commission should indicate that it does not intend to adopt alternatives or mitigation measures for this project. No mitigation measures were required in the Initial Study/Negative Declaration for the prezone and LAFCO actions.
4. File a Notice of Determination for this action as a Responsible Agency for the Initial Study/Negative Declaration as a CEQA Responsible Agency.

If you have any questions regarding these recommendations, please feel free to give me a call.

Sincerely,

Tom Dodson

NOTICE OF DETERMINATION

TO: Clerk of the Board
385 North Arrowhead Avenue
San Bernardino, CA 92415-0130

FROM: John McMains
City of Yucaipa
34272 Yucaipa Boulevard
Yucaipa, CA 92399
(909) 797-2489 x 224

Office of Planning and Research
Post Office Box 3044
Sacramento, CA 95812-3044

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Clearinghouse Number: N/A

Project Title: Annexation No. 5, and Various General Plan and Development Code Amendments (Case No. 09-140/GPA/DCA)

Project Location: Amendments to statistics, policies, and land use standards apply citywide. Amendments to the Senior Mobilehome Park Overlay District apply to Crafton Hills Mobilehome Park and to the Rancho Del Sol Mobilehome Park. The amendment to the Circulation Map applies to Wildwood Canyon Rd, between Bryant St and Mesa Grande Dr. Amendments to the Multi Use Trails and Bike Paths Map and the Land Use Districts Map apply to the 345-acre annexation area located between Carter St and Oak Glen Rd, adjacent to, and outside of, the eastern boundary of the City.

Project Description: 1) update the Official Land Use Districts Statistical Chart in the Land Use Element; 2) incorporate the Yucaipa Emergency Plan and the Local Hazard Mitigation Plan into the Safety & Hazardous Waste Element; 3) amend the Senior Mobilehome Park Overlay District Map to remove the Rancho Del Sol and the Crafton Hills mobilehome parks; 4) amend the Circulation Map to designate Wildwood Canyon Road as a limited-access collector between Bryant Street and Mesa Grande Drive; 5) amend the Multi Use Trails and Bike Paths Map to designate trails on the 345 acres proposed for annexation; 6) establish the Open Space (OS) Land Use District and associated Land Use Intensity Standards; 7) amend the Official Land Use Plan to pre-zone the proposed 345 acre annexation area for Open Space (OS) and Rural Living - one unit per 10 acres (RL-10) land use designations; and 8) amend the Development Code to establish land use and development standards for the Open Space (OS) land use district.

This is to advise that on February 22, 2010, the City of Yucaipa approved the project described above and made the following environmental determinations regarding the project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

DATE FILED & POSTED

0.1 # 390501

CLERK OF THE BOARD OF SUPERVISORS
CITY OF YUCAIPA
FEB 22 2010 2:05 PM
ALBONIA

3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A Mitigation Monitoring Plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

THIS IS TO CERTIFY THAT THE FINAL EIR WITH COMMENTS AND RESPONSES AND THE RECORD OF PROJECT APPROVAL, OR THE NEGATIVE DECLARATION, IS AVAILABLE AT THE CITY OF YUCAIPA PLANNING DIVISION, 34272 YUCAIPA BOULEVARD, YUCAIPA, CA 92399, FOR REVIEW BY THE PUBLIC.

Signature: John M. Mains Title: Dir. of Com. Dev. Date: 2/23/10

CLERK OF THE
BOARD OF SUPERVISORS
FEB 25 PM 2:25
COUNTY OF SAN DIEGO
CALIFORNIA

DATE FILED & POSTED

Ret # 390561

CITY OF YUCAIPA ENVIRONMENTAL CHECKLIST

1. Project Title:

Annexation No. 5, and General Plan and Development Code Amendments (09-140/GPA/DCA)

2. Lead Agency Name and Address:

City of Yucaipa, Dept. of Community Development, 34272 Yucaipa Boulevard, Yucaipa, CA 92399

3. Contact Person and Phone Number:

John McMains, Phone: (909) 797-2489 x224, Fax: (909) 790-9203; Email: jmcmains@yucaipa.org

