CITY OF HIGHLAND
REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

REGULAR MEETING
November 17, 2020
6:00 p.m.
City Hall
Donahue Council Chambers
27215 Base Line
Highland, California

MEMBERS
Randall Hamerly, Chair
Chandra Thomas, Vice Chair
Edward Amaya, Commissioner
Jarrod Miller, Commissioner
Jessica Sutorus, Commissioner

STAFF
Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ashiq Syed, Associate Planner
Salvador Quintanilla, Associate Planner
Angela Tafolla, Planning Technician II
Camille Goritz, Administrative Assistant III

MISSION STATEMENT

Highland is dedicated to the betterment of the individual, the family, the neighborhood and the community. The City Council and the staff of Highland are dedicated to providing the quality of public facilities and services that its citizens are willing to fund and will do so as efficiently as possible.

Visit the City's Website at: www.cityofhighland.org

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The City of Highland complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the City Clerk's Office at (909) 864-6861 Ex. 226, at least 48 hours prior to the meeting.

Pursuant to Government Code Section 54957.5, any disclosable public records related to an open session item on a regular meeting agenda and distributed by the City of Highland to all or a majority of the Planning Commission, less than 72 hours prior to that meeting, are available for public inspection at Highland City Hall, 27215 Base Line, Highland, CA 92346, during normal business hours.

This meeting is being held in person. Please be advised, facial coverings or masks must be worn in the Council Chambers. If you do not have a facial covering or mask, one will be provided to you. The number of persons permitted in the Council Chambers will be limited to the available seats in order to adhere to social distancing guidelines. Temperature checks will be taken prior to entering the Council Chambers.

If there are no available seats in the Council Chambers, accommodations will be made for members of the public to listen to the meeting outside the Council Chambers.

Submission of Public Comments: To limit the number of persons in the Council Chambers, the public is encouraged to make public comments by email rather than in person. For those wishing to make public comments by email to be read aloud at the meeting by the Community Development Administrative Assistant. Email comments must be submitted by 5:00 p.m. on November 17, 2020 to publiccomment@cityofhighland.org.

For those wishing to make a public comment regarding a public hearing item, please identify the agenda item in the subject line. Comments can be submitted any time prior to the meeting, as well as during the meeting up until the end of the corresponding item. Please email your comments to publiccomment@cityofhighland.org.

Members of the public will be permitted to make public comments in person.

PLANNING COMMISSION
REGULAR MEETING AGENDA
November 17, 2020 - 6:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

The Community Development Administrative Assistant shall read all email comments received before 5:00 p.m., provided that the reading shall not exceed three (3) minutes because this is the time limit for speakers at a Planning Commission meeting. The email comments submitted shall become part of the record of the Planning Commission meeting.

CONSENT CALENDAR

1. Minutes from the November 3, 2020 Regular Meeting.
   RECOMMENDATION: That the Planning Commission approve the minutes, as submitted.

PUBLIC HEARING

2. Amendment to the Mediterra Planned Development (SPR 20-001/PUD 13-001) to include a 1.6 acre parcel "annexation" and clarify the construction timing of certain park improvements, a General Plan Amendment (GPA 20-001), a Zone Change (ZC 20-001), an amendment to Conditional Use Permit (CUP 14-005), and an amendment to Tentative Tract Map 18893 (TTM 14-002).
   RECOMMENDATION: The Planning Commission adopt Resolution No. 2020-__, recommending the City Council:
   1. Adopt Resolution No. 2020-___ approving an Addendum to the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Mediterra Planned Development (PUD 13—001) pursuant to the California Environmental Quality Act (CEQA);
   2. Adopt Resolution No. 2020-___ approving General Plan Amendment (GPA 20-001) changing the Land Use Designation from Agriculture/Equestrian (AG/EQ) to Planned Development (PD);
   3. Introduce Ordinance No. __ to amend the City's Official Zoning Map, Zone Change (ZC 20-001), changing the zoning designation of the site from Agricultural/Equestrian (A/EQ) to Planned Development "PD 13-001";
   4. Adopt Resolution No. 2020__ amending Conditional Use Permit (CUP 14-005) to incorporate a 1.6 acre parcel and deferring certain park improvements for the Mediterra Planned Development; and
   5. Adopt Resolution No. 2020-__ amending Tentative Tract No. 18893 (TTM 14-002).

3. Design Review Application (DRA) No. 17-006-A2 a request to amend the Real Journey Academies Design Review Application Nos. 17-006 and 17-006-A1 to establish a canopy for the lunch area, golf putting area and drive, sand volleyball court, super court, and tennis court located at the south and east side of the existing charter school campus.
RECOMMENDATION: Staff recommends to the Planning Commission:
   1. Direct Staff to file a Notice of Exemption with the County Clerk of the Board; and
   2. Adopt Resolution No. 2020-___ Approving Design Review Application (DRA No. 17-006-A2), for the development of the student's recreational and lunch area at REAL Journey Academies, subject to the Conditions of Approval, and the Findings of Fact.

4. Accessory Sign Review Application (ASR) No. 20-007 is a request to establish a sign program for the existing Rio Ranch Market building within an existing shopping center.
RECOMMENDATION: Staff recommends the Planning Commission:
   1. Adopt Resolution No. 2020-___ to approve Accessory Sign Application (ASR) No. 20-007 to establish a sign program for the existing Rio Ranch Market, subject to the Conditions of Approval, and Findings of Fact; and
   2. Direct Staff to file a Notice of Exemption with the County Clerk of the Board.

ANNOUNCEMENTS

ADJOURN

I, Camille Goritz, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 12th of November, 2020, by 5:30 p.m. on our website at www.cityofhighland.org and in the following designated areas:

Highland Branch Library 7863 Central Avenue	Fire Station No. 1 26974 Base Line	City Hall 27215 Base Line

Date: November 12, 2020

Camille Goritz Administrative Assistant III

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: November 17, 2020

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III

SUBJECT: Minutes from the November 3, 2020 Planning Commission Regular Meeting.

RECOMMENDATION: Staff recommends the Planning Commission approve the Minutes as submitted.

PUBLIC NOTICE: The agenda for this item was posted at the three locations per Resolution No. 2011-047 and on the City's website.

Approved _____	Motion _____	Second _____	Agenda Item No. _____
Denied _____	Ayes _____		
Continued_____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
_____		_____	
Recording Secretary		Community Development Director	

MINUTES
PLANNING COMMISSION REGULAR MEETING
November 3, 2020

This meeting was conducted as a video conference meeting in a remote location. All votes during the meeting were conducted by roll call.

CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:00 p.m. by Community Development Director Mainez through video conference.

Present:	Chair	Randall Hamerly
	Vice Chair	Chandra Thomas
	Commissioner	Jarrod Miller
	Commissioner	Jessica Sutorus
Absent:	Commissioner	Edward Amaya

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ash Syed, Associate Planner
Salvador Quintanilla, Associate Planner
Matt Bennett, Assistant Public Works Director
Matt Wirz, Building Official
Camille Goritz, Administrative Assistant III

The Pledge of Allegiance was led by Community Development Director Mainez

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None

REORGANIZATION OF THE PLANNING COMMISSION

1. Election of Chairman and Vice Chairman for 2020-2021.
RECOMMENDATION: That the Planning Commission conduct an election for Chairman and Vice Chairman for 2020-2021.

Community Development Director Mainez gave a brief review of the staff report and opened the floor for nominations.

Commissioner Sutorus nominated Commissioner Hamerly for Chair.

Community Development Director Mainez called for any other nominations. Hearing none, the floor for nominations was closed, and the vote was called for.

Commissioner Hamerly was appointed as Chair, 4-0, with Commissioner Amaya being absent.

Chair Hamerly opened the floor for nominations.

Commissioner Miller nominated Commissioner Thomas for Vice Chair. Hearing no other nominations, the floor for nominations was closed and the vote was called for.

Commissioner Thomas was appointed as Vice Chair, 4-0, with Commissioner Amaya being absent.

CONSENT CALENDAR

2. Minutes from the September 1, 2020 Regular Meeting.

A MOTION was made by Commissioner Miller, seconded by Vice Chair Thomas, to approve the minutes to conclude the record, as submitted. Motion carried on a roll call vote, 4-0, with Commissioner Amaya being absent.

PUBLIC HEARING

3. Accessory Sign Review (ASR 20-005) to replace existing KFC and Taco Bell signage with new corporate signs and Design Review Application (DRA 20-007) to perform an exterior remodel including new paint, accent finishes, and new trash enclosure roof.

Chair Hamerly opened the public hearing.

Associate Planner Syed presented the staff report.

Vice Chair Thomas asked about the exhibit on the south elevation which shows the predominant color of the bright red. On the plans it is listed as an accent color, and with this image it does not look like an accent color. Are there any limitations?

Associate Planner Syed replied per our city design guidelines there is not any limits on what can be considered as primary versus accent colors.

Vice Chair Thomas asked if there would not be a limit on color types or shades within what we allow for City of Highland.

Associate Planner Syed stated not in the general area. Colors are typically are looked at with more discretion when they are in the Historic District, for example.

Commissioner Sutorus asked if the applicant would consider using less red on the south elevation.

John P, Applicant replied typically we have the red and white strips on that wall. I am not sure if that is something you might want to consider.

Chair Hamerly asked if the colors would be horizontal stripes.

John P replied vertical stripes.

Chair Hamerly asked how wide those would be.

John P replied probably about four feet wide.

Commissioner Sutorus asked if those stripes would be continuous from top of the ceiling down to the floor, or are we talking about the section where in between world famous to the right.

John P stated it is going to be from the top of the building all the way down.

Assistant Community Development Director Stater asked if applicant could describe to the Commission the original plans that were submitted to the City. The applicant is describing is a red and white stripe throughout the entire elevation which mimics their corporate branding that is on their product. The slide that we are showing right now is the Colonel Sanders figure with the red and white striping which is what we saw originally on the entire southern elevation, but with the four foot striping that the applicant is describing. Staff thought that might be a little much for that elevation, so they instead proposed the large amount of red on the south elevation. If the commission prefers the red and white striping or some alternative deviation from one of those two you could describe it to the applicant and see what he could do to modify it.

Vice Chair Thomas thought if we had to choose between the two, the stripping would be less preferred. I feel the bright red was very catching. For me, it should not be used for the entire wall for the south elevation. I am very familiar with this location, and my only concern is to maybe break out that area. I do not think the red and white striped would be better. In this circumstance it is right next to some natural areas, and something that looks slightly a bit more natural would be better received by the community perhaps.

Chair Hamerly concurred with the notion of striping would be more glaring when you are looking at it. There is a very logical point where there is a step in the parapet elevation and that looks like there could be an opportune location to create a color break or material break if that is the preference of the client. One of the concerns I have about stripes is we are painting stucco which is very difficult to get a clean line when you are applying paint to a naturally rough surface.

Vice Chair Thomas stated I think it is great that KFC and Taco Bell to be improving their structure. I really like the design side of Taco Bell, I just think the red could be limited a little bit to break it up. If the applicant would consider that. The signs look great and more modern and will appeal to today's generation.

Chair Hamerly stated on the exterior elements view on the north elevation the horizontal element where the Taco Bell is located there is an inside corner at the delivery window. I was wondering why the horizontal element stopped at the end of the wall and did not terminate into an inside corner since my understanding is that the horizontal slats would be mounted to the surface of the existing wall. That would give a cleaner transition between the material.

John P replied that this is the typical size for the Taco Bell signage, but I do see your point. Typically, there is a return for that one, so it is not going to look unfinished. The pop out for the drive thru is very close so I do not see any issue to extend over to the drive thru pop out.

Chair Hamerly stated it would read better. It is a diagonal approach to the property so that entire corner from the north and west is the street frontage when you are south bound on Boulder. Dressing up that corner would greatly enhance the project. On the west elevation we have the boral cultured stone veneer at the northwest corner comes down right in the middle of the door. This is the west façade and if weather is coming in, the weather is coming from the west and south. Is it possible to add an awning over that doorway to give it a little bit of protection because that is the most exposed façade on that building?

John P replied good idea, note taken to add an awning.

Chair Hamerly stated for context I was thinking just a simple horizontal plane like you have over the pickup window and that would be mounted directly over the door. This would soften the transition between the stone and doorway. On the tower it looks like there is a wood fascia and on the revised elevation it does not look like there is transition between the fascia and the face of the tower. Is the material changing on the fascia?

John P replied that I need to check my notes. We are probably planning to keep what we have there.

Chair Hamerly suggested to wrap the fascia with the standing seam material and continue it down. This would give you a cleaner more contemporary cap, because it does look like you are trying to make it a contemporary structure. On the western elevation it looks like the large window that is at the base of that tower is being removed, is that correct?

John P replied what would that be the concern for that window?

Chair Hamerly stated the bottom of the tower has a recess and there is a large, fixed window in there. Is that being eliminated or is it just not showing up on the elevations?

John P replied we are planning to remove the window.

Chair Hamerly stated in the process of the south façade underneath the large KFC is an existing window. There is a reveal around that window that ties into the old Taco Bell theme with mission style arch trim. It would be a nice opportunity to get rid of that to make the tower have a fresher look. Color P41 it is showing as an accent color, and I did not find that on the plan.

John P replied is it on the elevation or on the schedule?

Chair Hamerly stated it is on the schedule on the color swatches, however I could not find it on the notes and want to make sure I was not missing anything obvious.

Vice Chair Thomas stated I like the new logos and how they are presented.

Chair Hamerly stated on the west elevation the logo that has the bell and Taco Bell do not align on the façade horizontally. I was wondering if that has something to do with the logo and the way it is presented as opposed to being the two are centered.

John P replied each signage is lined at the bottom. If you prefer the signs to be centered than that is not an issue.

Chair Hamerly stated I did not know if there was a corporate standard. My comment was about the alignment of the logo on the west façade on the tower with the large KFC logo on the south side of the tower. Again, you are approaching northbound on Boulder and you will see both signs in one view.

John P replied we could probably alter the angle to have a better symmetry.

Chair Hamerly stated the handling of the red accent color on the south façade. Is there any conscience or suggestion where we could give staff a directive and working with the applicant on that issue? Is it safe to say that we concur that the stripes would not be an acceptable alternative?

Vice Chair Thomas stated yes, I think that would be prudent for the architects to work with city staff to see about possible changes for the color scheme on the south elevation. The stripes would not be preferred, and some changes can be considered by the applicant.

Chair Hamerly asked when you said modify the color pallet, are you talking about the quantity or the color itself?

Vice Chair Thomas replied I am talking about the color as far as the total quantity on the south elevation wall. I would prefer it to be more of an accent red. I would estimate 85% of the bright red color which I love the color, however it would be helpful if it were less than that total amount. I would leave that to the discretion of the architect who is doing this.

Chair Hamerly stated typically there is two remedies. One we could take an action on the design review portion of this application this evening and issue a directive to staff. If the changes are dramatic and the commission feels it is warranted, then we ask the applicant to bring back the exhibits for additional review.

Vice Chair Thomas stated I would recommend that the applicant work with city staff to have a change here and would like to see it coming back before moving forward with this.

Commissioner Miller and Commissioner Sutorus concurred with Vice Chair Thomas.

Assistant Community Development Director Stater stated we have one resolution with findings for both signs and elevations. We must modify the resolution to approve a portion of the project separating out the signs. It might be beneficial to continue the item and bring it back all together so they could be approved at one time. Or if it will take the applicant sometime to modify the elevations, we can bring back the resolution for approval for the sign portion and remove the elevations until the applicant is ready.

Chair Hamerly stated the main reason that if we were to continue it is usually continued to a date certain. For the applicant, how quickly could they make the modifications suggested and get this back to us for review?

John P replied we could turn the presentation within two to three days. In addition to the south elevation you mentioned the transition where the parapet is lower that is where I am thinking we could stop the red accent on the right-hand side.

Associate Planner Syed replied that December 1st would be the soonest we could bring this item back.

Chair Hamerly asked the applicant if December 1st an acceptable date?

John P replied if it possible if we could make a decision tonight. If I make the red accent wall smaller in terms of quantity, and that is acceptable to you all then I can do that.

