
II. ENVIRONMENTAL SETTING

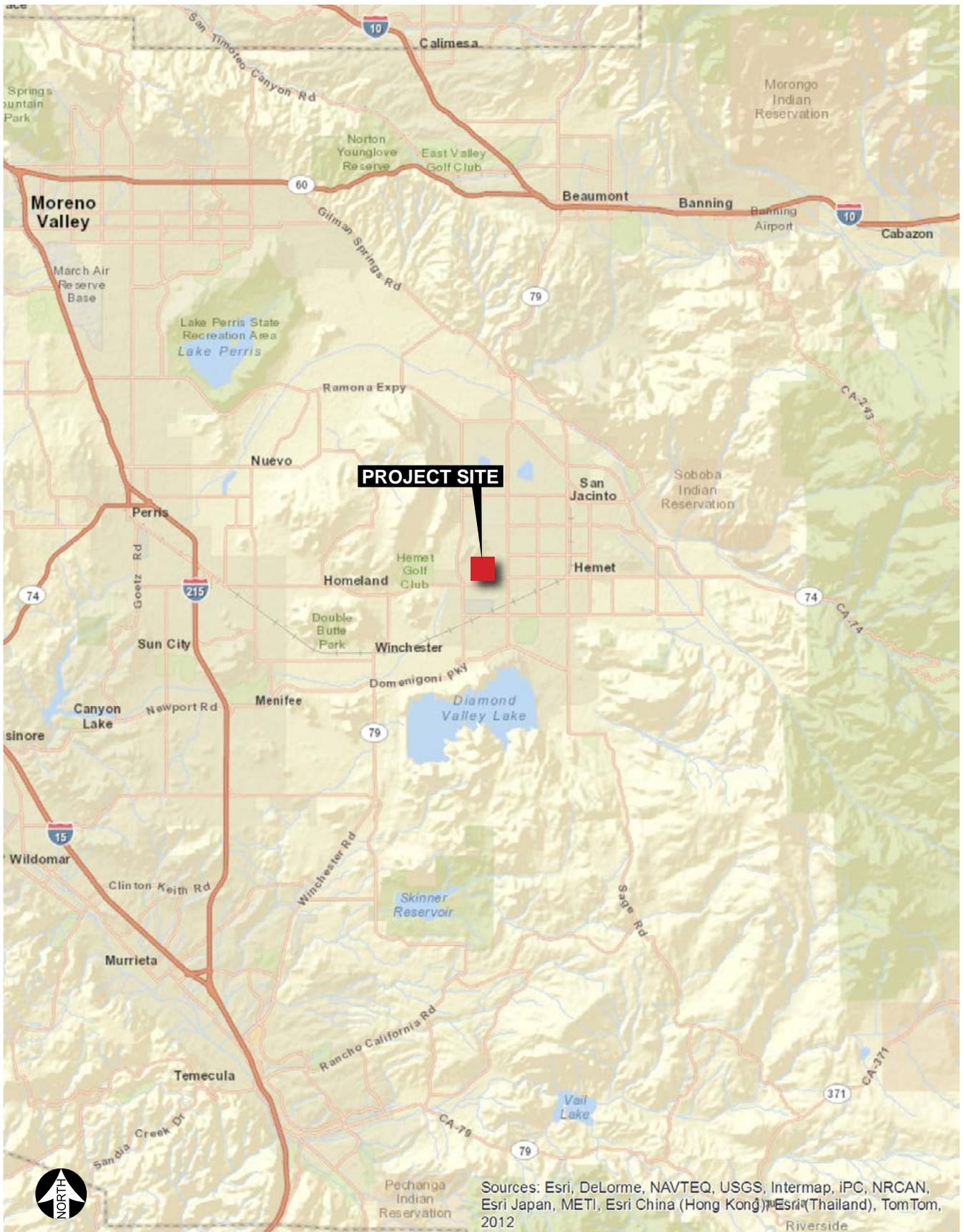
EXISTING CONDITIONS

The 208.87-acre Project site is located in the western portion of the City (refer to Figures II-1 and II-2). The Project site comprises Assessor's Parcel Number (APN) 448-090-003. The City of San Jacinto is to the north of the City of Hemet (the "City") and unincorporated Riverside County territory surrounds the City on the south, west, and east. Diamond Valley Lake and the Santa Rosa Hills lie south of the City. California State Routes 74 and 79 (SR-74 and SR-79) provide regional access to the Project area. The Project site is approximately three miles west of downtown Hemet and one-half mile northwest of the Hemet-Ryan Airport. The Project site is bounded by Florida Avenue (SR-74) on the south, Celeste Road on the north, and Myers Street on the east (refer