4. Applicant Name and Address:

City Council, City of Yucaipa, 34272 Yucaipa Boulevard, Yucaipa, CA 92399

5. Project Location:

The amendments to the General Plan and Development Code statistics, policies and land use standards apply citywide. The amendments to the Senior Mobilehome Park Overlay District will remove the Crafton Hills Mobilehome Park, at 31816 Avenue E, and the Rancho Del Sol Mobilehome Park, at 12351 4th Street, from the overlay district. The amendment to the Circulation and Transportation Map applies to Wildwood Canyon Road, between Bryant Street and Mesa Grande Drive. The amendment to the Multi Use Trails and Bike Paths Map and the Land Use Districts Map applies to the 345-acre annexation area located between Carter Street and Oak Glen Road, adjacent to, and outside of, the eastern boundary of the City.

6. General Plan Designation(s):

The mobilehome parks that are to be excluded from the Senior Mobilehome Park Overlay District are located within a multiple-family residential land use district as designated on the General Plan Land Use Districts Map. Wildwood Canyon Road is currently designated as a Secondary Highway on the Circulation Map. The area proposed for annexation is currently outside the boundaries of the City, but this action will pre-zone the subject property as Open Space (OS) and Rural Living – One Unit Per 10 Acres (RL-10).

7. Overlay Districts:

The mobilehome parks that are to be excluded from the Senior Mobilehome Park (MHP2) Overlay District are presently located in the Senior Mobilehome Park (MHP2) Overlay District. The NE portion of the 345 acre area proposed for annexation is located in a Geologic Hazards Overlay District, as it is included in an Alquist-Priolo Special Studies Zone of known or suspected earthquake faults.

8. Project Description (describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features that are necessary for its implementation):

The proposed project includes seven (7) actions that will amend the City's General Plan, one (1) that will amend the Development Code, and nine (9) actions that will facilitate the annexation of 345 acres to the City. Four (4) of the General Plan actions are independent of the other actions and are included in this project because it is the 1st Cycle of amendments to the General Plan for 2010. The other actions are related to the proposed annexation and pre-zoning of 345 acres that are located on the North Bench of Yucaipa. The actions involved in the LAFCO process for the 345 acres include a concurrent expansion of the City's Sphere of Influence (LAFCO 3153), and a reorganization to include annexations to the City of Yucaipa, the Yucaipa Valley Water District, the San Bernardino Valley Municipal Water District, and detachments from the San Bernardino County Fire Protection District, its Valley Service Zone and Service Zone PM-3 (Yucaipa Paramedic), County Service Area 63, and County Service Area 70 (LAFCO 3154).

1) The first amendment to the General Plan involves Table II-2 of the Land Use Element. The Official Land Use Districts Statistical Chart has not been updated since 2004, and with the recent adoption of the Freeway Corridor Specific Plan, there have been some substantial changes in land use categories as well as in future levels of anticipated development. The proposed revisions reflect land use designations as of June 30, 2009, and they do not include any changes related to the proposed annexation. The total number of projected dwelling units has increased from 25,456 to 26,899, which results in an increase in the projected "buildout" population from 68,690 to 70,226.

2) The second amendment to the General Plan involves the addition of new policies to the Safety and Hazardous Waste Element that reference the implementation of the adopted Yucaipa Emergency Plan and the adopted Local Hazard Mitigation Plan specified in the federal Disaster Mitigation Act of 2000. The Yucaipa Emergency Plan identifies the management structure and the emergency response measures that would be taken by local agencies whenever an official State of Emergency is declared. The Hazard Mitigation Plan is designed to be a guiding document that describes the process for identifying hazards, risks and vulnerabilities, identifying and prioritizing mitigation actions, encouraging the development of local mitigation, and providing technical support for those efforts.

3) The third amendment to the General Plan involves the recently adopted Senior Mobilehome Park Overlay District. It has been determined that two (2) of the mobilehome parks that were initially included in this district are not currently senior mobilehome parks, and consequently, the Rancho Del Sol Mobilehome Park, located at 12351 4th Street, and the Crafton Hills Mobilehome Park, located at 31816 Avenue E, will be removed from the MHP2 classification.