Chair Hamerly asked Vice Chair Thomas if limiting the red accent from the eastern corner to the step in the parapet be enough of a reduction in the accent color.

Vice Chair Thomas asked if it would be replaced with the white?

Chair Hamerly replied correct.

Vice Chair Thomas stated I am just one person on the commission, but for me its hard to say that for sure that would do the trick for a color break or not without being able to visualize it.

Commissioner Miller stated I do not have any further comments. I am fine with pulling it back to the step and would be willing to accept that.

Commissioner Sutorus asked what color is the roof? Right now, it looks like it is a different material, but it is currently red tile. Is that going to be white?

John P replied he needs to clarify, but one of the options is a grey metallic or white color.

Chair Hamerly stated I think a dark grey would be more appropriate as a cap that would tie in and relate to the base. Commissioner Sutorus, we were talking about the south façade and in your opinion would it be acceptable to stop the accent color at the vertical offset in the parapet?

Commissioner Sutorus stated in my mind when I first saw this, I thought a different material would be a better accent to match the material that is on the roof. It is difficult for me to visualize.

Chair Hamerly stated the red would continue across the entire plane of the wall but would stop. There would be a vertical break going from the white base color to the red accent color that would line up.

Commissioner Sutorus asked if everything else to the right of that is now going to be a solid white?

Chair Hamerly apologized that it is everything to the left of that line would be white and everything to the right towards the east would remain the red.

Commissioner Sutorus stated that it is difficult to make that decision without seeing it in a design.

Chair Hamerly stated the applicant is requesting that we make a decision and take an action tonight, if possible.

Vice Chair Thomas stated that I hate to have the applicant come back with another drawing, is there another solution that could be added? I feel like adding the white behind the logo that is there would make it look better.

John P replied yes, where we have made by hand is going to be white to the parapet.

Vice Chair Thomas asked if it is possible to consider any one of the colors that are on the other side?

Chair Hamerly replied that would be cross branding because they are trying to create a solid transition between the Taco Bell color pallet and the KFC side of the building. The solution is not to necessarily alter the color pallet for each of the franchises, but how do we mitigate the brightness by limiting the amount of the accent color. One option might be to suggest we have a reveal that runs horizontally through the entire façade on the south. The horizontal band that is just above the awnings bisect the red. Below that horizontal reveal that runs through the middle of that south façade, if all of that was red and all above it was white is a suggestion.

Vice Chair Thomas replied that is an excellent idea.

Community Development Director Mainez asked if you can see the mockup now with the white on the right-hand side. It does give the appearance of a stripped box, obviously the stripes are extremely wide. Perhaps on the very far corner on the right-hand side staff could reduce the white a little bit.

Associate Planner Syed stated maybe moving the made by hand scripture logo over to this area.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Sutorus, seconded by Commissioner Miller, to approve:

1. Adopt Resolution 2020-006 approving Accessory Sign Review (ASR 20-005) to replace existing KFC and Taco Bell signage with new corporate signs and Design Review Application (DRA 20-007) as modified to perform an exterior remodel including new paint, accent finishes, and new trash enclosure roof, subject to the Conditions of Approval and Findings of Fact.
2. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors.

Motion carried on a roll call vote, 4-0, with Commissioner Amaya being absent.

RESOLUTION NO. 2020 – 006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING AN ACCESSORY SIGN REVIEW (ASR 20-005) TO REPLACE EXISTING KFC AND TACO BELL SIGNAGE WITH NEW CORPORATE SIGNS AND DESIGN REVIEW APPLICATION (DRA 20-007) TO PERFORM AN EXTERIOR REMODEL INCLUDING NEW PAINT, ACCENT FINISHES, AND NEW TRASH ENCLOSURE ROOF AT THE KFC / TACO BELL LOCATED AT 7347 BOULDER AVENUE. ASSESSOR'S PARCEL NUMBER: 1201-131-04.

4. Design Review Application (DRA) No. 19-008, a request to construct a 19,600 square-foot contractor's office and warehouse space and storage yard.

Chair Hamerly opened the public hearing.

Associate Planner Quintanilla presented the staff report.

Commissioner Miller asked if there was any coordination with Flood Control on this project in terms of understanding the flooding in city creek and how that water surface impacts the side and the proposed building.

Assistant Community Development Director Stater replied we did direct the applicant to speak with Flood Control and staff also coordinates with them. They had responded to us, there concerns were with the easement along the rear side and access to maintenance and cleaning of the channel.

Commissioner Miller stated the activities that will be occurring within the parking lot and outside of the structure, is that going to be limited to parking the vehicles or are there going to be actual construction activities that occur within the parking lot?

Dan Moore, Applicant replied we are an electrical contractor that will be an office and storage. We do not store much, there will be a lot of tools. We do not have products delivered to us.

Commissioner Miller asked if there will be any maintenance of any equipment occurring outdoors?

Dan Moore stated no, we do not do our own maintenance. We do not have anyone that stays in the warehouse.

Chair Hamerly clarified the resolution that is included in the staff report does mention that it is warehouse space and a storage yard. There any raw materials stored for any length of time behind the gate, is that correct?

Dan Moore replied that is correct, not much outdoor storage.

Chair Hamerly asked staff if there were any flood flow that did make its way on the project site, how would that impact the subsurface retention that is in the northwest corner.

Assistant Public Works Director Bennett stated if you are speaking to the capacity of the underground infiltration system it is designed for the water quality purposes. Ultimately the site will be designed to mitigate the development flows to the existing flows offsite. At the southwest corner you may see on the screen a current outlet drain that would discharge those flows subject to drainage to the property. I do not have an expectation that the offsite flood channel has an impact to this.

Chair Hamerly commented on the location of the fire hydrant. Has the fire department signed off on the turnaround?

Associate Planner Quintanilla stated the Fire Marshal did sign off on the plans.

Chair Hamerly stated the southeast corner is a utility room, but there is a doorway there. My understanding is that if you have a zero or near lot line that there is not supposed to have any openings within five feet. Is there an exception for utility rooms?

Building Official Wirz stated the prior Building Official wrote the conditions and he will review the issue.

Chair Hamerly stated the exterior elevations metal panels is painted. Is that a field applied paint or is it a factory pre finish panel?

Dan Moore replied correct. Those are factory painted.

Chair Hamerly stated concerns on the mechanical enclosure on the roof on the northside of the building. What I was proposing is the north end of that building would just do a miniature detail that compliments the treatment at the southwest corner. Enhance the parapet with the different accent color and the horizontal band to make a small enclosure that would hide the equipment which would balance that west elevation.

Dan Moore replied basically relocate it towards the north and tie it in with the awning.

Chair Hamerly replied exactly. Copy what is happening at the south edge of the building and do a miniature version at the north end of the building for the mechanical enclosure. Did anyone have comments on the landscape plan?

Commissioner Miller asked would the landscaping be sumped from adjacent grade?

Dan Moore stated I do not believe anything will be sumped from what I see.

Commissioner Miller stated with an underground system sedimentation is certainly a main concern. So, the landscaping will be at grade?

Dan Moore stated yes.

City Landscape Architect, Scott Rice stated the planter areas are above the asphalt level, but below the top of curb.

Associate Planner Quintanilla stated the WQMP could be conditionally accepted through the engineering department.

Assistant Public Works Director Bennett stated there is a conditionally approved water quality plan that has been reviewed to address the concerns. The self-contained landscape areas and the project will complete a final WQMP for the design of that project.

Chair Hamerly stated the Australian willow the entire front set back is 25 feet, and the concern is it can hit 30-35 feet canopy. That might be a maintenance issue, I know those trees can be trimmed to give them a certain shape so that might be an ongoing concern. They are going to be planted approximately 10-12 feet from façade of the building.

Scott Rice replied what we have encountered within Highland on development projects is that the Australian willows are not as vigorous as their full potential. The retail center south of Base Line and west of Boulder that has Australian willows over 10 years.

Chair Hamerly stated would the primary difference between a parking lot tree and parkway tree be the amount of arable soil that is underneath the canopy. If any tree that is planted in a parking lot is automatically is going to be stunted.

Scott Rice stated I agree. We have also seen these trees planted in residential applications where they have considerable amount of potential for the root growth.

Chair Hamerly stated the locust trees that are planted along the western property line is about 5-foot planter and it is next to a CMU wall. Is a simple root barrier going to be sufficient to protect that wall?

Scott Rice replied I do not believe we will have any issues. Serval of the trees are behind the wall. Things behind the wall tend not get as frequent of maintenance. We can suggest another tree during plan check.

Chair Hamerly stated I do not have a concern with the tree just the location. Some of the properties of the tree in a narrow planter. I was just concerned with the size of the tree, but mainly if a bunch of little trees start popping out because it is sending out horizontal roots once they start it is almost impossible to get rid of them.

Scott Rice stated I do not know any products that reduce sucker growth.

Chair Hamerly stated I am just concerned about the ability to control the potential damage to the wall, but I do not have an alternative recommendation and I am fine with the tree.

Scott Rice replied we appreciate the detail feedback on the landscape plan. We will take a closer look during plan check.

Chair Hamerly stated on the planning condition of approval number 17, it looks like a standard condition for a typical warehouse project that is a shed style roof. I do not see opportunity for doing any interior drains within the metal pan of walls. I was wondering if it can be modified.

Associate Planner Quintanilla stated we can remove that. We do understand that it is the middle panel, and that type of condition will not work based on the construction.

Chair Hamerly stated so delete condition of approval number 17?

Associate Planner Quintanilla replied yes.

Chair Hamerly asked what is avigation easement?

Community Development Director Mainez stated this is a document that the airport requires of development where there is a potential for an accident to occur. What this does is protects the airport from any liability when it comes to noise.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Sutorus, seconded by Commissioner Miller, to approve:

1. Adopt Resolution 2020-007, Approving Design Review Application (DRA) No. 19-008, as amended for the construction of a 19,600 square-foot contractor's office and warehouse space and storage yard, subject to the Conditions of Approval as amended, and Findings of Fact.
2. Direct Staff to file a Notice of Exemption with the County Clerk of the Board.

Motion carried on a roll call vote, 4-0, with Commissioner Amaya being absent.

RESOLUTION NO. 2020 – 007
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA) NO. 19-008, TO CONSTRUCT A 19,600 SQUARE-FOOT CONTRACTOR'S OFFICE, WAREHOUSE SPACE AND STORAGE YARD IN A 1.45-ACRE SITE WITHIN THE INDUSTRIAL (I) ZONING DISTRICT LOCATED AT 27002 MAINES STREET, ASSESSOR'S PARCEL NUMBER: 1192-0611-011.

5. Conditional Use Permit (CUP) No. 20-002 is to establish a cocktail lounge with a State of California Alcohol Beverage Control (ABC) license, Type 48 (On-Sale General – Public Premises) for the sale and consumption of beer, wine, and distilled spirits and live entertainment.

Chair Hamerly opened the public hearing.

Associate Planner Quintanilla presented the staff report.

Vice Chair Thomas asked with the nature of how restaurants and eateries have changed this year due to COVID-19, is there any plan in the change for how this business is going operate?

Assistant Community Development Director Stater stated right now what the city is doing is following the lead of the County and State as far as dining and alcoholic beverages. If they were to be a restaurant that opened today, they would be allowed outdoor dining. The dining area is inspected by the city's planning, fire, and building and safety divisions. They would apply it to ABC for catering permit, which is a minimal cost, but they provide temporary approvals for that outdoor consumption of alcoholic beverages. What you would be approving this evening is the use being in the interior use. Exterior use would fall under the State and County provisions at this time.

Commissioner Sutorus asked if there were any plans to update the sign with their new business name?

Associate Planner Quintanilla stated we could ask the applicant about that. We would assume they would do that.

Chair Hamerly stated the new restroom is being added for ADA compliance and the doorway that is shown on that restroom is not ADA compliant. There is not the 18 inch clear on the strike side of the door. Staff may want to look into reversing that door so there is clear space on the strike side of it for it to be ADA compliant.

Building Official Wirz replied I will make a note of it. You are correct, it is not compliant.

Community Development Director Mainez stated the building has been vacant for more than six months which is going to trigger compliance with the sign code so I would suggest that we require the applicant to upgrade their signs as part of the approval tonight.

Chair Hamerly stated the existing building mounted sign would have to be brought up to current compliance.

Community Development Director Mainez stated that is correct because it has been vacant for more than six months. It is a projection sign which is not permitted in our code. It either must be a wall mounted or a monument sign with landscaping. This is a great opportunity to upgrade that signage to current code.

Chair Hamerly asked if that would add to the planning conditions of approval item 24?

Associate Planner Quintanilla replied yes that can be added to item 24.

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas, seconded by Commissioner Miller, to approve as amended to adopt Resolution 2020-008, a Conditional Use Permit (CUP No. 20-002), to operate a cocktail lounge with a Type 48 (On-Sale General – Public Premises) ABC license for the sale and consumption of beer, wine, distilled spirits and establish live entertainment.
Motion carried on a roll call vote, 4-0, with Commissioner Amaya being absent.

RESOLUTION NO. 2020 – 008
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) NO. 20-002 FOR THE ESTABLISHMENT OF AN APPROXIMATE 1,294 SQUARE-FOOT COCKTAIL LOUNGE WITH A STATE OF CALIFORNIA DEPARTMENT OF ALCOHOL BEVERAGE CONTROL (ABC) TYPE 48 (ON-SALE GENERAL – PUBLIC PREMISES) LICENSE AND ESTABLISH LIVE ENTERTAINMENT (S & S COCKTAIL LOUNGE) IN AN EXISTING COMMERCIAL SHOPPING CENTER, LOCATED AT 26485 BASE LINE (APN NOS.: 1192-101-02 & -03)

6. Accessory Sign Review Application (ASR) No. 20-006 is a request to amend the 7-Eleven Sign Program previously approved by the Highland Planning Commission on August 21, 2018. The new proposal would increase the height and the overall sign area of two future monument signs which identity the gas station and future tenants along Greenspot Road and Boulder Avenue.

Chair Hamerly opened the public hearing.

Associate Planner Quintanilla presented the staff report.

Commissioner Sutorus stated there is landscape around the monument sign that is eleven feet, is there landscaping around that as well?

Associate Planner Quintanilla stated yes, there was an established landscape plan. Also, it has been reviewed by our landscape architect.

Commissioner Miller stated I have driven by that site regularly and I know it is typically required in the conditions that the project is supposed to meet the requirements NPDS and yet I have not seen any of the typical storm water being implemented on site.

Community Development Director Mainez stated we will note that and follow up with our team that is responsible to monitoring those issues.

Chair Hamerly asked what was the reasoning for moving the monument Sign B father to the north?

Associate Planner Quintanilla stated the reason for the sign movement to the north was to give more separation from the habitat sensitive area for the Kangaroo Rat.

Chair Hamerly stated the previous location of the sign did account for any impacts for the Kangaroo Rat habitat that was identified as the southeast corner of the property. The location father to the south is more visible and is a higher elevation. It does not need as extensive of base treatment. The previous location seems to be a better location.

Warner LeMenager with TNT Electric Sign Group stated this has been completely negotiated as to moving this sign for better visibility. We have moved the sign up in height so we will have a visible plane for pedestrian and automobile traffic.

Chair Hamerly asked are you saying the agreement to relocate the signs was negotiated with staff or the original location was what was approved with staff?

Warner LeMenager stated I am the manufacturer of this sign itself. We have been contracted by the other contractor to put these signs in. Whatever has transpired they have been giving the location that they want to put these signs in.

Chair Hamerly asked if this was a developer-initiated change to move the sign further to the north?

Warner LeMenager stated yes, they contracted us, and this is where the sign wanted to go. We went ahead and realized the one Sign B would not be visible at all, so we had to proposed to the city to raise that so it would be a visibility level for traffic and pedestrians.

Chair Hamerly replied given the grading onsite the location where it is being moved is lower than the location where it would have been, because the site lines were considered when we were reviewing the height of the signage. Now, they are increasing the sign by 70-75% because they are moving it to a location that is lower relative to the street elevation. I am trying to figure out why they are trying to move the sign.