to Figure II-3). Warren Road is west of the site, and Devonshire Avenue bisects the northern portion of the Project site from east to west.

Project Site Conditions

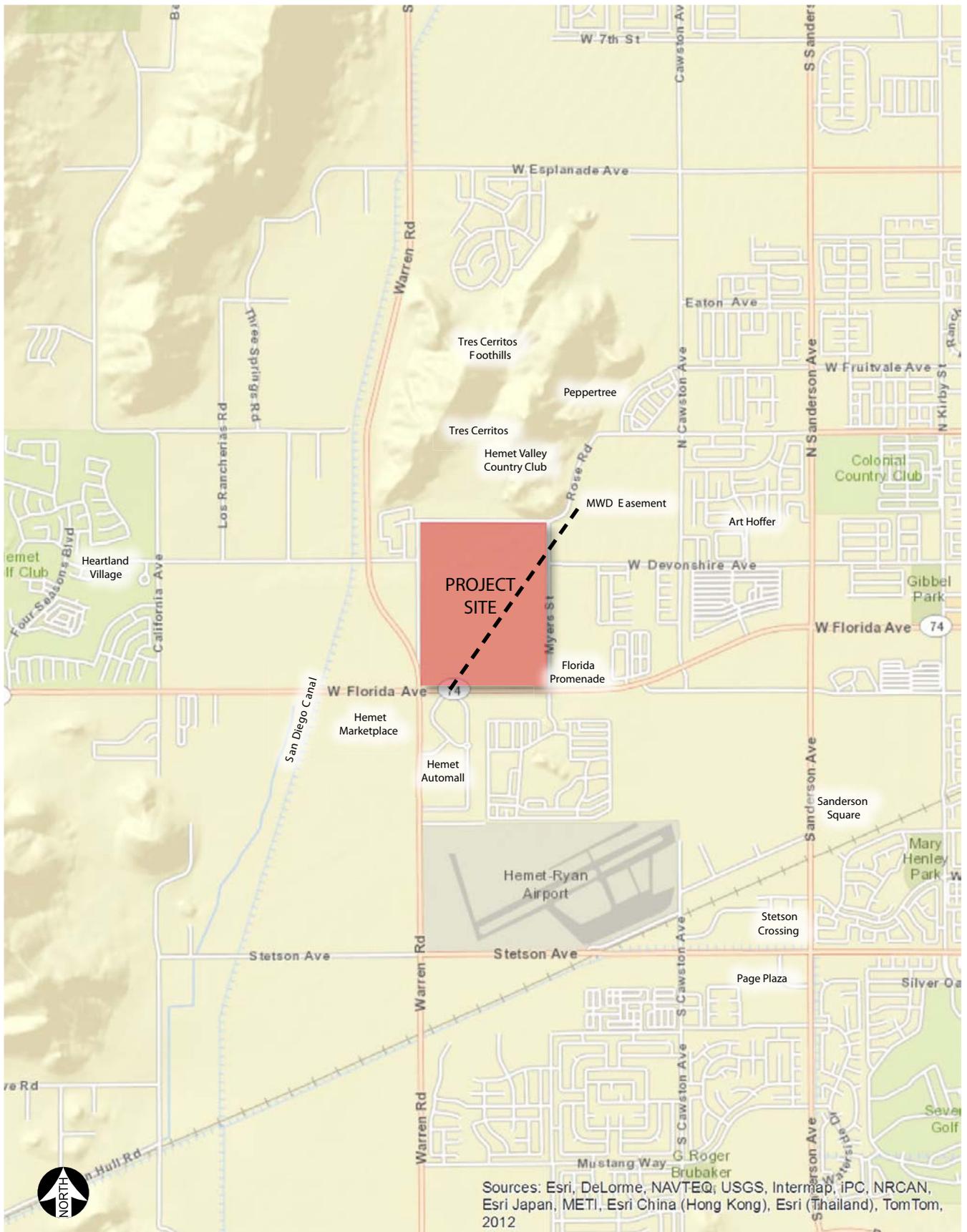
The Project site is undeveloped and contains highly disturbed ruderal land (refer to Figure II-3). Historically, the majority of the site primarily has been used for growing field crops. There are no structures within the confines of the Project site. A portion of the southeast corner of the site is fenced in and currently used for storage. This storage area comprises several mature eucalyptus trees, wooden boxes and plastic barrels/containers, and inoperable agricultural vehicles and equipment. Utility lines on wooden poles run east-west through the northern portion of the site, along the northeastern boundary, and in the adjacent roadways. A water pump and its associated aboveground pipes, which were used for agriculture, are located in the northwestern portion of the Project site near the Devonshire Avenue/Old Warren Road intersection. The San Diego Aqueduct traverses the site approximately 14 feet below ground in a southwesterly-northeasterly direction along a 160-foot-wide easement for public utilities. The aqueduct is owned and operated by Metropolitan Water District of Southern California. A portion of the southwest corner of the Project site contains an isolated, highly disturbed vernal pool. The Project site is generally flat and ranges in elevation from approximately 1,502 feet above mean sea level in the northern portion of the project site to 1,507 feet above mean sea level in the southern portion. Photographs of the Project site are shown on Figures II-4 through II-5.