4) The fourth amendment to the General Plan involves an amendment to the Circulation and Transportation Map to downgrade the roadway classification for Wildwood Canyon Road, between Bryant Street and Mesa Grande Drive, from a Secondary Highway, with 88 feet of right-of-way and a 64 foot cross section, to a Limited-access Collector Street, with 66 feet of right-of-way and a 44 foot cross section.

5) The fifth amendment to the General Plan involves an amendment to the Multi Use Trails and Bike Paths Map to include the trails and bike paths that would be designated on the 345-acre annexation area in the North Bench. Each of the multi use trails, and the bike path along Oak Glen Road, are extensions of existing trail and bike path designations, and they would follow existing alignments that have already been disturbed by roadway or other construction activities.

6) The sixth amendment to the General Plan involves the establishment of an Open Space (OS) Land Use District. The Open Space (OS) Land Use District is necessary to accommodate the land use designation that was used on a large portion of the Freeway Corridor Specific Plan, and that it is intended to accommodate

334-acres of the area on the North Bench that is proposed for annexation. It allows for the development of one (1) dwelling unit per existing parcel, if no other land use district is present on the parcel, and it is intended to include sites for nature preserves, habitat mitigation banks, habitat restoration, multi use trails, picnic areas, public campgrounds, and similar and compatible uses. Sites officially designated as Open Space will provide opportunities for passive recreational activities that will not jeopardize the long-term viability of the natural resources that are being preserved.

7) The seventh amendment to the General Plan involves the pre-zoning of 345 acres that are proposed for annexation on the North Bench. The annexation procedures established by the Local Agency Formation Commission require that the annexed territory be designated with a land use district classification at the time the area is annexed. The Official Land Use Districts Map will be amended to designate 334 ± acres as Open Space (OS), and the 11 ± acres located on Oak Glen Road (that is not owned by the City) will be designated as RL-10 (Rural Living – one dwelling unit per 10 acres). The County of San Bernardino Oak Glen Community Plan currently designates 107 acres (APN: 321-121-43 and 321-121-44) as Agriculture (AG), with a minimum parcel size of ten (10) acres, and 238 acres (APN: 321-111-03) as Rural Living – 5 acre minimum lot size (RL-5). The proposed Open Space zoning would permit the development of two (2) additional dwelling units, as well as the limited recreational facilities noted in item number six (6).

8) The eighth component of this project involves an amendment to the Development Code in order to establish land use criteria and land development standards for the Open Space (OS) land use district. This land use district is intended to allow one (1) dwelling unit per existing parcel, if no other land use district is present, as well as nature preserves, habitat mitigation banks, habitat restoration, multi use trails, picnic areas, public campgrounds, and similar and compatible uses or small accessory structures. It will be located as indicated in the General Plan

9. Surrounding Land Uses and Environmental Setting (describe the project's surroundings):

The locations of this project that involve changes to official General Plan maps are located in areas that are generally surrounded by residential land uses. Each of the mobilehome parks referenced in the Senior Mobilehome Park Overlay District are located in multiple-residential land use districts, with the full range of urban infrastructure and services available. The area around Wildwood Canyon Road that is proposed for a reduction in right-of-way is a relatively low-density residential area with many existing residences adjacent to the roadway. There are no high intensity land uses in the immediate vicinity that would warrant the need for a four (4) lane secondary highway classification. With one (1) exception, the 345-acre site that is proposed for annexation is a relatively natural area covered with native vegetation that contains some small sloping hillsides and two (2) small natural drainage channels. There are several existing dirt roads on the property and an abandoned well site. The southern most parcel has been dry-farmed for hay in the recent past, and therefore it does not support any native habitat at this time, and it surrounds an existing single-family residence located on its own 11 ± acre parcel.