Chair Hamerly stated the base color of 7-Eleven is the very light stucco and it seems like it would tie in more with the landscape surrounding the sign if the base feature of the sign instead of being a very light stucco color.

Associate Planner Quintanilla replied it would not be a problem.

Chair Hamerly stated it said the base or concrete would be needed to be painted a color to match the main color of the building façade. Instead of painting the light color it should be a deeper color that is going to compliment the color of the stone and tie in more with the landscape.

Warner LeMenager stated that I concurred, and it should match the building.

Vice Chair Thomas asked what would happen in a scenario like this where the commission feels the sign was better in the original position than what is being proposed.

Chair Hamerly stated you would deny the request.

Commissioner Sutorus stated my understanding was they were increasing the sign because of the line of sight and it sounds like there was a different location where it was better and it did not have to be so large and now it is moved.

Chair Hamerly stated yes, now the sign is located at the bottom of a 2-1 slope that is sloping down and away from the street. I agree that the applicant would want to have a visible sign, but the location where it was, was a higher elevation.

Commissioner Sutorus asked are we allowed to ask to see where that location was before? Why did the applicant move it?

Chair Hamerly stated they said it was improved visibility, but in order to get visibility you have to increase the height of the sign from 10 feet to 17 feet because it is father down a slope.

Chair Hamerly stated the Planning Commission felt the proposed locations of the original sign program were acceptable, but we did have extensive discussions about the amount of landscaping. This is the eastern gateway when you are heading west bound on Greenspot. This is the introduction into the golden triangle for Highland. We were very concerned about the parking being pushed into that corner that the northern end of the property wanting to have a very strong landscape area around that corner. Placing the sign into that parkway landscape area is going to diminish the amount of landscaping due to the signage.

Vice Chair stated the advantage that they may think they are going to get is added visibility by inserting it there. I think perhaps they are trying to get advertisement on both sides of the street where those traveling towards the freeway. I do not like the idea of landscape area being diminished when this is clearly an opportunity to have an area of improvement. I am not in favor at this moment to dimmish landscaping and changing the sign.

Chair Hamerly stated typically in sign programs even though we are approving it as a package there is a certain amount of latitude that is extended to the applicant. There is usually reference to what are the city standards for monument signs based on the size of street frontage.

Associate Planner Quintanilla stated based on the location and the requirement is up to 11 feet for that type of monument sign.

Community Development Director Mainez stated yes, that is correct. The code does give the Planning Commission a lot of discretion when it comes to modifying those standards.

Assistant Public Works Director Bennett stated in the picture you see the wall which is the southside of the driveway and the originally approved location. If the sign were at that location, you would not experience sight distance issues as the vehicle in the driveway would be looking for northbound traffic. They are not looking south for traffic to pick up, so their sight line is not disturbed.

Warner LeMenager asked if we would carry this over to the next meeting. I will go back to the customer and see if he is adamant about pursuing that 17-foot sign in that position.

Chair Hamerly asked when the next meeting will be held.

Associate Planner Quintanilla replied December 1, 2020.

Chair Hamerly closed the public hearing.

A MOTION was made by Chair Hamerly, seconded by Commissioner Miller, to continue this item to December 1, 2020 regular Planning Commission meeting.
Motion carried on a roll call vote, 4-0, with Commissioner Amaya being absent.

ANNOUNCEMENTS

Assistant Community Development Director Stater informed the Planning Commissioners that there is a meeting on November 17, 2020 in person at City Hall.

Community Development Director Mainez recognized the new Planning Commissioners on how they deliberated in tonight's meeting, a job well done. We look forward to working with you.

Chair Hamerly thanked the Planning Commissioners, excellent participation, and comments. Very impressive for your first meeting. With the change of Planning Commission between two of the Planning Commissioners that are no longer on the commission there was an excessive 30 years of experience and was wondering if the city has any plans doing a resolution or a thank you for John Gamboa's and Rich Haller's service.

Assistant Community Development Director Stater stated letters have been provided and there will be a recognition at City Council.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 9:06 p.m.

Submitted by:

Camille Goritz, Administrative Assistant III
Community Development Department

Approved by:

Randall Hamerly, Chair
Planning Commission

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: November 17, 2020

FROM: Joseph A. Hughes, City Manager

REVIEWED BY: Lawrence A. Mainez, Community Development Director &
Kim Stater, Assistant Community Development Director

PREPARED BY: Ash Syed, Associate Planner

SUBJECT: Amendment to the Mediterra Planned Development (SPR 20-001/PUD 13-001) to include a 1.6 acre parcel "annexation" and clarify the construction timing of certain park improvements, a General Plan Amendment (GPA 20-001), a Zone Change (ZC 20-001), an amendment to Conditional Use Permit (CUP 14-005), and an amendment to Tentative Tract Map 18893 (TTM 14-002).

LOCATION: Mediterra Planed Development, north of Greenspot Road, approximately 600 feet east of Santa Paula Street.

OWNERS: Calvary Chapel San Bernardino & Greenspot Corridor, LLC

REPRESENTATIVE: Camille Bahri, Sunland Communities, LLC

RECOMMENDATION: The Planning Commission adopt Resolution No. 2020 - ____, recommending the City Council:

1. Adopt Resolution No. 2020 - ____ approving an Addendum to the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Mediterra Planned Development (PUD 13-001) pursuant to the California Environmental Quality Act (CEQA);

2. Adopt Resolution No. 2020 - ___ approving General Plan Amendment (GPA 20-001) changing the Land Use Designation from Agricultural/Equestrian

Approved _____	Motion _____	Second _____	Agenda Item No. 2
Denied _____	Ayes _____		
	Noes _____		File No. _____
Continue _____	Abstain _____		
	Absent _____		

Recording Secretary

Community Development Director

(AG/EQ) to Planned Development (PD);

3. Introduce Ordinance No. ____ to amend the City's Official Zoning Map, Zone Change (ZC 20-001), changing the zoning designation of the site from Agricultural/Equestrian (A/EQ) to Planned Development "PD 13-001";

4. Adopt Resolution No. 2020 - ___ amending Conditional Use Permit (CUP 14-005) to incorporate a 1.6 acre parcel and deferring certain park improvements for the Mediterra Planned Development; and

5. Adopt Resolution No. 2020 - ____ amending Tentative Tract Map No. 18893 (TTM 14-002).

FISCAL IMPACT: The Applicant submitted the required deposit for processing a Specific Plan Amendment. Staff time spent working on the applications will be charged to this fee.

PUBLIC NOTICE: As required by the City Council, notice of the public hearing was posted at the City's three designated posting locations. In addition, the notice was posted on the City's website, mailed to property owners within three-hundred (300) feet of the project site, and published in the Highland Community News on November 6, 2020.

DESCRIPTION OF THE SITE: The Mediterra housing development is located on the north and south sides of Greenspot Road, east of Santa Paula Street, near the East Valley Water District offices. It encompasses approximately 182 acres with the inclusion of the 1.6 acre parcel within Planning Area 1 being proposed.

	Current Use	**General Plan Designation**	**Zoning Designation**
1.6 Acre Parcel (APN: 0297-021-25)	Single Family Residential	Agricultural/Equestrian (AG/EQ)	Agricultural/Equestrian (A/EQ)
Remainder of Mediterra Planned Development	Commercial Citrus Farming, Single Family Residential, Open Space	Agricultural/Equestrian (AG/EQ)	Planned Development (PD 13-001)
North	San Bernardino National Forest	*National Forest*	*National Forest*
South	EVWD Office / Santa Ana River	Open Space (OS)	Open Space (OS)

East	Commercial Citrus Farming	Agricultural/Equestrian (AG/EQ)	Agricultural/Equestrian (A/EQ)
West	Single Family Residential – *Entrada Ventana*	Low Density (LD)	Single Family, R-1 10,000

The subject 1.6 acre parcel that is located in the center of Planning Area 1 of the proposed Mediterra development contains a single family home and several accessory structures including a barn and other rural attributes. The property can currently be accessed by foot and by vehicle via a dirt and gravel segment of Santa Ana Canyon Road frontage that diverges north from Greenspot Road. If the land is incorporated into the Mediterra Planned Development, the home and related structures will be removed.

Currently, the proposed site design for Planning Area 1 features the construction of new streets and developments to the north, east, and west around the 1.6 acre property, leaving access via a newly constructed segment of Santa Ana Canyon Road to the south. Engineering conditions of approval had outlined issues related to construction around the existing residence to ensure the maintaining of appropriate easements and rights. These will be addressed by the new tract design.

PREVIOUS ACTION:

2016 Mediterra Planned Development Approval

On March 8, 2016, the Highland City Council approved the Mediterra Planned Development (PUD 13-001) via Conditional Use Permit (CUP 14-005) in Resolution No. 2016-012, consisting of 316 units within eight (8) Planning Areas on approximately 180 acres. The project comprised several separate entitlements which included a Planned Development Document (CUP 14-005), Tentative Tract Map (TTM 14-002) adopted via Resolution No. 2016-013, General Plan Amendment (GPA 15-001) adopted via Resolution No. 2016-011, and Zone Change (ZC 15-002) adopted via Ordinance No. 405.

Four (4) of the Planning Areas were to contain the development of the residences as part of the project, including 200 low-density residential units, 110 medium-density residential units, and six (6) estate residential lots. The project also includes lettered lots containing two (2) parks, landscaping, a water quality management basin, sewer and water infrastructure improvements, onsite and offsite road improvements, and an extensive trail network.

2019 Mediterra Planned Development Revision

In 2019, the Highland City Council approved a revision to the Mediterra Planned Development (REV 19-002), via Resolution No. 2019-048, that involved the transfer of one (1) dwelling unit from Planning Area 4 to Planning Area 1, the reduction of the minimum allowable density in Planning Area 4 from 6.1 du/ac to 4.0 du/ac, the

delay in constructing the "private portion" of Mediterra Park from Phase II to IV, altering the fencing between lots from proposed block wall to vinyl fencing, and amending the approval authority and process for transferring units between planning areas (Attachment 1 – 2019 Revised Mediterra Planned Development Document). All proposed modifications were deemed minor per CEQA regulations and did not create any new impacts that were not previously addressed under in the 2016 Mitigated Negative Declaration (MND). Thus, the City determined no additional CEQA review was necessary for the subject amendment.

PROJECT REVIEW: The proposed applications request two (2) actions; the addition/incorporation of a 1.6 acre parcel into the Mediterra Plan, and the clarification of timing for the construction of the public portions of Mediterra Park.

The land addition being proposed would incorporate a 1.6-acre property into Phase I of the Mediterra Planned Development. This parcel was previously identified as "Not A Part" (NAP) of the Mediterra Planned Development within the boundary for Planning Area 1 and was surrounded by low density residential lots. The Applicant recently purchased this property and is now requesting to add it into the development.

The 1.6 acre parcel is further proposed to be reconfigured into nine new lots (Lots 672 to 680) to the Tract Map and a new cul-de-sac to be named Terranova Street. The proposal will not change the total number of units approved for development, 316.

Mediterra, is planned to be constructed in five (5) phases as described below:

Phase I

This phase involves development of Planning Area 1 and Planning Area 8. Planning Area 1 is approximately 24.2 acres in the western portion of the project site and will be developed with 89 Single Family Residential units, the Mediterra Parkway road, a pocket park known as Pine Park, a trail system, associated utility connections and infrastructure. Planning Area 8 is a 3.4-acre area for a water quality management basin for the containment and treatment of stormwater runoff from the housing development, consistent with the City-approved Water Quality Management Plan (WQMP). The proposed addition of the 1.6 acre parcel will increase the unit count to 98 in this phase.

Phase II

This phase involves the residential development of Planning Area 2 and the construction of the public portions of Mediterra Park in Planning Area 6. The residential portion encompass 11.9 acres, 51 single family residential units, trails, streets, associated utility connections and infrastructure in the central portion of the project site.

The public portions of Mediterra Park include a walking path, tot lot for small children, and public restrooms. The Applicant is asking for the construction timing of the public park improvements to be clarified. Currently the PD document reads,

Existing Language:
"The public facilities at the Mediterra Park as described in Section 8-3.a1: Mediterra Park Components shall be completed with this phase." (Phase II).

"The private recreation center at the Mediterra Park described in Section 8-3.a2: Community Recreation Area shall be completed within this phase." (Phase IV).

Proposed Language:
"The Mediterra Park, including the public facilities and the private recreation center as described in Section 8-3.a: Mediterra Park shall be completed with Phases 1 and 2 prior to the issuance of the 140th building permit within Phases 1 and 2." (Phase I and Phase II)

"Phase 3 may occur after PA 4 as described in Section 4-3.d subject to the approval of the City of Highland. The development of Phase 3 shall be able to proceed and building permits and occupancies shall not be withheld from Phase 3 independent of the status of the Mediterra Park, including the public portion and the private recreation center." (Phase III)

"Phase 3 may occur after PA 4 as described in Section 4-3.c subject to the approval of the City of Highland. The development of Phase 4 shall be able to proceed and building permits and occupancies shall not be withheld from Phase 4 independent of the status of the Mediterra Park, including the public portion and the private recreation center. Phase 4 will not include a private recreation center." (Phase IV)

Phase III

This phase involves development of Planning Area 3, which is approximately 20.3 acres, and will consist of 62 Single Family Residential units, streets, associated utility connections and infrastructure on the northeastern portion of the project site.

Phase IV

This phase involves development of Planning Area 4, which is approximately 11.1 acres in the southeastern portion of the project site and will construct approximately 109 Medium Density residential lots. If the proposed revision to the Planned Development is approved, the unit count would be reduced to 99 units in this phase. This phase relies on the infrastructure associated with the previous phases of the project. As such, the site planning of Planning Area 4 will be conducted with the selection of the specific residential product type and will be processed for approval at a future date. Local streets within the limits of Planning Area 4, including utilities and other improvements will be completed in conjunction with the design and development of this phase. The development of Phase IV shall be able to proceed and building permits and occupancies shall not be withheld from Phase IV regardless of the status of the

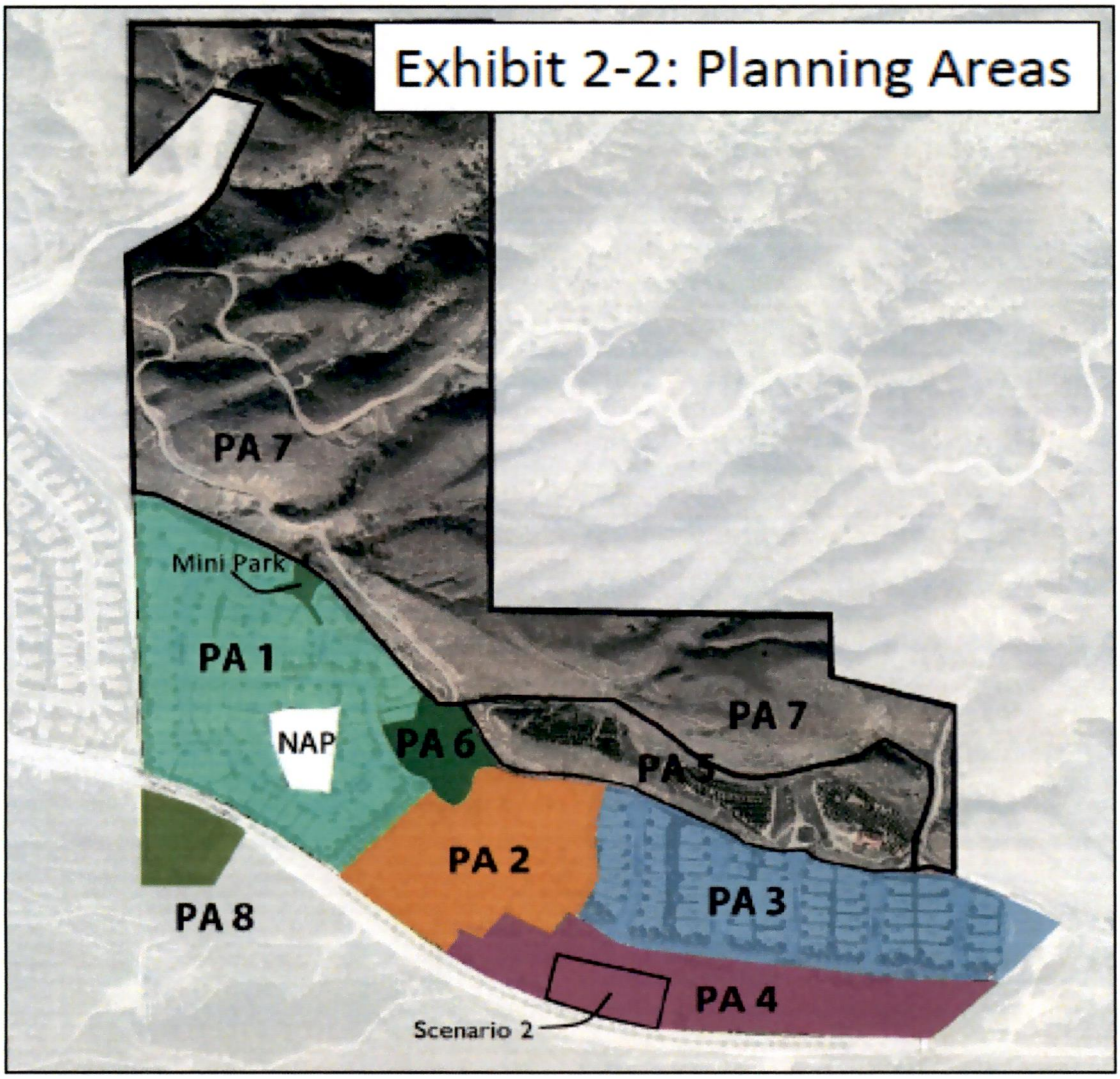
Mediterra Park, including the public portion and the previously planned private recreation center.