The existing zoning of the Project site is Heavy Agriculture (A-5), Single-Family Residential (R-1-6), General Commercial (C2), and Heavy Manufacturing (M2) (refer to Figure II-6). The General Plan land use designation for the portion of the Project site between Florida and Devonshire Avenues is Mixed-Use #1, which allows a mixture (vertical or horizontal mixture) of residential, commercial, and office uses that provides opportunities to live, work, and shop within a compact area (refer to Figure II-7). The portion of the Project site between Devonshire Avenue and Celeste Road is designated Low-Density Residential (LDR), which allows 2.1 to 5.0 dwelling units per acre.



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, IPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2012

Source: The Planning Center, 2013.



Source: The Planning Center, 2013.



Source: The Planning Center, 2013.



View 1: View toward the northeast of the Project site from near Florida Avenue.



View 2: View toward the northeast of the Project site from near Florida Avenue.



View 3: View toward the northwest of the Project site.



Location Map

Source: CAJA Environmental Services, LLC, 2013.



View 4: View toward the southeast of the Project site

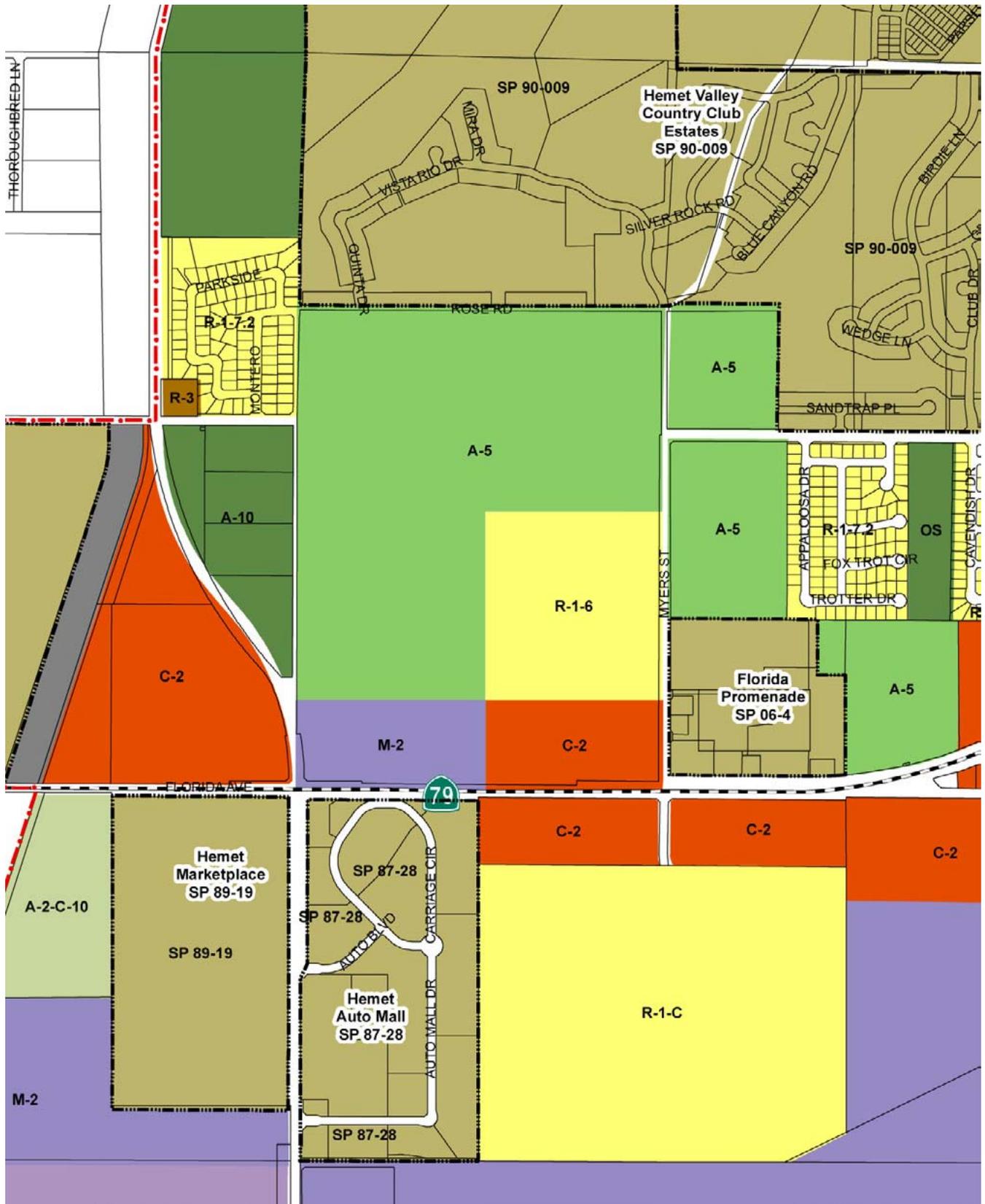


View 5: View of the Project site toward the southeast.