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

Approval of the San Bernardino County Local Agency Formation Commission, the Yucaipa Valley Water District, and the San Bernardino Valley Municipal Water District is required for the annexation to proceed.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

ENVIRONMENTAL DETERMINATION:

On the basis of this initial evaluation:

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

Signature John McMains

Date 12/18/09 (Revised 1/27/10)

Printed Name John McMains

For City of Yucaipa

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

Issues and Supporting Information	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?		X		
With one exception, the proposed textual amendments to the General Plan and Development Code do not involve the construction or development of new facilities or uses beyond those presently in place. The exception involves the construction of a small restroom facility and parking lot near Oak Glen Road, and possibly a small group camping area in the future, which would be permitted in the Open Space land use district. These minor facilities will be located and designed to be compatible with the natural environment of the surrounding area, and therefore, there will not be a substantial effect on scenic vistas. At some point in time, habitat restoration efforts will return the previously farmed areas adjacent to Oak Glen Road to their natural habitat condition.				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway?			X	
The proposed project does not involve the construction or development of new facilities or uses that would have a direct impact on trees, rock outcroppings, or historic buildings, and therefore, there will be no substantial effects on scenic resources.				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?		X		
The proposed Open Space land use district will provide long-term protection to the open space resources contained in the area that is proposed to be pre-zoned. Therefore, there will be no substantial degradation of the existing visual character or quality of the existing environment, and the other amendments to the General Plan and Development Code will have no effect on visual character.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X		
The proposed restroom facility and parking lot will be located adjacent to a major roadway, and they will be for day use only. Therefore, they will contain a minimum amount of security lighting that will be shielded to ensure that it does not cause glare or illuminate other properties in this area				
2. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
The proposed General Plan and Development Code amendments do not involve the construction or development of new facilities beyond a small restroom facility and parking lot. The area currently used for dry farming of hay is marginal at best, and in many years, no crop has been planted or harvested. All of the other land will remain in open space as a resource conservation area.				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there will be no conflicts with existing zoning or Williamson Act contracts, as none of the land will be designated for agricultural use, except for the 11 acres currently occupied by a single-family residence.				
c) Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use?			X	
The proposed project will preserve 334 acres for open space uses, and none of the other proposed amendments will result in the conversion of farmland. Therefore, there will be no changes in the existing environment that could result in the conversion of farmland to non-agricultural uses.				
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there will be no conflicts or obstructions to the implementation of the City's air quality plan.				
b) Violate any air quality standard or contribute significantly to an existing or projected air quality violation?		X		
The proposed project only involves the construction or development of minor new facilities or uses as previously noted. Continuous water spraying or other approved methods must be used during grading operations to control fugitive dust. Therefore, there will be no violation of any air quality standard.				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there will not be a cumulative net increase in any criteria pollutants.

d) Expose sensitive receptors to substantial pollutant concentrations?

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there will be no exposure of sensitive receptors to pollutant concentrations beyond what presently exist.

e) Create objectionable odors affecting a substantial number of people?

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, no objectionable odors would be created by the project.

4. BIOLOGICAL RESOURCES. Would the project:

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

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, no substantial impacts to sensitive species would occur.

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

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, no substantial impacts on riparian habitats would occur.

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

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, no substantial impacts on federally protected wetlands would occur.

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

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, no substantial impacts to wildlife corridors or nursery sites would occur.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, no conflicts with local preservation ordinances would occur.

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

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no conflicts with local, regional, or state habitat conservation plans.

5. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the CEQA Guidelines?

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no change in the significance of an historical resource.

b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5 of the CEQA Guidelines?

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no change in the significance of any archaeological resource.

c) Directly or indirectly destroy any unique paleontological resources or sites or unique geologic features?

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no destruction of any paleontological resources or unique geological features.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Issues and Supporting Information	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no disturbance of human remains.

6. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

X

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there will be no additional exposure of people or structures to potential substantial adverse effects involving a known earthquake fault.

(ii) Strong seismic ground shaking?

X

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there will be no additional exposure of people or structures to potential substantial adverse effects involving strong ground shaking except on a temporary basis for any visitors that may be recreating on the site.

(iii) Seismic-related ground failure, including liquefaction?

X

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there will be no additional exposure of people or structures to potential substantial adverse effects involving seismic-related ground failure, including liquefaction.