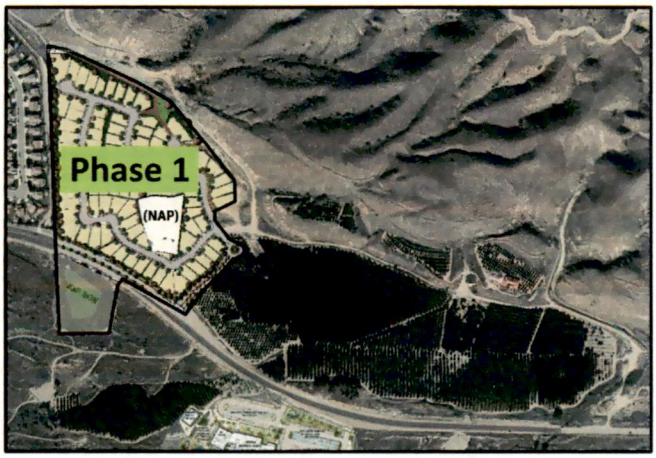
Additional Phases and Planning Areas

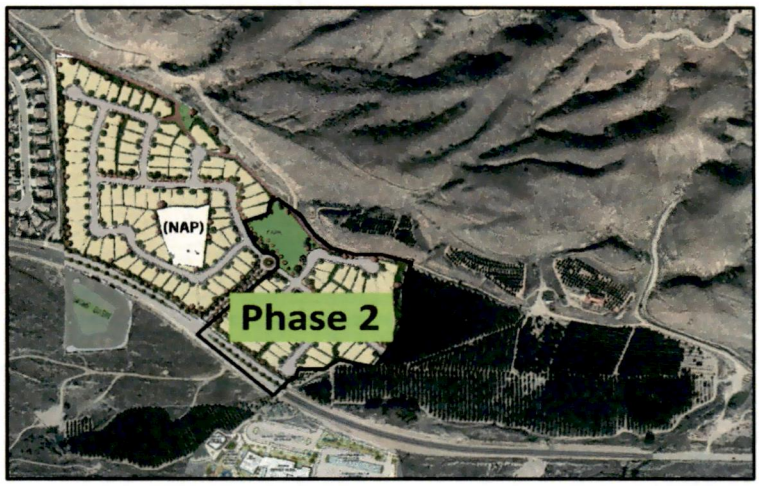
Planning Area 5 comprises of approximately 13-acres in the northeastern area within the project site that will be preserved for Agricultural/Equestrian (A/EQ) land use. Up to six residential estate lots, including an existing estate residence will be permitted within Planning Area 5. This area will require separate site planning, approval process, and building permits in compliance with the Agricultural/Equestrian (A/EQ) designation.

Planning Area 7 will comprise of 94.6 acres of open space in the northern portion of the project site. This portion of the Mediterra Development will be preserved as open space in perpetuity with the recordation of a required open space easement.

Figure 1: 2019 Approved Mediterra Planning Areas




Phase 1
(NAP)


(NAP)
Phase 2


(NAP)
Phase 3


(NAP)
PUD / MD
Scenari
Phase 4
MD

PROPOSED 1.6 ACRE ADDITION

The proposed addition of 1.6 acres to Planning Area 1, previously identified above as "Not A Part" (NAP), would keep the overall configuration of the project considerably similar to the approved project in regards to the number of residential units, density types, recreation, open space, streets, and associated infrastructure and utilities within the project area.
Planning Area 1 would be revised as follows:

- Incorporate the 1.6 acre property into the overall acreage, increasing from 180.6 to 182.2 acres.
- Add nine (9) additional lots (Lots 672 to 680) to Planning Area 1 and reduce the number of units in Planning Area 4 from 108 to 99, to maintain the total buildout number of units in the approved project. The nine (9) additional lots would be developed under a new Phase "1B".
- A new cul-de-sac, Terranova Street, would be developed to provide access to the new lots via Santa Ana Canyon Road.

Table 1 below provides a summary of the planning areas as currently approved. Revisions requested by the Applicant are noted in ***bold italics*** and ~~strikethroughs~~.

Table 1: Proposed Mediterra Revision Planning Area Summary

Planning Area	Area (acres)	Units / Lots	Density (du/ac)	Lot Size (sq ft)	Proposed Use
1	~~24.2~~ ***25.8***	~~89~~ ***98***	3.6	Min. 6,500 Avg. 8,400	Low density residential Pocket park, trail Utilities and infrastructure Water quality management basin
2	11.9	51	4.5	Min. 5,500 Avg. 7,000	Low density residential Portion of North Fork Multi-Use Trail Utilities and infrastructure
3	20.3	62	3.1	Min. 7,200 Avg. 9,500	Low density residential Utilities and infrastructure
4	11.1	~~108~~ ***99***	4.0-12.0	N/A	Medium density residential Utilities and infrastructure
5	13.0	6	0.5	Min. 43,560 Avg. 87,120	Estate residential (Ag/Eq)

6	2.1	N/A	N/A	N/A	Mediterra Park and Recreation Center
7	94.6	N/A	N/A	N/A	Open space and trails Passive recreation Public facilities
8	3.4	N/A	N/A	N/A	Public facilities Water quality management
Total	~~**180.6**~~ **182.2**	**316**			

ENVIRONMENTAL REVIEW: A Mitigated Negative Declaration (MND) (ENV 15-006) for the Mediterra housing development was adopted by the Highland City Council on March 8, 2016 via Resolution No. 2016-010. A Mitigation Monitoring and Reporting Program (MMRP) was adopted and included in the Planning Division Conditions of Approval for Tentative Tract Map No. 18893 (TTM 14-002) via Resolution No. 2016-013. Staff is not proposing modifications to the Conditions or MMRP.

Minor additions or modifications to the Mediterra housing development would have no new significant environmental effects beyond those already identified in the previous CEQA compliance studies. None of the conditions described in CEQA Guidelines Section 15162 requiring the preparation of a subsequent MND have occurred or would occur as a result of the modification to the project.

In accordance with CEQA Guidelines Section 15164, the City prepared an Addendum to the previously adopted Mitigated Negative Declaration (MND) because minor additions are proposed but none of the conditions described in CEQA Guidelines Section 15162 require the necessity for a subsequent MND. Thus, an Addendum was prepared and is the appropriate level of environmental documentation to satisfy CEQA requirements. A resolution approving the Addendum is attached.

CONCLUSION: Staff recommends the Planning Commission recommend the City Council:

- Approve an Addendum to the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Mediterra Planned Development (SPR/20-001/PUD 13-001),
- Approve General Plan Amendment (GPA 20-001) changing the Land Use Designation from Agricultural/ Equestrian (AG/EQ) to Planned Development (PD),
- Amend Conditional Use Permit (CUP 14-005) for the Mediterra Planned Development incorporating the 1.6 acre parcel and clarifying construction timing of Mediterra Park,
- Amend Tentative Tract Map No. 18893 (TTM 14-002) incorporating the 1.6 acre parcel, and

- Introduce an Ordinance to amend the City's Official Zoning Map Zone Change (ZC 20-001), changing the zoning of the 1.6 acre additional parcel from Agricultural/ Equestrian (A/EQ) to Planned Development "PD 13-001."

PUBLIC COMMENT: At the time of preparing this report, staff had not received any public comments.

ATTACHMENTS:

1. 2019 Revised Mediterra Planned Development Document
2. Initial Study adopted in 2016
3. The Planning Commission Resolution No. 2020 - ____
   A. City Council Resolution No. 2020 - ____ approving an Addendum to the Mitigated Negative Declaration
      Exhibit 1: Addendum
   B. City Council Resolution No. 20 - ____ approving General Plan Amendment
      Exhibit 1: General Plan Land Use Designation
   C. City Council Ordinance No. 20 - ____ to amend the City's Official Zoning Map, Zone Change
      Exhibit 1: Zoning Designation
   D. City Council Resolution No. 20 - ____ amending Conditional Use Permit
      Exhibit 1: Proposed Mediterra Planned Development Document Amendments
   E. City Council Resolution No. 20 - ____ amending Tentative Tract Map No. 18893 (TTM 14-002)
      Exhibit 1: Revised Tentative Tract Map No. 18893
      Exhibit 2: Conditions of Approval

ATTACHMENT 1

Mediterra Planned Development Document

(Bound Copy Under Separate Cover)

ATTACHMENT 2

Initial Study

CITY OF HIGHLAND

27215 Base Line, Highland, CA 92346
Telephone (909) 864-8732 FAX: (909) 862-3180

MITIGATED NEGATIVE DECLARATION

Lead Agency: City of Highland
27215 Base Line
Highland, CA 92346

Contact: Kim Stater
Phone: (909) 864-8732
Email: kstater@cityofhighland.org

Project Title: Mediterra Project, Tentative Tract Map No. 18893 (TTM-14-002)(PUD-13-001)

State Clearinghouse Number: SCH#2015101076

Project Location: APN Nos. 0297-021-18, 0297-015-16, 0297-061-04, 0297-061-05, 0297-061-06, 0297-061-07, 0297-061-09, 0297-061-13, 0297-061-20, 0297-061-25, 0297-061-26, 0297-061-29 and 0297-201-05 (north of Greenspot Road east of Santa Paula Street), City of Highland, County of San Bernardino

Project Description: The project allows establishment of a planned development consisting of a low density residential development of 200 residential lots, a medium density development of 110 residential units, six (6) estate lots, and several lettered lots containing two (2) parks, landscaping and a water quality management basin within 8 Planning Areas on approximately 178 gross acres.

Finding: The City of Highland's decision to implement this proposed expansion project is a discretionary decision or "project" that requires evaluation under the California Environmental Quality Act (CEQA). Based on the information in the project MND/Initial Study, the City has made a *preliminary* determination that a Mitigated Negative Declaration will be the appropriate environmental determination for this project to comply with CEQA.

Initial Study: Copies of the MND/Initial Study are available for public review at the City of Highland, 27215 Base Line, Highland, CA 92346. The public review period for the Initial Study began October 22, 2015 and closed November 23, 2015.

Mitigation Measures: All mitigation measures identified in the MND/Initial Study are summarized on pages 107-113 and are proposed for adoption as conditions of the project. These measures will be implemented through a mitigation monitoring and reporting program if the Mitigated Negative Declaration is adopted.

Kim Stater — ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR — 1/22/16

Signature ***Title*** ***Date***

INITIAL STUDY

FOR

MEDITERRA PROJECT, TENTATIVE TRACT MAP NO. 18893 (TTM-14-002)(PUD-13-001)

Lead Agency:

City of Highland
27215 Base Line
Highland, California 92346

Prepared by:

Tom Dodson & Associates
2150 North Arrowhead Avenue
San Bernardino, California 92405
(909) 882-3612

October 2015

TABLE OF CONTENTS

Introduction 1

Environmental Factors Potentially Affected 6

Determination 7

Environmental Checklist Form
I. Aesthetics 8
II. Agricultural and Forestry Resources 11
III. Air Quality 14
IV. Biological Resources 29
V. Cultural Resources 37
VI. Geology and Soils 41
VII. Greenhouse Gas Emissions 45
VIII. Hazards and Hazardous Materials 52
IXI. Hydrology and Water Quality 59
X. Land Use and Planning 63
XI. Mineral Resources 74
XII. Noise 75
XIII. Population and Housing 87
XIV. Public Services 88
XV. Recreation 90
XVI. Transportation / Traffic 91
XVII. Utilities and Service Systems 102
XVIII. Mandatory Findings of Significance 105

Summary of Mitigation Measures 107

References 114

TABLES

Table 1 Plan Areas and Land Uses 4

Table III-1 Ambient Air Quality Standards 16
Table III-2 Health Effects of Major Criteria Pollutants 18
Table III-3 Air Quality Monitoring Summary (2009-2012) 19
Table III-4 SCAB Emissions Forecasts 20
Table III-5 Daily Emissions Thresholds 22
Table III-6 Construction Activity Equipment Fleet 24
Table III-7 Construction Activity Emissions, Maximum Daily Emissions 24
Table III-8 Maximum Daily Disturbed Acreage Per Equipment Type 25
Table III-9 LST and Project Emissions 26
Table III-10 Daily Operational Impacts 27

Table IV-1 Sensitive Species Summary 33

TABLE OF CONTENTS (continued)

TABLES

Table VII-1	Construction Emissions	47
Table VII-2	Operational Emissions	47
Table VII-3	SANBAG Highland Emissions	49
Table VII-4	2020 GHG Reductions for Highland	50
Table XII-1	Approximate Vibration Levels Induced by Construction Equipment	81
Table XII-2	Near-Term Traffic Noise Impact Analysis	82
Table XII-3	Project Only and Cumulative Impacts	83
Table XVI-1	Intersection Analysis Locations	92
Table XVI-2	Signalized Intersection LOS Thresholds	93
Table XVI-3	Unsignalized Intersection LOS Thresholds	93
Table XVI-4	Cumulative Development Land Use Summary	95
Table XVI-5	E+P Conditions Intersection Analysis	96
Table XVI-6	Horizon Year (2035) Conditions Intersection Analysis	98

FIGURES

Figure 1	Regional Location
Figure 2	Site Location
Figure 3	Circulation Map
Figure 4	Tract Map No. 18893
Figure 5	Existing Land Use Designations
Figure 6	Land Use Plan
Figure 7	Planning Areas
Figure 8	California Important Farmland Finder Map
Figure 9	Infrastructure and Utilities
Figure 10	City of Highland Noise Element, Noise Land Use Compatibility Criteria
Figure 11	Noise Monitor Locations
Figure 12	Typical Construction Equipment Noise General Levels
Figure 13	Trails / Park and Recreation
Figure 14	Location Map
Figure 15	Site Access and Site Adjacent Roadway Recommendations
Figure 16	Existing Pedestrian Facilities
Figure 17	Existing (2014) Traffic Volumes
Figure 18	Cumulative Development Location Map
Figure 19	Project Trip Distribution (AM Peak Inbound, PM Peak)

TABLE OF CONTENTS (continued)

APPENDICES

Appendix 1 – Mediterra Planned Development Plan sections
Appendix 2 – Air Quality and GHG Impact Analyses
Appendix 3a – General Biological Resources Report and Habitat Assessment
Appendix 3b – 45-Day Report Presence/Absence SBKR Survey
Appendix 3c – Focused Non-Breeding Period Survey for Coastal California Gnatcatcher
Appendix 4 – Historical/Archaeological Resources Survey Report for TTM 18893
Appendix 5 – Fault Hazards Investigation Summary Report Proposed Residential Development Phase 1 of Preliminary Tract 18893
Appendix 6a – Phase I ESA and Limited Site Characterization, Arnott Ranch
Appendix 6b – Update Letter to the Phase I ESA and Limited Site Characterization, Arnott Ranch
Appendix 6c – Phase 1 Environmental Assessment of Property Located at 30976 Greenspot Road
Appendix 6d – Phase I Environmental Site Assessment and Limited Site Characterization, Calvary Property 30976 Greenspot Road
Appendix 7a – Conceptual Water Quality Management Plan for 119-536 Tract 18893
Appendix 7b – Will Serve Letter for TTM 18893
Appendix 8 – Noise Impact Analysis
Appendix 9a – Traffic Impact Analysis (w/ appendices)
Appendix 9b – Trip Generation Assessment

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ENVIRONMENTAL CHECKLIST FORM

INTRODUCTION

1. Project Title: Mediterra Project, Tentative Tract Map No. 18893 (TTM-14-002)(PUD-13-001)

2. Lead Agency Name: City of Highland
   Address: 27215 Base Line
   Highland, California 92346

3. Contact Person: Ms. Megan Taggart
   Phone Number: 909-864-8732, ext. 210

4. Project Location: The project site consists of approximately 178.73 acres located in the eastern portion of the City of Highland, north of Greenspot Road and east of Santa Paula Street (See Figures 1 and 2). The site is depicted on the USGS Redlands and Yucaipa 7.5' Topographic Maps. TTM No. 18893 is a subdivision of a portion of the west 1/4 of the southeast 1/4 of Section 3, Township 1 South, Range 3 West, SBM in the County of San Bernardino, State of California. In Development Scenario 2 the total project area is increased to 180.65 acres through the addition of 1.92 acres that may be acquired from the San Bernardino Valley Municipal Water District (Muni).