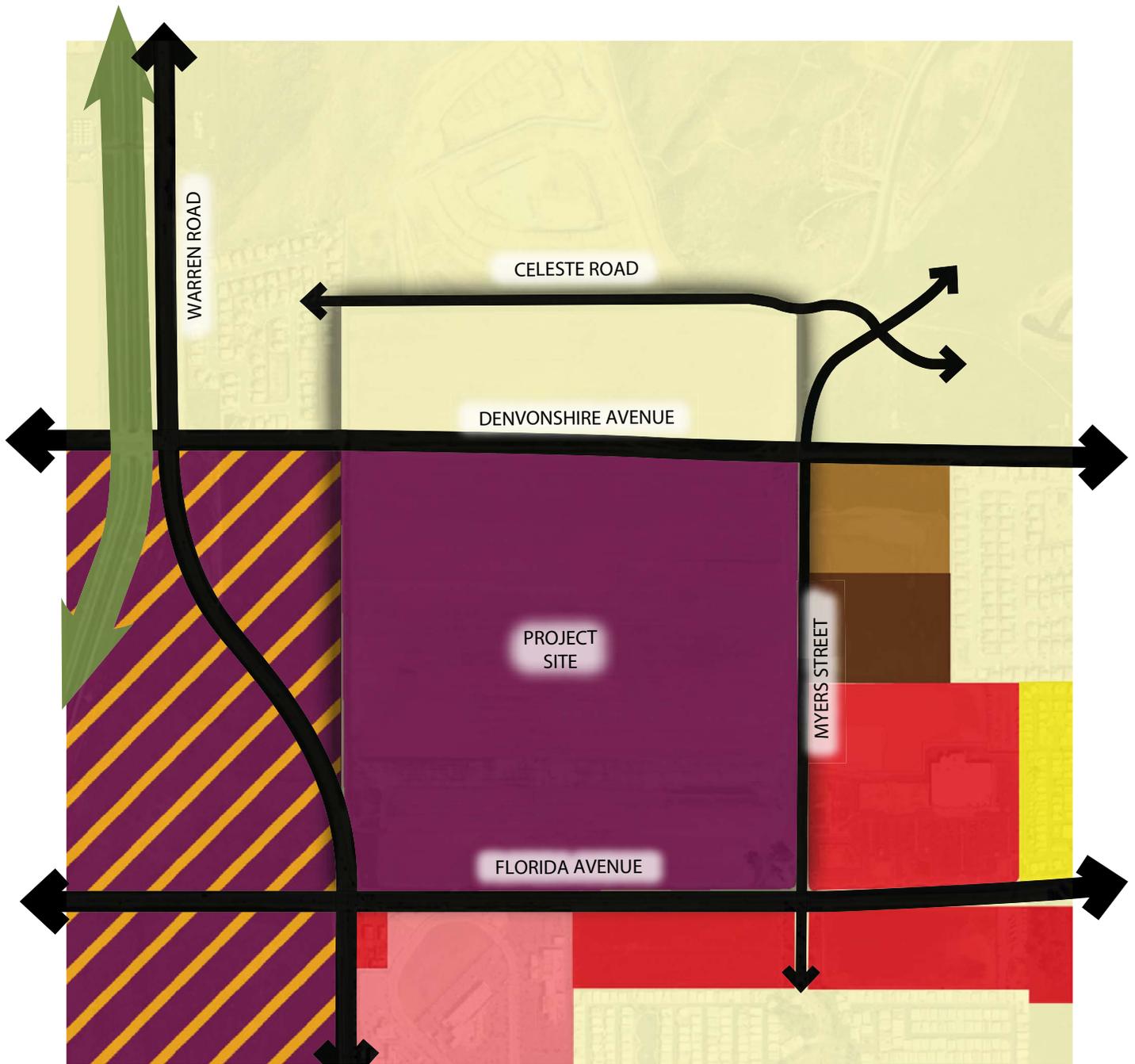
Location Map

Source: CAJA Environmental Services, LLC, 2013.



Source: The Planning Center, 2013.





Note: This graphic shows General Plan designations as they existed prior to adoption of the Ramona Creek Specific Plan.

- | | | | |
|-------------|--|---|------------------------------------|
| LDR | LOW DENSITY RESIDENTIAL
(2.1 - 5.0 DU/AC) | CC | COMMUNITY COMMERCIAL
(FAR 0.40) |
| LMDR | LOW MEDIUM DENSITY RESIDENTIAL
(5.1 - 8.0 DU/AC) | RC | REGIONAL COMMERCIAL
(FAR 0.50) |
| HDR | HIGH DENSITY RESIDENTIAL
(18.1 - 30.0 DU/AC) | OS | OPEN SPACE |
| VHDR | VERY HIGH DENSITY RESIDENTIAL
(18.1 - 30.0 DU/AC) |  | AREAS SUBJECT TO MSHCP CRITERIA |
| | | MU | MIXED USE |



Source: The Planning Center, 2013.