(b) Result in substantial soil erosion or the loss of topsoil?

X

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. All drainage culvert inverts shall be designed and constructed to dissipate maximum water velocities and to minimize soil erosion. Therefore, there will be no substantial soil erosion or loss of topsoil.

(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

X

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Soil testing will be required, and appropriate construction techniques that will compensate for any soil problems that are encountered will be required. Therefore, there will be no on or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse.

(d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?

X

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. See response to 6(c). Therefore, there will be no potential for development on expansive soil.

(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

X

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. See response to 6(c). Therefore, there will be no potential for changes in existing waste disposal systems.

7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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

X

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there will be no potential for creating significant hazards to the public or the environment through the use, disposal, or transport of hazardous waste.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?

X

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there will be no potential for creating significant hazards to the public or the environment through upset and/or accident conditions.

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

X

The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there will be no potential for hazardous emissions of any kind.

d) Be located on a site which is included on a list of hazardous materials sites

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compiled pursuant to Government Code Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment?				X
None of these facilities are located on a hazardous materials site.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
None of these facilities are located within an Airport Land Use Plan or within 2 miles of a public airport.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
None of these facilities are located within the vicinity o a private airstrip..				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no physical interference with an adopted emergency response plan or emergency evacuation plan.				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	
The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no changes in the risks currently faced by existing residents of the senior mobilehome parks.				
8. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?		X		
The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted, and all water quality and waste discharge (NPDES) requirements will be met wherever applicable.				
b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no additional degradation of groundwater supplies, and there would be no interference with groundwater recharge.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site during construction?		X		
The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. All drainage culverts shall be designed to convey 25-year flood volumes. Therefore, there would be no changes to existing drainage.				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off-site?			X	
The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no changes to existing drainage patterns.				
e) Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of post-construction polluted runoff, such as from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance, (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?			X	
The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no additional water runoff.				
f) Otherwise substantially degrade water quality or beneficial uses?			X	
The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no additional degradation of water quality.				
g) Place housing within a 100-year floodplain, as mapped on a federal Flood				

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Hazard Boundary or Flood Insurance Rate Map or other flood hazard map?			X	
The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no additional housing placed within a floodplain.				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no additional housing placed within a floodplain.				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no additional exposure of people or structures to significant risk of loss, injury, or death involving flooding as a result of the failure of a levee or dam.				
j) Inundation by seiche, tsunami, or mudflow?			X	
The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no inundation by seiche, tsunami, or mudflow.				
k) Would the project have the potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm?			X	
The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no potential for significant changes in the flow velocity or volume of storm water runoff.				
9. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?			X	
The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no division of an established community.				
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
The proposed General Plan and Development Code amendments do not conflict with any plans, policies, or regulations of the City. The project will establish plans, zoning and development standards for the annexation area that are intended to preserve its current conditions. Therefore, there would be no conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.				
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X
The City does not have a habitat conservation plan or a natural communities conservation plan in place. Therefore, there would be no conflict with any habitat conservation plan.				
10. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
There are no known mineral resources located in the area proposed for annexation. Therefore, there would be no loss of availability of a known mineral resource.				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
The General Plan does not designate any mineral resource recovery sites. Therefore, there would be no conflict with any adopted land use plans plan.				
11. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Noise levels shall not exceed City standards as required by the Development Code. Therefore, there would be no exposure of additional people to noise levels in excess of established standards.				
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?			X	

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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no exposure of additional people to ground borne vibration or ground borne noise levels.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no substantial permanent increase in the ambient noise levels in the project vicinity.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no substantial temporary or periodic increase in the ambient noise level.

e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
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There are no airports in the City of Yucaipa. Therefore, there would be no change in existing conditions.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
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There are no airports in the City of Yucaipa. Therefore, there would be no change in existing conditions.

12. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no substantial change in existing conditions.

b) Displace substantial numbers of existing houses, necessitating the construction of replacement housing elsewhere?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no need for replacement housing.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no need for replacement housing.