5. Project Sponsor's Name and Address: Sunland Communities, LLC
   10575 Oakdale Drive, Rancho Cucamonga, CA 91730

6. General Plan Designation: Agriculture/Equestrian (A/EQ, 0-2.0 du/ac)

7. Zoning: Agricultural/Equestrian Residential (A/EQ)

8. Project Description:

Introduction

This section contains a detailed description of the proposed project, with focus on those characteristics and activities that can cause physical changes in the environment. The description contained herein for the Mediterra Project ("proposed project") provides the reviewer with a written summary of the project as it would be developed by the project proponent, Sunland Communities, LLC, following review and consideration of this environmental document and an approval of development entitlements by the City of Highland. This project description focuses on the physical facilities and associated activities that would be implemented if the proposed project is approved by the City Council.

The City of Highland (City) received an application from Sunland Communities, LLC for a General Plan Amendment (GPA); Change of Zone (ZC); Planned Development Plan (PD), and

Tentative Tract Map (TTM) No. 18893. If approved, the GPA, ZC, Planned Development (PD) and TTM entitlements would allow development of a low density residential development of 200 residential lots, a medium density development of 110 residential units, and several lettered lots on approximately 178 gross acres. A maximum of six lots could be developed within Planning Area 5 (refer to Table 1). The project is located in the eastern portion of the City of Highland, north of Greenspot Road and east of Santa Paula Street. Figure 1 shows the Regional Location of the property. Figure 2 shows the site location on a composite map of the USGS Redlands and Yucaipa 7.5' Topographic Maps. Figure 3 is a map showing the local circulation system in the general project area (City of Highland General Plan). Finally, Figure 4 provides a draft copy of TTM No. 18893, which also contains a vicinity map and a proposed phasing map for the project.

The proposed project also includes improvements to backbone sewer and water infrastructure, which consists of 10,500 feet of pipeline for each utility that would be used by the proposed project to collect and convey sewage and deliver water respectively. A storm water quality and volume management basin is shown in the southwest corner of the project site (south side of Greenspot). The proposed project also includes on-site and off-site road improvements and an extensive trail network. The trails connect to the off-site community and area trail network and allow equestrian, pedestrian, and cycling uses. Implementation of the proposed project would involve substantial grading and construction activities, and modifications to the area utility infrastructure systems. The City is serving as the Lead Agency for compliance with the California Environmental Quality Act (CEQA) based on its responsibility for reviewing and making a decision on the proposed project entitlements required to allow the physical development to proceed.

Project Objectives

The proposed project's main objective is to create a residential community with character and quality that fits the context of the East Highlands area. The Mediterra Planned Development Plan (Plan) was designed to reflect the site's proximity to the adjacent foothills and its Mediterranean feel. The integration of site planning, architecture, and landscape standards into neighborhood design is key to achieving the objectives of this community, striving to create a lifestyle that encourages movement, recreation, and connectivity with the immediate surroundings.

The Plan establishes the type of development that can occur, and establishes the guidelines and standards for the community planning, design, and implementation of future development within the plan area, including provisions for adequate infrastructure, services and public safety. The Plan also provides the framework to integrate the Mediterra Community as part of the East Highlands area of the City and to be an asset to the surrounding community with attainable starter and move-up housing opportunities with a range of lot and residence sizes.

Project Characteristics

The project site is approximately 178 acres (approximately 180 with the Muni parcel) encompassed by TTM No. 18893, including the development area, the 13-acre A/EQ area, and the open space. The proposed project includes changes to the existing General Plan designation and Zone designation from Agriculture/Equestrian Residential (A/EQ) to Planned

Development (PD) over most of the project area with an area of approximately 13 acres to remain with the A/EQ designation. The rationale for the GPA/ZC is that the type of suburban development proposed by Mediterra is not consistent with the A/EQ designation (even though it might support the proposed number of units), which is specifically designed to accommodate low density residential development where animals, such as horses, can be raised. The A/EQ designation permits up to two units per acre to be developed, which would allow up to 356 units to be developed on the 178-acre project area. The GPA and ZC allow creation of a PD which allows additional flexibility in project design. Therefore, the developer is proposing to change the General Plan and Zone designations. The resulting gross density of the project, including 200 conventional lots in PA1 through PA3, a maximum of 110 medium density units in PA4 and 6 A/EQ lots in PA5, for a grand total of 316 units, is about 1.76 lots per acre. Figure 5 shows the existing land use designations and Figure 6 shows a conceptual Land Use Plan for the 178-acre area showing the proposed land use designations.

As previously summarized, TTM No. 18893 encompasses 178 acres with 200 conventional residential lots, 110 medium density units which will be planned in the future, 6 A/EQ lots and several lettered lots one of which will be used for an approximately 2.16-acre neighborhood park. These are shown on Figure 4. TTM No. 18893 shows an average conventional lot size of 8,370 square feet (sf), excluding the A/EQ future lots, with the smallest lot being 5,500 sf. The subdivision includes about 10,500 lineal feet of internal roadways. All utilities will be extended to each lot within these proposed roadways. Road sections will have two lanes with a typical paved width of 36 feet, with curbs and gutters. The street width is modified at certain strategic locations of the plan to enhance pedestrian mobility and encourage traffic calming. Stormwater runoff will be collected in the internal drainage system and delivered to the Water Quality Management Plan (WQMP) bioretention basin located in the southwestern portion of the project site as shown on Figure 4. The site shown as Not A Part (NAP) on Figure 4 is an existing residence that will remain within the subdivision. In addition, an existing single-family residence (SFR) will remain within PA5, but has been included within the plan.

Figure 7 shows the TTM No. 18893 planning areas. The proposed project includes eight planning areas (refer to Figure 6), but four planning areas, PA1 through PA4, represent the development proposed within TTM No. 18893. PA1 through PA3 represent the conventional detached residential development and PA4 represents a Planned Unit Development area that would be planned for the specific residential product to be proposed by a homebuilder. As can be seen on Figure 4, there are currently no lots shown in PA4. Note that under Development Scenario 2 the total acreage is increased to 180.65 acres by inclusion of the 1.92-acre Muni property in PA4. The developer anticipates that PA1 through PA3 (200 residential lots) will be absorbed by the residential home market by approximately 2020. PA4 is proposed for development as a Planned Unit Development with medium density residential; the site planning of such residential development is dependent on the type of medium density product the homebuilder proposes. As such, the site planning of PA4 will be conducted with the selection of the specific residential product type and will be processed for approval with the City of Highland at a future date. Within this document site specific environmental resource issues are evaluated for PA4, but subsequent environmental review may be required for public service utility issues when a PA4 development plan is brought forward in the future.

Each PA will be developed as a phase of the project. Phased development is envisioned to occur as follows:

Phase I = PA1: Development of Lots 1-87 and Lettered Lot A would occur and other applicable Letter Lots would occur, as would the WQMP Basin.

Phase II = PA2: Development of Lots 88-138 and Lettered Lot B and other applicable Lettered Lots would occur.

Phase III = PA3: Development of Lots 139-200 and applicable Lettered Lots would occur.

Phase IV = PA4: Medium Density PUD site; 110 units anticipated at a maximum density of about 11 dwelling units per acre (Development Scenario 1) and about 9.3 dwelling units per acre (Development Scenario 2).

Appendix 1 of this document contains sections of the Mediterra Planned Development Plan that summarizes the anticipated development in each Phase Planning Area. Table 2-1 of the Plan (Table 1 below) summarizes the anticipated development in each of the 8 PA's.

Table 1
PLAN AREAS AND LAND USES

Plan Component	Acreage	No. of Lots / Units	Density Target (du/ac)	Min. Lot Size	Permitted Land Uses
Plan Area 1	23.93	87	3.6	6,500 sq ft	Low Density Residential (2.1 - 6.0 du/ac) - Single Family Detached – SFD 1 / Recreation / Support Improvements
Plan Area 2	11.3	51	4.5	5,500 sq ft	Low Density Residential (2.1 - 6.0 du/ac) - Single Family Detached – SFD 2 / Recreation / Support Improvements
Plan Area 3	20.31	62	3.1	7,200 sq ft	Low Density Residential (2.1 - 6.0 du/ac) - Single Family Detached – SFD 3 / Recreation / Support Improvements
Plan Area 4	9.91 (11.83)*	110	6.1 - 12.0	N/A	Medium Density – MD (6.1 - 9.0 du/ac) / Recreation / Support Improvements
Plan Area 5	13.0	6	0.5	1.0 ac	Agriculture / Equestrian - A/Eq (0-2.1 du/ac)
Plan Area 6	2.16	N/A	N/A	N/A	Park and Recreation
Plan Area 7	94.62	N/A	N/A	N/A	Open Space / Passive Recreation / Public Facilities
Plan Area 8	3.5	N/A	N/A	N/A	PD / Public Facilities / Water Quality Management
TOTAL	178.73. (180.65)*	316			

* Development Scenario 2 (additional 1.92-acre Valley District property on Greenspot, refer to Figure 7.
Source: Mediterra Planned Development Plan; June 18, 2015

Utilities and services for this proposed project will be provided by the following companies or agencies.

Water:	East Valley Water District
Electricity:	Southern California Edison
Natural Gas:	Southern California Gas
Solid Waste:	Cal Disposal
Telephone:	AT&T
Cable:	Time Warner
School District:	Redlands Unified School District
Law Enforcement:	San Bernardino County Sheriff, under contract to City of Highland
Fire Protection:	CalFire, under contract to City of Highland

Construction Scenario

Grading
The onsite improvement area would be graded with a total mass grade encompassing cut of approximately 488,000 cubic yards. Initial estimates indicate that the cut will be balanced with the fill so that little or no imported fill dirt would be required. The following equipment is expected to be on-site during rough grading of the site:

- Cat D10 Dozer Ripper 3 each
- Cat D8 Dozer 2 each
- Cat 973 Track Loader 1 each
- Cat 966 Loader 1 each
- Cat 637 Scraper 8-10 each
- Cat 623 Scraper 3 each
- Cat 14G Motor Grader 2 each
- 4,000 gallon 6X6 water truck 3 each
- Backhoe/Skip Loader 2 each

The development would be mass graded with large development pads created at one time. Fine grading would occur as each phase of the proposed project is developed. Other phases of construction, such as installation of roads and utilities and building construction would occur sequentially. Construction of the homes and other project amenities would likely occur according to market demand and be completed in one Phase Plan Area at a time. Development of housing in each neighborhood would be coordinated with the completion of the nearby amenities. For air quality impact forecast purposes, it is assumed that no more than 87 residences would be under construction at any one time.

A Community Facilities District (or similar mechanism acceptable to the City of Highland or other applicable agencies) will be formed for the partial financing of infrastructure improvements or payment of Development Impact Fees.

9. Surrounding land uses and setting: (Briefly describe the project's surroundings)

Immediately to the west of the proposed Mediterra Project are residential neighborhoods with conventional single-family housing units. Immediately to the north are the foothills of the San Bernardino Mountains, most of which are under the U.S. Forest Service's ownership and management. To the southwest is open space, primarily floodplain of the Santa Ana River and its tributaries, such as Plunge Creek. Portions of this land are owned by the San Bernardino Valley Water Conservation District and other public agencies. This area is designated as Public Institutional. Immediately to the south of the project site are a mix of vacant properties and the new East Valley Water District administrative center and yard, with the Santa Ana River located further to the south. To the east is an existing citrus grove and vacant land. This land is presently used for citrus farming and related activities.

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

Based on an evaluation of the specific project location, the proposed Project will not require many permits from other agencies to support development of the project site with residential uses. The amount of area to be disturbed by the whole project will be greater than one acre; therefore, the developer will be required to file a Notice of Intent (NOI) for a General Construction permit to comply with the National Pollutant Discharge Elimination System (NPDES) requirements. The NOI is filed with the State Water Resources Control Board and enforced by the Santa Ana Regional Water Quality Control Board. A Storm Water Pollution Prevention Plan (SWPPP) must be implemented in conjunction with construction activities. Connections to East Valley Water District water and wastewater systems will be required. Also, connections to other utilities that serve the project area (SCE, SCG, Time Warner, etc.) will be required. No other permits or agency requirements have been identified in association with the proposed Project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated" as indicated by the checklist on the following pages.

■ Aesthetics	■ Agriculture and Forestry Resources	■ Air Quality
■ Biological Resources	■ Cultural Resources	■ Geology / Soils
❑ Greenhouse Gas Emissions	■ Hazards & Hazardous Materials	❑ Hydrology & Water Quality
❑ Land Use / Planning	❑ Mineral Resources	■ Noise
❑ Population / Housing	■ Public Services	❑ Recreation
■ Transportation / Traffic	❑ Utilities / Service Systems	■ Mandatory Findings of Significance

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

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

Megan Taggart
Signature

10/22/15
Date

Megan Taggart, Senior Planner
Printed Name and Title

City of Highland
Lead Agency

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
I. AESTHETICS: Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		X		
c) Substantially degrade the existing visual character or quality of the site and its surroundings?		X		
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X		

SUBSTANTIATION: City of Highland General Plan, site visits and Mediterra Planned Development Plan

Introduction

The proposed development area consists of a portion of the site located north of Greenspot Road between the road and the foothills of the San Bernardino Mountains. Figure 3 shows this relationship between the roadway, the project site and the foothills. The project site is the next parcel of land along Greenspot Road that has yet to be converted from historic citrus farming activities to residential land uses within the City of Highland. The project site presently consists of man-made features, including two residences, out buildings, open space, and citrus groves. The primary human visual access to the site is from Greenspot Road, with limited views from the residences to the west. Views to the site are limited from further south and the north due to vegetation and limited access to the floodplain (south) and the vegetated foothills to the north.