Surrounding Land Uses

The Project site is surrounded by a variety of land uses. South of the site, across Florida Avenue, are vacant land, the Hemet West Mobile Home Park, the Hemet Auto Mall, and a gas station. The Hemet-Ryan Airport is located one-half mile southeast of the site. East of the Project site, across Myers Street, land uses include vacant land consisting of open space and previously tilled agricultural land and the Florida Promenade Shopping Center. North of the Project site, across Celeste Road, are the Tres Cerritos Foothills, and the future residential communities of Tres Cerritos West and Tres Cerritos East. The residential community of Montero is located northwest of the Project site, across Old Warren Road. West of the site, across Old Warren Road, is vacant land consisting of previously tilled agricultural land. Devonshire Avenue traverses the northwestern and northeastern portions of the Project site. Photographs of the area surrounding the Project site are shown on Figures II-8 through II-10.

The zoning of properties surrounding the Project site include Tres Cerritos Specific Plan (SP 90-009) to the north; Heavy Agricultural (A-5) and Florida Promenade (SP 06-4) to the east; General Commercial (C-2), Hemet Auto Mall (SP 87-28) and Hemet Marketplace (SP 89-19) to the south; and General Commercial (C-2), Heavy Agricultural (A-5), and Single-Family Residential (R-1-7) to the west. The General Plan designates the areas directly north of the site for Low Density Residential (LDR) uses; High Density Residential (HDR), Very High Density Residential (VHDR), and Community Commercial (CC) uses to the east; Low Density Residential (LDR) and Regional Commercial (RC) land uses with one parcel (currently a gas station and carwash) designated for CC uses to the south; and Mixed Use (MU) with a Multi-Species Habitat Conservation Plan (MSHCP) overlay designation to the west.

CUMULATIVE DEVELOPMENT

Section 15130 of the CEQA Guidelines requires that an environmental impact report (EIR) consider the significant environmental effects of a proposed project as well as “cumulative impacts” when the project's incremental effect is cumulatively considerable, as defined in Section 15065(a)(3) of the CEQA Guidelines.¹ Section 15355 of the CEQA Guidelines defines "cumulative impacts" as "two or more individual effects which, when considered together, are considerable or which compound or increase other impacts." The cumulative impact "from several projects in the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonable foreseeable probable by as an impact that is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts (CEQA Guidelines

¹ *Guidelines for the California Environmental Quality Act, California Code of Regulations Title 14, Chapter 3 §§ 15000-15387.*



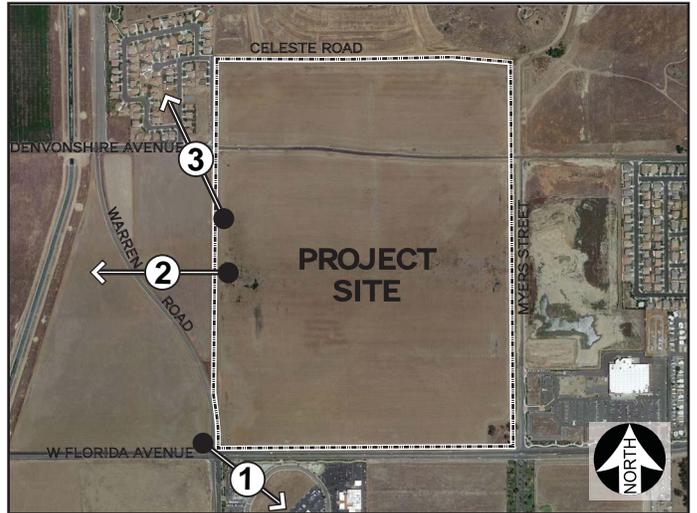
View 1: View toward the northeast of the Hemet Auto Mall located to the south of the Project site.