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

a) Fire protection?		X		
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The project does not involve the construction or development of new or altered facilities beyond those previously noted. Therefore, there would be no need for additional fire protection facilities. The proposed annexation would result in the removal of the State Responsibility Area (SRA) designation on 345 acres, as required by State law, but the City will assume wildland fire protection responsibility for this area pursuant to the City's mutual aid [B1] contract with the State Department of Forestry and Fire Protection. The proposed annexation will also result in the detachment of the 345 acres from the San Bernardino County Fire Protection District, its Valley Service Zone and Service Zone PM-3 (Yucaipa Paramedic), which services will be assumed by the City of Yucaipa.

b) Police protection?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no need for additional police protection services.

c) Schools?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no need for additional schools.

d) Parks?		X		
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The proposed project does not involve the construction or development of new or altered facilities beyond those previously noted. The proposed annexation will establish a 334-acre open space park. The proposed annexation would also result in the detachment of the 345 acres from County Service Area 63, which provides not only park and recreation services, but streetlights and road maintenance. As indicated in the City's Plan for Services, each of these services will be assumed by the City of Yucaipa.

e) Other public facilities?			X	
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no need for other public facilities.

14. RECREATION. Would the project:

a) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
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The proposed project does not involve the construction or development of new or altered facilities beyond those previously noted, and therefore, there would be no additional impacts on existing recreational facilities. The proposed annexation would result in the detachment of 345 acres from County Service Area 63, which provides park and recreation services to the Oak Glen community, but those residents will have access to the open space park to be created under the City's jurisdiction.

b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	
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The proposed restroom facility and parking lot will facilitate the passive use of the open space for limited recreational purposes. The proposed trails that are designated on the Trails Map all follow existing dirt roads or they are in areas that have been previously disturbed. Therefore, there would be no need for additional recreational facilities that could physically affect the environment..

15. TRANSPORTATION/TRAFFIC. Would the project:

a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no substantial increase in traffic.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no increase in traffic, and no level of service standard would be exceeded.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
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There are no airports in Yucaipa.

d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no increase in hazards to a design feature or to incompatible uses.

e) Result in inadequate emergency access?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no impacts on emergency access.

f) Result in inadequate parking capacity?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no impacts on parking capacity.

g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no conflicts with alternative transportation modes.

16. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, the project would not exceed the wastewater treatment requirements of the Regional Water Quality Control Board.

b) Require or result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
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The proposed project includes the concurrent annexation of 345 acre to the Yucaipa valley Water District (retail water provider) and the San Bernardino Valley Municipal Water District (provider for wholesale water), but it does not involve the construction or development of new facilities or uses beyond those previously noted, and consequently, the project would not require the construction of new water or wastewater treatment facilities, as only one (1) new service connection is anticipated.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, the project would not require the construction or expansion of new storm water facilities.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, the project would have sufficient water supplies from existing resources.

e) Result in a determination by the wastewater treatment provider (which services 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?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be sufficient wastewater capacity to serve the project's projected demand.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be sufficient landfill capacity to serve the project's projected demand.

g) Comply with federal, state, and local statues and regulations related to solid waste?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no compliance issues related to solid waste.

17. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
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The establishment of the proposed General Plan and Development Code amendments generally provide new data, policies, and procedures, they involve the construction or development of relatively minor new facilities or uses as previously noted, and the pre-zoning of the area proposed for annexation will preserve the existing uses on these parcels. Therefore, there would be no potential to degrade the quality of the existing environment, or to substantially reduce the habitat, populations, or the ranges of plant or animal species. The changes in policies and procedures would not eliminate important examples of California history or prehistory, as there would be no substantial changes to the existing environmental conditions in the City or of the area proposed for annexation that would be adversely affected by these amendments.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?			X	
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted. Therefore, there would be no individual or cumulative impacts resulting from the new construction, new land use designations, or from the changes in the data and policies contained in the General Plan and Development Code.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		
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The proposed project does not involve the construction or development of new facilities or uses beyond those previously noted, and with the implementation of appropriate mitigation measures and development standards as indicated, there would be no foreseeable environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