At the present time views in many directions from the property are circumscribed by existing development and topography surrounding the property. For example, views to the north have the San Bernardino Mountain foothills that form the background view, which is limited to about one-quarter mile north of the project site. To the immediate west the view is again limited by the residential neighborhoods that form the western boundary of the property. To the southwest are spectacular views of the whole San Bernardino Valley, which on a clear day extends for tens of miles due to the site's elevation and orientation. Views of the peripheral mountains, San Gabriel Mountains, Jurupa Hills and the Badlands form the background to the Valley. Directly south, the view extends across the Santa Ana River flood-plain to the Redlands Hills and the Crafton Hills. In the foreground is Greenspot Road and the newly constructed East Valley Water District's administrative and yard facilities. To the east the ridges located on the east side of the Santa Ana River form the visual background with limited views to San Bernardino Peak.

Analysis

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact – The existing citrus groves provide the foreground views from Greenspot Road north to the foothills. Immediately west of the site the existing residential neighborhoods already alter the view to the foothills to the north. Cars, bicycles and pedestrian views to the north have been altered by the presence of the residential structures and landscaping that disrupts the views to the foothills. This limited vista will be altered in a similar manner for a distance slightly less than one-quarter mile along Greenspot adjacent to the project site. Based on the existing development within the project area, this visual change will not adversely affect a scenic vista since there are no protected views in, or around the project site. From anywhere but Greenspot Road the new residential development will not substantially intrude on the views to the San Bernardino Mountains. Mitigation is provided to soften the change along the north side of Greenspot through the use of landscaping that will attenuate the change to the limited scenic vista to the north.

With regard to the changes in views to the southwest, south, southeast and east, the proposed project will not alter these long views for viewers on Greenspot Road. None of these views have any formal protection; however, these views will be retained and the proposed project will not substantially alter them. Even for a hiker in the foothills to the north, the site is low enough to not interfere with scenic vistas in these directions. For the few properties to the east at the same elevation as the proposed project, the essential views will be maintained to the southwest, south, southeast and east. Since there are no protected scenic vistas, no mitigation is required.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less Than Significant With Mitigation Incorporated – The current City General Plan, Goal 3.3, Policy 1 recommends designating Greenspot Road as a City "Scenic Highway." Policy 3 includes the following recommended actions: regulation of land use and intensity of development; detailed land and site planning; control of outdoor advertising; careful attention to and control of grading and landscaping; and careful design and maintained appearance of structure and equipment. Given the preceding residential development along Greenspot Road to the immediate west, it appears that the City finds well planned residential use and moderate density residential subdivisions compatible with an eligible scenic roadway. The proposed project includes limited intensity of development; detailed land and site planning; careful attention to and control of grading and landscaping; and careful design. Therefore, the proposed project appears to conform with the City's requirements adjacent to an eligible scenic roadway. Mitigation measure I-1 provides for a visual buffer along Greenspot Road and will be fully consistent with land uses immediately to the west.

The removal of the citrus grove is considered an adverse impact, but it is not considered a substantial adverse impact because the visual setting is totally man-made with a few existing residences and graded dirt roadways. The loss of this grove contributes to a cumulative change in the visual character of the City of Highland, but the City's General Plan acknowledged this when it assigned low density residential uses to this property when the General Plan was approved in 2006.

AES-1 The landscape plan approved for the north side of Greenspot Road along the proposed project shall incorporate native trees and plants that can buffer the visual appearance of the residential development adjacent to the roadway.

With implementation of this measure the projects effects on the scenic view to the nearby foothills north of the project can be reduced to a less than significant impact.

c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*

Less Than Significant With Mitigation Incorporated – The project site consists of an existing man-made landscape that will be converted to a more intense landscape. Due to the proximity of comparable residential uses immediately adjacent to the project site to the west, the proposed project will not cause a substantial degradation to the existing visual character or quality of the site and its surroundings. Once developed, the proposed project will be comparable to the character of the site as envisioned in the City General Plan. Although the clustering of units will alter this vision of the site, the number of units and the quality of the land use plan are deemed sufficient to achieve a consistency with existing land use immediately to the west and on the north side of Greenspot Road. Mitigation measure I-1 provides for a visual buffer within the project area on the north side of Greenspot Road and the envisioned visual setting will be consistent with the land uses located immediately to the west.

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

Less Than Significant Impact – Night lighting standards are established in the City's General Plan and development code. These standards require that the Project control light and glare from new lighting so that it is directed to remain within the Project site, except for street lights adjacent to Greenspot Road. No additional mitigation is required to ensure that light and glare impacts are controlled to a nonsignificant level of impact.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?		X		
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

SUBSTANTIATION:

a) *Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

Less Than Significant With Mitigation Incorporated – A large portion of the approximately 178-acre project site is identified by the California Department of Conservation as Farmland. The area so designated appears to extend from just east of the curve on Greenspot east to the boundary of the existing orange grove on the property. Specifically, the California Important Farmland Finder map (Figure 8) shows the portion of the project site south of the San Bernardino Mountain foothills and east to the east end of the grove as a mix of Farmland of Statewide Importance and Unique Farmland. According to the Soil Survey for the San Bernardino Valley, the onsite soils that underlay the grove consist of the Soboba-Hanford Association, with portions of the site containing prime soils when irrigated, as the grove is at this time.

The proposed project will convert this Farmland to non-farmland use. The loss of approximately 38 acres of soil/land designated as Farmland of Statewide Importance and Unique Farmland is considered a significant adverse impact to the environment. The City realizes that mitigation alternatives for impacts to agricultural resources have changed since the City General Plan EIR was certified. Therefore, the City has identified mitigation that it concludes is sufficient to offset the loss of the agricultural values of converting the project site to non-agricultural uses. The analysis in this document has determined that the area around the proposed project has been rapidly changing from agricultural to residential uses, in accordance with the goals of the City General Plan and that increasing prices of land, higher water and labor costs, increased environmental regulations, higher property taxes, competition from other parts of the state, and growing urbanization have worked together to challenge the economic viability of farming in the project area. Based on this finding, the analysis concluded that given all these factors, the project site is not conducive to long-term farming as a viable use and the project specific loss to the overall agricultural industry is minimal, but may be considered cumulatively considerable.

As noted above, the approximate 38-acre orange grove is located in an area that was slated and is experiencing development for residential purposes, consistent with the General Plan. The project site is bounded on two sides by more intense human uses, including existing suburban residential uses and institutional (EVWD) uses. A major local arterial roadway exists at the south boundary of the project site. Thus, this parcel should be considered a small island of agricultural land that does not have long-term viability regardless of the current development proposal. Based on these constraints the following mitigation measure is adequate to offset the removal of this parcel of land from agricultural productivity:

AGR-1 ***The project developer shall fund acquisition of farmland or farmland conservation easements at a ratio of 0.50/1. The developer shall quantify the area of the site that is considered Farmland of Statewide Importance and Unique Farmland through a site survey. Based on the approximate 38-acre area of the project site in Important Farmland, a total of 17 acres of prime agricultural land or conservation easements over 17 acres of prime agricultural land shall be acquired and permanently protected. This acreage value may be adjusted with more specific information in the future, but the 0.50/1 ratio shall be preserved in determining the final acreage valuate. The prime agricultural land or the conservation easement shall be acquired and made available to an existing farmland trust or comparable organization within one year of occupancy of Phase 1 of the project site, or a farmland trust or comparable organization shall verify that it has received sufficient funds to acquire prime agricultural land or a conservation easement over such lands. The City concludes that implementation of this measure provides reasonable***

mitigation based on the magnitude of the impact pursuant State CEQA Guidelines Section 15370.

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

No Impact – The proposed project is zoned for low density residential uses. The property is not subject to an existing Williamson Act contract. Therefore, there is no impact to this criterion.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact– The Project site is not located within forest land, timberland or timberland zoned for Timberland Production. Therefore, the Project will not 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)). No impacts are anticipated and no mitigation is required.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact – The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use, since the project is not located on or adjacent to such land. Therefore, there are no adverse impacts to such resources.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Less Than Significant Impact– This Project does not 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. The Project site is just one of the properties designated by the City General Plan for non-commercial agricultural uses, and, as such, its proposed development is not, itself, the catalyst for the conversion of farmland in the immediate area. Therefore the proposed project would not, itself, be considered the trigger for the conversion of Farmland in the area of the Project and thus the impact would be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		
d) Expose sensitive receptors to substantial pollutant concentrations?		X		
e) Create objectionable odors affecting a substantial number of people?				

SUBSTANTIATION: The "Air Quality and GHG Impact Analyses Mediterra at East Highlands City of Highland, California," Giroux & Associates, February 2015 was utilized for the following analysis. A copy of this document is provided as Appendix 2 of this Initial Study.

Background

The following information is abstracted from Appendix 2 of this document and provided herein to establish a data summary from which the Initial Study questions can be addressed. For more detailed information regarding a specific air quality topic please refer to the Air Quality section of Appendix 2.

Atmospheric Setting
The climate of Highland, in the eastern San Bernardino Valley, as with all of Southern California, is governed largely by the strength and location of the semi-permanent high pressure center over the Pacific Ocean and the moderating effects of the nearby vast oceanic heat reservoir. Local climatic conditions are characterized by very warm summers, mild winters, infrequent rainfall, moderate daytime on-shore breezes, and comfortable humidity levels. Unfortunately, the same climatic conditions that create such a desirable living climate combine to severely restrict the ability of the local atmosphere to disperse the large volumes of air pollution generated by the population and industry attracted in part by the climate.

Mediterra is situated in an area where the pollutants generated in coastal portions of the Los Angeles basin undergo photochemical reactions and then move inland across the project site during the daily sea breeze cycle. The resulting smog at times gives San Bernardino County some of the worst air quality in

all of California. Fortunately, significant air quality improvement in the last decade suggests that healthful air quality may someday be attained despite the limited regional meteorological dispersion potential.

For additional details on the area climate please refer to Appendix 2.

Ambient Air Quality Standards (AAQS)
In order to gauge the significance of the air quality impacts of the Mediterra at East Highlands project, those impacts, together with existing background air quality levels, must be compared to the applicable ambient air quality standards. These standards are the levels of air quality considered safe, with an adequate margin of safety, to protect the public health and welfare. They are designed to protect those people most susceptible to further respiratory distress such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise, called "sensitive receptors." Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed. Recent research has shown, however, that chronic exposure to ozone (the primary ingredient in photochemical smog) may lead to adverse respiratory health even at concentrations close to the ambient standard.

In response to continuing evidence that ozone exposure at levels just meeting federal clean air standards is demonstrably unhealthful, EPA had proposed a further strengthening of the 8-hour standard. A new 8-hour ozone standard was adopted in 2014, but the final numerical value has not yet been selected. It will require additional public input in 2016, then three years of ambient data collection, then 2 years of non-attainment findings and planning protocol adoption, then several years of plan development and approval. Final air quality plans for the new standard are likely to be adopted around 2025. Ultimate attainment of the new standard in ozone problem areas such as Southern California might be close to 2030.

A new federal one-hour standard for nitrogen dioxide (NO_2) was adopted in 2010. This standard is more stringent than the existing state standard. Based upon air quality monitoring data throughout Southern California, the basin was designated as "attainment" for the new national one-hour standard.

For additional information regarding AAQS and health impacts please refer to Appendix 2 and Tables III-1 and III-2 on the following pages.

Baseline Air Quality
Existing and probable future levels of air quality in the project area can be best inferred from ambient air quality measurements conducted by the South Coast Air Quality Management District (SCAQMD) at its Central San Bernardino monitoring station. The SCAQMD monitoring station at Redlands is physically closer to the project site (4 miles) than the Central San Bernardino Station (8 miles). However, the Redlands site does not monitor the full spectrum of pollutants (only ozone and PM-10). The San Bernardino site has therefore been selected as best describing project site baseline air quality. This station measures both regional pollution levels such as dust (particulates) and smog, as well as levels of primary vehicular pollutants such as carbon monoxide. Table III-3 summarizes the last five years of the published data from the Central San Bernardino monitoring station.

Table III-1
AMBIENT AIR QUALITY STANDARDS

Pollutant	Average Time	California Standards [1]		National Standards [2]		
		Concentration [3]	Method [4]	Primary [3,5]	Secondary [3,6]	Method [7]
Ozone (O3)	1 Hour	0.09 ppm (180 µg/m3)	Ultraviolet Photometry	–	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m3)		0.075 ppm (147 µg/m3)		
Respirable Particulate Matter (PM10)	24 Hour	50 µg/m3	Gravimetric or Beta Attenuation	150 µg/m3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m3		–		
Fine Particulate Matter (PM2.5) [8]	24 Hour	–	–	35 µg/m3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m3	Gravimetric or Beta Attenuation	15 µg/m3		
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m3)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m3)	–	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9 ppm (10 mg/m3)		9 ppm (10 mg/m3)	–	
	8 Hour (Lake Tahoe)	6 ppm (7 g/m3)		–	–	
Nitrogen Dioxide (NO2) [9]	1 Hour	0.18 ppm (339 µg/m3)	Gas Phase Chemiluminescence	100 ppb (118 pg/m3)	–	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m3)		0.053 ppm (100 µg/m3)	Same as Primary Standard	
Sulfur Dioxide (SO2) [10]	1 Hour	0.25 ppm (655 µg/m3)	Ultraviolet Fluorescence	75 ppb (196 pg/m3)	–	Ultraviolet Flourescense; Spectrophotometry (Paraosaniline Method)
	3 Hour	–		–	0.5 ppm (1300 µg/m3)	
	24 Hour	0.04 ppm (105 µg/m3)		0.14 ppm (for certain areas) [9]	–	
	Annual Arithmetic Mean	–		0.030 ppm (for certain areas) [9]	–	
Lead 8 [11,12]	30-Day Average	1.5 µg/m3	Atomic Absorption	–	–	–
	Calendar Quarter	–		1.5 µg/m3 (for certain areas) [11]	Same as Primary Standard	High Volume Sampler and Atomic Absorption
	Rolling 3-Month Avg	–		0.15 µg/m3)		
Visibility Reducing Particles [13]	8 Hour	See footnote 13	Beta Attenuation and Transmittance through Filter Tape	No Federal Standards		
Sulfates	24 Hour	25 µg/m3	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m3)	Ultraviolet Fluorescence			
Vinyl Chloride [11]	24 Hour	0.01 ppm (26 µg/m3)	Gas Chromatography			

Footnotes

1 California standards for ozone, carbon monoxide (except Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, suspended particulate matter – PM10, PM2.5, and visibility reducing particles, are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

2 National standards (other than ozone, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over 3 years, is equal to or less than the standard. For PM10, the 24-hour standard is attained when the expected number of days per calendar year, with a 24-hour average concentration above 150 µg/m3 is equal to or less than one. For PM2.5, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over 3 years, are equal to or less than the standard. Contact U.S. EPA for further clarification and current federal policies.

3 Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

4 Any equivalent procedure which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.

5 National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

6 National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

7 Reference method as described by the EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the EPA.

8 On December 14, 2012, the national annual PM2.5 primary standard was lowered from 15 µg/m3 to 12.0 µg/m3. The existing national 24-hour PM2.5 standards (primary and secondary) were retained as 35 µg/m3, as was the annual secondary standard of 15 µg/m3. The existing 24-hour PM10 standards (primary and secondary) of 150 µg/m3 also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.

9 To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.

10 On June 2, 2010, a new 1-hour SO2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.

11 The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

12 The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 µg/m3 as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.