View 2: View toward the west from the western edge of the Project site.



View 3: View toward the north of the residential land uses located to the northwest of the Project site.



Location Map

Source: CAJA Environmental Services, LLC, 2013.



View 4: View toward the north of the hills just north of the Project site



View 5: View toward the north from the eastern edge of the Project site.



View 6: View toward the southwest of the land uses located to the south of the Project site.



Location Map

Source: CAJA Environmental Services, LLC, 2013.



View 7: View toward the northeast of the land uses located to the east of the Project site.



View 8: View toward the southwest along Florida Avenue. Land uses associated with the Hemet Auto Mall are shown in the left side of the photo, and a portion of the Project site is visible in the right side of the photo.



Location Map

Source: CAJA Environmental Services, LLC, 2013.

Section 15355). As stated in the CEQA Guidelines Section 15130(a)[1], the cumulative impacts discussion in an EIR need not discuss impacts that do not result in part from the project evaluated in the EIR.

All projects that are proposed (i.e., with pending applications), recently approved, under construction, or otherwise reasonably foreseeable that could produce a cumulative impact on the local environment when considered in conjunction with a proposed project are required to be evaluated in an EIR. These projects can include, if necessary, projects outside of the control of the lead agency. If a concise list of related projects is not available, cumulative impacts may be analyzed using the regional or area-wide growth projections contained in an adopted or certified general plan or related planning document.

In this EIR, cumulative impact analyses are provided for each environmental issue discussed in Section IV (Environmental Impact Analysis), and can be found in each respective subsection (e.g., Air Quality and Transportation/Traffic). Table II-1 lists 73 reasonably foreseeable related projects within the Project area that were considered in the cumulative impact analyses. A map of these related projects is included as Figure IV.O-22 in Section IV.O (Transportation/Traffic). In addition to these related projects, some of the cumulative analyses in this EIR (such as in Section IV.O [Transportation/Traffic]) consider a regional growth factor.

**Table II-1
Related Projects**

#	Project Name	Land Use	Size
City of Hemet			
1	Florida Promenade Marriot Townplace	Commercial Hotel	200,000 sf (100,000 sf built) 105 Rooms
2	Florida Promenade Residential	Senior Residential (attached) Single-Family Residential	440 du 145 du
3	Hemet Medicity Complex	Medical Office Hospital	233,300 sf 49 beds
4	Rancho Diamante	SFDR	994 du
5	Pulte Del Web	Senior Residential	599 du (205 Built)
6	Hemet Auto Mall Retail Expansion	Commercial	108,000 sf
7	Tres Cerritos West	Single-Family Residential	178 du
8	Montero	Single-Family Residential Neighborhood Park	86 du (70 built) 0.76 acre
9	Peppertree Ranch	Senior Residential (detached) Parks/Open Space	465 du (7 built) 40.20 acres
10	The Boardwalk (CUP 06-04)	Commercial	94,000 sf (20,000 built)
11	Tentative Tract Map 29581	Single-Family Residential	71 du
12	Tentative Tract Map 31064	Single-Family Residential	150 du
13	Stoney Mountain Ranch	Single-Family Residential	405 du (300 built)
14	Tentative Tract Map 33707	Single-Family Residential	98 du (25 built)
15	Winston Capital (CUP 05-02)	Senior Residential (attached)	240 du
16	Tres Cerritos East	Single-Family Residential	775 du
17	Page Ranch Elementary School	Elementary School	750 students
18	Freedom Middle School	Middle School	1,500 students
19	North Hemet Revitalization Plan	Senior Housing Assisted Living Office Commercial Apartments Condos/Townhomes	96 du 137 beds 16,340 sf 38,120 sf 252 du 81 du
20	Saint Deminia Center (CUP 05-1)	Commercial	80,800 sf
21	Stetson Crossing (SP 07-4)	Commercial	33,480 sf
22	Nelson	Industrial	189,000 sf
			16,200 sf

**Table II-1
Related Projects**

#	Project Name	Land Use	Size
23	Vesting Tentative Tract Map 31165	Single-Family Residential	213 du
24	McSweeny Tentative Tract Map 33824	Single-Family Residential	238 du
25	McSweeny Tentative Tract Map 33825	Single-Family Residential	259 du
26	McSweeny Tentative Tract Map 34660	Single-Family Residential	396 du
27	McSweeny Tentative Tract Map 34661	Single-Family Residential	427 du
28	McSweeny Tentative Tract Map 34662	Single-Family Residential	11 du
29	McSweeny Tentative Tract Map 32717	Single-Family Residential	310 du
30	Acacia Gardens	Multi-Family Residential	50 du
31	Cawston Plaza	Commercial	21,000 sf
32	Scripps West	Commercial	5,300 sf
33	Hemet Medical	Medical Office	126,000 sf (50,000 built)
34	Hemet 63	Commercial	260,000 sf
35	JAKS LLC	Commercial	170,000 sf
36	Sanderson Square	Commercial Office/Industrial	243,000 sf 186,70 sf
County of Riverside			
37	Emerald Acres Specific Plan	Single-Family Residential	432 du
38	TR36337	Single-Family Residential	347 du
City of San Jacinto			
39	TR22665	Single-Family Residential	147 du
40	TR30033	Single-Family Residential	138 du
	TR30034	Single-Family Residential	50 du
	TR30035	Single-Family Residential	74 du
	TR30036	Single-Family Residential	104 du
	TR30084	Single-Family Residential	111 du
	TR30090	Single-Family Residential	5 du
41	TR30481	Single-Family Residential	126 du
42	TR30597	Single-Family Residential	116 du
43	TR30603	Single-Family Residential	203 du
44	TR30659	Single-Family Residential	64 du
45	TR30878	Single-Family Residential	170 du
46	TR30944	Single-Family Residential	103 du
47	TR31037	Single-Family Residential	263 du
48	TR31097	Single-Family Residential	214 du
49	TR31154	Single-Family Residential	88 du

**Table II-1
Related Projects**

#	Project Name	Land Use	Size
50	TR31294	Single-Family Residential	37 du
51	TR32352	Single-Family Residential	153 du
52	Vesting TR31384	Single-Family Residential	91 du
53	TR32518	Single-Family Residential	34 du
54	TR33546	Single-Family Residential	5 du
55	TR31886	Single-Family Residential	321 du
56	TR30814	Single-Family Residential	155 du
57	TR30598	Single-Family Residential	580 du
58	TR31293	Single-Family Residential	100 du
59	TR31282	Single-Family Residential	274 du
60	TR31900	Single-Family Residential	112
61	TR31929	Single-Family Residential	78 du
62	TR32247	Single-Family Residential	150 du
63	TR32809	Condominiums	272 du
64	TR32955	Single-Family Residential	613 du
65	TR32843	Single-Family Residential	143 du
66	TR32555	Single-Family Residential	12 du
67	TR33420A1	Single-Family Residential	161 du
68	TR33072	Single-Family Residential	140 du
69	TR32574	Single-Family Residential	131 du
70	TR33644	Condominiums	62 du
71	PM35626	Shopping Center Apartments	195,740 sf 150 du
72	TR36188	Single-Family Residential	1,323
73	PM33196	General Retail Drive-In Bank Fast-Food w/Drive Thru	24,000 sf 4,700 sf 3,450 sf
<i>sf = square feet du = dwelling unit</i>			
<i>Source: Urban Crossroads, 2012; City of Hemet Planning Department, 2012.</i>			