13 In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

Source: California Air Resources Board (6/4/2013)

Table III-2
HEALTH EFFECTS OF MAJOR CRITERIA POLLUTANTS

Pollutants	Sources	Primary Effects
Carbon Monoxide (CO)	• Incomplete combustion of fuels and other carbon-containing substances, such as motor exhaust. • Natural events, such as decomposition of organic matter.	• Reduced tolerance for exercise. • Impairment of mental function. • Impairment of fetal development. • Death at high levels of exposure. • Aggravation of some heart diseases (angina).
Nitrogen Dioxide (NO_2)	• Motor vehicle exhaust. • High temperature stationary combustion. • Atmospheric reactions.	• Aggravation of respiratory illness. • Reduced visibility. • Reduced plant growth. • Formation of acid rain.
Ozone (O_3)	• Atmospheric reaction of organic gases with nitrogen oxides in sunlight.	• Aggravation of respiratory and cardiovascular diseases. • Irritation of eyes. • Impairment of cardiopulmonary function. • Plant leaf injury.
Lead (Pb)	• Contaminated soil.	• Impairment of blood function and nerve construction. • Behavioral and hearing problems in children.
Fine Particulate Matter (PM10)	• Stationary combustion of solid fuels. • Construction activities. • Industrial processes. • Atmospheric chemical reactions.	• Reduced lung function. • Aggravation of the effects of gaseous pollutants. • Aggravation of respiratory and cardio respiratory diseases. • Increased cough and chest discomfort. • Soiling. • Reduced visibility.
Fine Particulate Matter (PM2.5)	• Fuel combustion in motor vehicles, equipment, and industrial sources. • Residential and agricultural burning. • Industrial processes. • Also, formed from photochemical reactions of other pollutants, including NOx, sulfur oxides, and organics.	• Increases respiratory disease. • Lung damage. • Cancer and premature death. • Reduces visibility and results in surface soiling.
Sulfur Dioxide (SO_2)	• Combustion of sulfur-containing fossil fuels. • Smelting of sulfur-bearing metal ores. • Industrial processes.	• Aggravation of respiratory diseases (asthma, emphysema). • Reduced lung function. • Irritation of eyes. • Reduced visibility. • Plant injury. • Deterioration of metals, textiles, leather, finishes, coatings, etc.

Source: California Air Resources Board, 2002.

Table III-3
AIR QUALITY MONITORING SUMMARY (2009-2012)
(Number of Days Standards Were Exceeded, and Maximum Levels During Such Violations)
(Entries shown as ratios = samples exceeding standard/samples taken)

Pollutant/Standard	2009	2010	2011	2012	2013
Ozone					
1-Hour > 0.09 ppm (S)	53	27	40	41	22
8-Hour > 0.07 ppm (S)	78	60	66	74	53
8- Hour > 0.075 ppm (F)	61	40	39	54	36
Max. 1-Hour Conc. (ppm)	0.050	0.129	0.135	0.124	0.139
Max. 8-Hour Conc. (ppm)	0.127	0.105	0.121	0.109	0.112
Carbon Monoxide					
1-hour > 20. ppm (S)	0	0	0	0	0
8- Hour > 9. ppm (S,F)	0	0	0	0	0
Max 1-hour Conc. (ppm)	2.5	2.0	1.9	xx	xx
Max 8-hour Conc. (ppm)	2.2	1.7	1.7	1.7	1.7
Nitrogen Dioxide					
1-Hour > 0.18 ppm (S)	0	0	0	0	0
Max. 1-Hour Conc. (ppm)	0.084	0.069	0.062	0.067	0.072
Inhalable Particulates (PM-10)					
24-hour > 50 $\mu g/m^3$ (S)	10/52	2/59	2/60	1/55	3/60
24-hour > 150 $\mu g/m^3$ (F)	0/52	0/59	0/60	0/55	0/60
Max. 24-Hr. Conc. ($\mu g/m^3$)	64.	61.	54.	53.	102.
Ultra-Fine Particulates (PM-2.5)					
24-Hour > 35 $\mu g/m^3$ (F)	2/110	2/119	2/101	0/107	1/110
Max. 24-Hr. Conc. ($\mu g/m^3$)	37.8	39.3	65.0	34.8	55.3

xx = not reported on CARB website

Source: South Coast Air Quality Management District; San Bernardino 4th Street Monitoring Station data: www.arb.ca.gov/adam/

a. Photochemical smog (ozone) levels frequently exceed standards in San Bernardino. The 8-hour state ozone standard has been exceeded an average of 18 percent of all days in the past 5 years near the project site while the 1-hour state standard has been violated an average of 10 percent of all days. While ozone levels are still high, they are much lower than 10 to 20 years ago.

b. Measurements of carbon monoxide have shown very low baseline levels in comparison to the most stringent 1- and 8-hour standards.

c. Respirable dust (PM-10) levels very infrequently exceed the state standard with approximately 7 percent of all measurement days above the threshold. However, the less stringent federal PM-10 standard was not violated in the last 5 years.

d. Some fraction of PM-10 is comprised of ultra-small diameter particulates capable of being inhaled into deep lung tissue (PM-2.5). PM-2.5 readings rarely exceed the federal 24-hour PM-2.5 ambient standard (7 times in the last 5 years).

Although complete attainment of every clean air standard is not yet imminent, extrapolation of the steady improvement trend suggests that such attainment could occur within the reasonably near future.

Air Quality Planning
The Federal Clean Air Act (1977 Amendments) required that designated agencies in any area of the nation not meeting national clean air standards must prepare a plan demonstrating the steps that would bring the area into compliance with all national standards. The South Coast Air Basin (SoCAB) could not meet the deadlines for ozone, nitrogen dioxide, carbon monoxide, or PM-10. In the SoCAB, the agencies designated by the governor to develop regional air quality plans are the SCAQMD and the Southern California Association of Governments (SCAG). The two agencies first adopted an Air Quality Management Plan (AQMP) in 1979 and revised it several times as earlier attainment forecasts were shown to be overly optimistic.

With re-designation of the air basin as non-attainment for the 8-hour ozone standard, a new attainment plan was developed. This plan shifted most of the one-hour ozone standard attainment strategies to the 8-hour standard. As previously noted, the attainment date was to "slip" from 2010 to 2021. The updated attainment plan also includes strategies for ultimately meeting the federal PM-2.5 standard. Refer to Table III-4 regarding future forecast emissions in tons/day within the SoCAB

Because projected attainment by 2021 requires control technologies that do not exist yet, the SCAQMD requested a voluntary "bump-up" from a "severe non-attainment" area to an "extreme non-attainment" designation for ozone. The extreme designation will allow a longer time period for these technologies to develop. If attainment cannot be demonstrated within the specified deadline without relying on "black-box" measures, EPA would have been required to impose sanctions on the region had the bump-up request not been approved. In April 2010, the EPA approved the change in the non-attainment designation from "severe-17" to "extreme." This reclassification sets a later attainment deadline (2024), but also requires the air basin to adopt even more stringent emissions controls.

Table III-4
SOUTH COAST AIR BASIN EMISSIONS FORECASTS (Emissions in tons/day)

Pollutant	2010[a]	2015[b]	2020[b]	2025[b]
NOx	603	451	357	289
VOC	544	429	400	393
PM-10	160	155	161	165
PM-2.5	71	67	67	68

[a] 2010 Base Year.
[b] With current emissions reduction programs and adopted growth forecasts.

Source: California Air Resources Board, 2013 Almanac of Air Quality

In other air quality attainment plan reviews, EPA has disapproved part of the SoCAB PM-2.5 attainment plan included in the AQMP. EPA has stated that the current attainment plan relies on PM-2.5 control regulations that have not yet been approved or implemented. It is expected that a number of rules that are pending approval will remove the identified deficiencies. If these issues are not resolved within the next several years, federal funding sanctions for transportation projects could result. The 2012 AQMP included in the ARB submittal to EPA as part of the California State Implementation Plan (SIP) is expected to remedy identified PM-2.5 planning deficiencies.

The proposed project does not directly relate to the AQMP in that there are no specific air quality programs or regulations governing residential land use projects. Conformity with adopted plans, forecasts and programs relative to population, housing, employment and land use is the primary yardstick by which impact significance of planned growth is determined. The SCAQMD, however, while acknowledging that the AQMP is a growth-accommodating document, does not favor designating regional impacts as less-than-significant just because the proposed development is consistent with regional growth projections. Air quality impact significance for the proposed project has therefore been analyzed on a project-specific basis.

Air Quality Impact

Standards of Significance
Air quality impacts are considered "significant" if they cause clean air standards to be violated where they are currently met, or if they "substantially" contribute to an existing violation of standards. Any substantial emissions of air contaminants for which there is no safe exposure, or nuisance emissions such as dust or odors, would also be considered a significant impact.

Appendix G of the California CEQA Guidelines offers the following five tests of air quality impact significance. A project would have a potentially significant impact if it:

a. Conflicts with or obstructs implementation of the applicable air quality plan.

b. Violates any air quality standard or contributes substantially to an existing or projected air quality violation.

c. Results in a cumulatively considerable net increase of any criteria pollutants for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

d. Exposes sensitive receptors to substantial pollutant concentrations.

e. Creates objectionable odors affecting a substantial number of people.

Primary Pollutants

Air quality impacts generally occur on two scales of motion. Near an individual source of emissions or a collection of sources such as a crowded intersection or parking lot, levels of those pollutants that are emitted in their already unhealthful form will be highest. Carbon monoxide (CO) is an example of such a pollutant. Primary pollutant impacts can generally be evaluated directly in comparison to appropriate clean air standards. Violations of these standards where they are currently met, or a measurable worsening of an existing or future violation, would be considered a significant impact. Many particulates, especially fugitive dust emissions, are also primary pollutants. Because of the non-attainment status of the SoCAB for PM-10, an aggressive dust control program is required to control fugitive dust during project construction.

Secondary Pollutants

Many pollutants, however, require time to transform from a more benign form to a more unhealthful contaminant. Their impact occurs regionally far from the source. Their incremental regional impact is minute on an individual basis and cannot be quantified except through complex photochemical computer models. Analysis of significance of such emissions is based upon a specified amount of emissions (pounds, tons, etc.) even though there is no way to translate those emissions directly into a corresponding ambient air quality impact.

Because of the chemical complexity of primary versus secondary pollutants, the SCAQMD has designated significant emissions levels as surrogates for evaluating regional air quality impact significance independent of chemical transformation processes. Projects with daily emissions that exceed any of the following emission thresholds are recommended by the SCAQMD to be considered significant under CEQA guidelines. Refer to Table III-5.

Table III-5
DAILY EMISSIONS THRESHOLDS

Pollutant	Construction	Operations
ROG	75	55
NOx	100	55
CO	550	550
PM-10	150	150
PM-2.5	55	55
SOx	150	150
Lead	3	3

Source: SCAQMD CEQA Air Quality Handbook, November, 1993 Rev.

In its CEQA Handbook, the SCAQMD also states that additional indicators should be used as screening criteria to determine the need for further analysis with respect to air quality. The additional indicators are as follows:

- Project could interfere with the attainment of the federal or state ambient air quality standards by either violating or contributing to an existing or projected air quality violation
- Project could result in population increases within the regional statistical area which would be in excess of that projected in the AQMP and in other than planned locations for the project's build-out year.
- Project could generate vehicle trips that cause a CO hot spot.

Additional Indicators

The SCAQMD CEQA Handbook also identifies various secondary significance criteria related to toxic, hazardous or odorous air contaminants. Except for the small diameter particulate matter ("PM-2.5") fraction of diesel exhaust generated by heavy construction equipment, there are no secondary impact indicators associated with project construction or operations.

For PM-2.5 exhaust emissions, recently adopted policies require the gradual conversion of delivery fleets to diesel alternatives, or the use of "clean" diesel if their emissions are demonstrated to be as low as those from alternative fuels. Because health risks from toxic air contaminants (TAC's) are cumulative over an assumed 70-year lifespan, measurable off-site public health risk from diesel TAC exposure would occur for only a brief portion of a project lifetime during construction, and only in dilute quantity because prevailing daytime winds are from west to east away from the closest existing homes.

Sensitive Receptors

Air quality impacts are analyzed relative to those persons with the greatest sensitivity to air pollution exposure. Such persons are called "sensitive receptors." Sensitive population groups include young children, the elderly and the acutely and chronically ill (especially those with cardio-respiratory disease). Residential areas adjacent to a proposed site are considered to be sensitive to air pollution exposure because they may be occupied for extended periods, and residents may be outdoors when exposure is highest. The residential uses along the western project perimeter would be considered the closest sensitive receptors.

Construction Activity Impacts

Dust is typically the primary concern during construction of new buildings. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions." Emission rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). These parameters are not known with any reasonable certainty prior to project development and may change from day to day. Any assignment of specific parameters to an unknown future date is speculative and conjectural.

Because of the inherent uncertainty in the predictive factors for estimating fugitive dust generation, regulatory agencies typically use one universal "default" factor based on the area disturbed assuming that all other input parameters into emission rate prediction fall into midrange average values. This assumption may or may not be totally applicable to site-specific conditions on the proposed project site. As noted previously, emissions estimation for project-specific fugitive dust sources is therefore characterized by a considerable degree of imprecision.

Average daily PM-10 emissions during site grading and other disturbance are estimated to be about 10 pounds per acre. This estimate presumes the use of reasonably available control measures (RACMs). The SCAQMD requires the use of best available control measures (BACMs) for fugitive dust from construction activities.

Current research in particulate-exposure health suggests that the most adverse effects derive from ultra-small diameter particulate matter comprised of chemically reactive pollutants such as sulfates, nitrates or organic material. A national clean air standard for particulate matter of 2.5 microns or smaller in diameter (called "PM-2.5") was adopted in 1997. A limited amount of construction activity particulate matter is in the PM-2.5 range. PM-2.5 emissions are estimated to comprise 10-20 percent of PM-10.

CalEEMod was developed by the SCAQMD to provide a model by which to calculate both construction emissions and operational emissions from a variety of land use projects. It calculates both the daily maximum and annual average emissions for criteria pollutants as well as total or annual greenhouse gas (GHG) emissions.

Although exhaust emissions will result from on and off-site heavy equipment, the exact types and numbers of equipment will vary among contractors such that such emissions cannot be quantified with certainty. Estimated construction emissions were modeled using CalEEMod2013.2.2 to identify maximum

daily emissions for each pollutant during project construction. Construction emissions include all emissions associated with the construction equipment, worker trips, and supply truck deliveries.

The proposed development of 277 single family residences was modeled in CalEEMod2013.2.2. As the project evolved, the number of units increased to 316 residential units. However, because the actual footprint of the area being developed (constructed), the following construction emission forecast is accurate. No additional ground disturbance will occur to support the 316 unit site preparation; daily building construction activities will remain the same; and the equipment list is considered sufficient to construct the additional units on a per day basis. The modeled prototype construction equipment fleet and schedule is indicated in Table III-6 and based on CalEEMod defaults for a project of this size.

Table III-6
CONSTRUCTION ACTIVITY EQUIPMENT FLEET

Phase Name and Duration	Equipment
Grading (160 days)	1 Grader
	2 Excavators
	1 Dozer
	2 Scrapers
	2 Loader/Backhoes
Construction (500 days)	1 Crane
	3 Forklifts
	1 Generator Set
	1 Welder
	3 Loader/Backhoes
Paving (100 days)	2 Pavers
	2 Paving Equipment
	2 Rollers

Utilizing this indicated equipment fleet shown in Tables III-6 the following worst case daily construction emissions are calculated by CalEEMod and are listed in Table III-7.

Table III-7
CONSTRUCTION ACTIVITY EMISSIONS, MAXIMUM DAILY EMISSIONS (pounds/day)

Maximal Construction Emissions	ROG	NOx	CO	SO_2	PM-10	PM-2.5
2015						
Unmitigated	6.9	79.2	52.3	0.1	12.6	7.1
Mitigated	6.9	79.2	52.3	0.1	7.4	4.9
2016						
Unmitigated	4.1	31.6	28.0	0.0	3.3	2.2
Mitigated	4.1	31.6	28.0	0.0	3.3	2.2
2017						
Unmitigated	38.1	29.2	26.8	0.0	3.1	2.1
Mitigated	38.1	29.2	26.8	0.0	3.1	2.1
SCAQMD Thresholds	75	100	550	150	150	55

Peak daily construction activity emissions are estimated to be below SCAQMD CEQA thresholds without the need for added mitigation. The only model-based mitigation measure applied for this project was watering exposed dirt surfaces at least three times per day to minimize the generation of fugitive dust during grading.

Construction equipment exhaust contains carcinogenic compounds within the diesel exhaust particulates. The toxicity of diesel exhaust is evaluated relative to a 24-hour per day, 365 days per year, 70-year lifetime exposure. The SCAQMD does not generally require the analysis of construction-related diesel emissions relative to health risk due to the short period for which the majority of diesel exhaust would occur. Health risk analyses are typically assessed over a 9-, 30-, or 70-year timeframe and not over a relatively brief construction period due to the lack of health risk associated with such a brief exposure.

Construction-Related Localized Significance Thresholds

The SCAQMD has developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Localized Significance Thresholds (LSTs). LSTs were developed in response to Governing Board's Environmental Justice Enhancement Initiative 1-4 and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005.

Use of an LST analysis for a project is optional. For the proposed project, the primary source of possible LST impact would be during construction. LSTs are applicable for a sensitive receptor where it is possible that an individual could remain for 24 hours such as a residence, hospital or convalescent facility.

LST screening tables are available for 25, 50, 100, 200 and 500 meter source-receptor distances. For this project the nearest sensitive use is the adjacent residences and therefore a 25 meter distance was selected for analysis.

LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NOx), carbon monoxide (CO), and particulate matter (PM-10 and PM-2.5). LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

The SCAQMD has issued guidance on applying CalEEMod to LSTs. LST pollutant screening level concentration data is currently published for 1, 2 and 5 acre sites for varying distances. Since CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily soil disturbance activity possible for each piece of equipment, the following tables should be used to determine the maximum daily disturbed-acreage for comparison to LSTs. Table 8 shows the equipment fleet assigned by the computer model for the LST analysis.

Table III-8
MAXIMUM DAILY DISTURBED ACREAGE PER EQUIPMENT TYPE

Equipment Type	Acres/8-hr-day
Crawler Tractor	0.5
Graders	0.5
Rubber Tired Dozers	0.5
Scrapers	1

Based on this table, the proposed project will result in 3.0 disturbed daily acres during peak construction grading activity:

(1 dozer x 0.5 + 1 grader x 0.5 +2 scrapers x 1= 3.0 acres disturbed).

The following thresholds and emissions in Table III-9 are therefore determined (pounds per day):

Table III-9
LST AND PROJECT EMISSIONS (pounds/day)

LST 3.0 acres/25 meters Central San Bernardino Valley	**CO**	**NOx**	**PM-10**	**PM-2.5**
Max On-Site Emissions *	1,230	203	10	6
Grading				
Unmitigated	51	79	12	7
Mitigated	51	79	7	5
Construction				
Unmitigated	19	30	2	2
Mitigated	19	30	2	2
Paving				
Unmitigated	15	20	1	1
Mitigated	15	20	1	1

CalEEMod Output in Appendix
*interpolated between a 2 and 5 acre site

LSTs were compared to the maximum daily construction activities. As seen in Table III-9, with active dust suppression, mitigated emissions meet the LST for construction thresholds. LST impacts are less-than-significant.

Therefore, the following construction mitigation measure is necessary to ensure LST thresholds are maintained below significance thresholds:

- Exposed surfaces shall be watered at least three times per day during grading activities

Operational Emissions

The project would generate 2,637 daily trips using trip generation numbers provided by the project traffic consultant. Operational emissions were calculated using CalEEMod2013.2.2 for an assumed project build-out year of 2018 as a target for full occupancy. As indicated in the preceding discussion on construction emissions, the project has been modified from a total of 277 units to 316 units. However, because the total number of condominium units has been increased, the project will actually generate about 37 fewer average daily trips. This finding is based on the updated trip generation analysis provided by Urban Crossroads (July 9, 2015), a copy of which is provided in Appendix 9b. Thus, the net emissions from this increase in units (277 to 316) results in a slight reduction in daily trips and a similar slight reduction in the emissions forecast in Table III-10. The operational emission impacts for the proposed project are shown in Table III-10. As shown, operational emissions will not exceed applicable SCAQMD operational emissions or CEQA thresholds of significance.

Table III-10
DAILY OPERATIONAL IMPACTS

	Operational Emissions (lbs/day)						
Source	**ROG**	**NOx**	**CO**	**SO_2**	**PM-10**	**PM-2.5**	**CO2**
Area	12.1	0.3	23.0	0.0	0.5	0.4	5,353.4
Energy	0.2	2.1	0.9	0.0	0.2	0.2	2,658.4
Mobile	8.7	25.2	102.0	0.3	19.4	5.5	23,578.9
Total	**21.0**	**27.6**	**125.9**	**0.3**	**20.1**	**6.1**	**31,590.7**
SCAQMD Threshold	55	55	550	150	150	55	-
Exceeds Threshold?	No	No	No	No	No	No	NA

Source: CalEEMod2013.2.2 Output in Appendix
*assumes use of natural gas hearths for residential use

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

Less Than Significant Impact – Developments such as the proposed Mediterra project do not directly relate to the Air Quality Management Plan (AQMP) in that there are no specific air quality programs or regulations governing general development. Conformity with adopted plans, forecasts and programs relative to population, housing, employment and land use is the primary yardstick by which impact significance of planned growth is determined. Thus, even though the proposed project is seeking a General Plan Amendment, the proposed project will not increase the overall number of residential units that could be developed on the property. The South Coast Air Quality Management District (SCAQMD), however, while acknowledging that the AQMP is a growth-accommodating document, does not favor designating regional impacts as less-than-significant just because the proposed development is consistent with regional growth projections.

The SCAQMD CEQA Air Quality handbook provides a method of evaluating consistency with the current AQMP, the 2012 Air Quality Management Plan. The first step is to evaluate whether a project can increase the frequency or severity of an air quality standard violation or cause a new violation. The emission forecast for this proposed redevelopment project indicates that it will not exceed the thresholds of significant impact established by SCAQMD for both construction and operations. Based on this forecast and related finding, the proposed project would be consistent with the CEQA Handbook. The second step examines whether a project is consistent with the growth assumptions contained in the AQMP and related planning guidance in the Southern California Association of Government's (SCAG) documents. The proposed Mediterra Project would be consistent with the City's General Plan because it would not increase the total number of units that could be developed on the property. Consequently, the project remains consistent with SCAG's Regional Comprehensive Plan and Guide (2008). Thus, based on the proposed project's consistency with City and regional growth assumptions, the proposed project will not conflict with the AQMP. No mitigation is required.

b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*
c) *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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*
d) *Expose sensitive receptors to substantial pollutant concentrations?*

Less Than Significant With Mitigation Incorporated – Based on the modeled data summarized in the Background section and in Appendix 2, the project emissions will not exceed any of the established air

quality impact thresholds. Mitigation must be implemented to control fugitive dust and to reduce construction emissions to the extent feasible. The following measures will be implemented:

AIR-1 ***The proposed Project and its contractors shall utilize the following Best Management Practices as outlined by SCAQMD Rule 403.***

- ***Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas in active for 10 days or more).***
- ***Water active sites at least three times daily.***
- ***Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) section 23114.***
- ***Reduce traffic speeds on all unpaved roads to 15 mph or less.***
- ***Install and maintain track-out control devices in effective condition at all access points where paved and unpaved access or travel routes intersect (e.g. Install wheel shakers, wheel washers, and limit site access.***
- ***All streets shall be swept at least once a day using SCAQMD Rule 1186 certified street sweepers utilizing reclaimed water trucks if visible soil materials are carried to adjacent streets.***
- ***The builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary to prevent transport of dust offsite***
- ***Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours.***
- ***All stockpiles of debris, dirt or other dust generating material shall be covered or watered three times daily.***
- ***Suspend use of all construction equipment operations during second stage smog alerts.***

AIR-2 ***The proposed Project and its contractors shall ensure that, during construction, contractors shall turn off all diesel-powered construction vehicles when vehicles are not in use and contractors shall prohibit idling of vehicles for longer than three minutes.***

AIR-3 ***The proposed Project shall implement the following additional construction equipment exhaust controls:***

- ***Utilize well-tuned off-road construction equipment.***
- ***Establish a preference for contractors using Tier 3 or better heavy equipment.***

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

Less Than Significant Impact – Heavy-duty equipment in the proposed Project area during construction will emit diesel combustion odors. Such odors are noticeable but are common in the urban environment and because the construction activity would cease to occur after individual construction is completed, this odor source is not considered a significant adverse impact. Once occupied the residents will generate typical cooking odors (barbeques) and other odors associated with residential living, but none of these odors are considered to be abnormal or intrusive for the adjacent uses. No other sources of objectionable odors have been identified for the proposed Project, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
IV. BIOLOGICAL RESOURCES: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

SUBSTANTIATION: The following analysis is based on three biology reports provided in Appendix 3: "General Biological Resources Report and Habitat Assessment for the Mediterra Project, City of Highland, San Bernardino County, California, Revised January 8, 2015, Jericho Systems Inc.; "45-Day Report Presence/Absence SBKR Survey Mediterra Residential Development Project, City of Highland, San Bernardino County," November 30, 2014, Jericho Systems Inc.; and Focused Non-Breeding Period Survey for Coastal California Gnatcatcher (*Polioptila californica californica*) on Mediterra Residential Development Project City of Highland San Bernardino County, California," February 2015, Jericho Systems, Inc. A copy of these documents are provided as Appendix 3 of this Initial Study. Note that although Development Scenario 2 would incorporate an additional 1.92 acres within the project boundary, this area was included in the footprint of the biological resources evaluation.

Environmental Setting

The project area is within the Southern California Mountains and Valleys Ecological Section (Subsection M262Bg San Gorgonio Mountains) of California, which includes mountains, hills and valleys of the Transverse Ranges and the Peninsular Ranges that are near the Pacific Ocean, but not bordering it. Much of the section is close enough to the Pacific Ocean for the climate to be modified moderately marine influence. This subsection comprises the lower and warmer parts of the San Bernardino Mountains, which are between the southern branch of the San Andreas Fault on the south-southwest and the Mojave Desert on the north. It extends from the Cajon Pass eastward to near the Pipes Canyon fault. It includes mountains between the Mission Creek fault and the Banning fault on the south. The climate is hot to temperate and sub-humid. Marine effects on climate are moderate on the south-southwest side and slight on the north and east sides of the mountains.

Elevations within the proposed project area range from approximately 1,660 to 2,080 feet above mean sea level. The terrain consists of steep foothills and boulder-littered floodplain, with rocky outcrops sloping downward from the east to the west. The area under consideration is surrounded by rugged foothill topography and alluvial fan. The local area climate is semi-arid, with an average annual temperature of 67°F and a range from 25-110°F. The rainy season begins in November and continues through March, with the quantity and frequency of rain varying from year to year. The average annual rainfall is approximately 18.1 inches. The general vicinity consists of open space, vacant land, orchards, and a mixed suburban and rural residential community.

The surrounding land use consists of agricultural (citrus groves), residential development, utilities infrastructure, and undeveloped open space. The area adjacent to the northern boundary of the site consists entirely of San Bernardino National Forest open space. Land to the east of the site consists of San Bernardino National Forest, citrus groves, and open space. To the south of the site lies the Santa Ana River, open space, citrus groves, utility infrastructure (East Valley Water District Facility), and water conservation recharge basins. West of the proposed project site, land use consists of residential development (north of Greenspot Road) and open space (south of Greenspot road).

The habitat types within the project site consist of post-fire coastal sage scrub (CSS) [monotypic *Encilia farinosa*], active citrus groves, disturbed Riversidean Alluvial Fan Sage Scrub (RAFSS), chamise chaparral and southern willow scrub. The CSS (monotypic *Encilia farinosa)* occurs along the northern hillside areas. Of the 176.7 acres, approximately 50 acres in the central portion of the project site consists of orange groves and disturbed ground. An approximate 2.5 acre patch of RAFSS occurs immediately adjacent to the north of Greenspot Road near the southern boundary of the Project site. Immediately adjacent to the south of Greenspot Road, within the southwest corner of the Project site is an approximately 9-acre patch of chamise chaparral. A thin swath of southern willow scrub is found along an unnamed drainage that crosses the east side of the project area.

Environmental Surveys

A general biological survey was conducted for the Project site (Appendix 3a).

Sensitive Plant Communities

According to the results of field survey, two sensitive habitats were observed on the subject property: RAFSS and Southern Willow Scrub. The subject property encompasses 178 acres in the eastern portion of the City of Highland, San Bernardino County, California. The development envelope, or land disturbing footprint, associated with the proposed project primarily includes the central portion of the subject property, with less than a 10 acre disturbance area located south of Greenspot Road. According to the most current project design, the RAFSS habitat and southern willow scrub habitat associated with the

unnamed drainage feature will be avoided. No development or land disturbing activities are proposed in these areas.

Sensitive Plant Species

Of the 18 sensitive plant species documented within the Redlands and Yucaipa quadrangles, six have a moderate to high potential to occur within the southern boundary of the subject property adjacent to Greenspot Road within the RAFSS and Chamise Chaparral habitats. The sensitive plant species include the following:

- Santa Ana River woolly-star
- Slender horned spineflower
- Plummer's mariposa lily (Calochortus plummerae)
- Parry's spineflower (Chorizanthe parryi var. parryi)
- White-bracted spineflower (Chorizanthe xanti var. leucotheca)
- Robinson's pepper-grass (Lepidium virginicum var. robinsonii)

A sensitive plant survey conducted in 2014 (Jericho Systems, January 8, 2015) determined that these species do not exist on site, and are presumed absent from the project site.

Sensitive Bird Species

Although the federally-listed endangered least Bell's vireo (LBVI) and Southwestern willow flycatcher (SWWF) have been documented to exist within a few miles of the subject property, no suitable habitat exists on site for these two species. The narrow strip of southern willow scrub habitat found in association with the unnamed drainage feature was determined to provide marginal habitat that is insufficient to support either of these species. Further, this area will be avoided and set aside as open space. No potential direct or indirect impacts to LBVI or SWWF can be identified and focused surveys for either of these two species are not recommended.

Burrowing owl (BUOW) is considered a Species of Special Concern by the CDFW. No individuals or sign have been observed within the vicinity of the subject property, nor have BUOW been historically (within the last 3 years) identified on or adjacent to the site. The nearest recorded BUOW occurrence to the site is approximately 5.6 miles southwest of the site at the San Bernardino International Airport and within City Creek along the south side of 3rd Street, west of Palm Avenue.

The State- and federally-listed threatened California gnatcatcher (CAGN) is documented to occur close to the subject property. The primary constituent elements (PCEs) for this species (RAFSS and coastal sage habitats with proximal non-sage scrub habitats) are present within the property and surrounding areas. Focused CAGN surveys conducted on the subject property in 2014 (Jericho Systems, February 2015) were negative, as no CAGN were observed. Further, the project site is not located within federally designated critical habitat for CAGN.

Migratory Birds

Vegetation suitable for nesting birds exists throughout the proposed project site. Most birds are protected by the Migratory Bird Treaty Act.

San Bernardino Kangaroo Rat

The federally-listed endangered San Bernardino kangaroo rat (SBKR) has been documented to occur approximately 2 miles south of the subject property within the active Santa Ana River Channel where suitable habitat occurs, according to the results of recent surveys (refer to Appendix 3b that discusses the

locations of these surveys). Primary Constituent Elements (PCEs) for this species are present in the small patch of RAFSS habitat located on the southern portion of the site. A protocol-level presence/absence survey was conducted in the suitable portions of the Project site (Appendix 3b). No SBKR were trapped during the protocol-level presence/absence survey; therefore, SBKR are determined to not exist on site, and are presumed absent from the project site.

All federal agencies are required to consult with the USFWS regarding activities they authorize, fund, or permit which may affect a federally listed species or its designated Critical Habitat. The purpose of the consultation is to ensure that projects will not jeopardize the continued existence of the listed species or adversely modify or destroy its designated Critical Habitat. The designation of Critical Habitat does not affect private landowners, unless a project they are proposing uses federal funds, or requires federal authorization or permits (e.g., funding from the Federal Highways Administration or a permit from the Corps). If there is a federal nexus, such as a CWA Section 404 permit from the USACE, then the federal agency that is responsible for providing the funding or permit would consult with the USFWS under Section 7 of the federal Endangered Species Act (ESA).

Approximately 11.7 acres of the subject property is located within the Santa Ana River critical habitat Unit (Unit 1). This SBKR critical habitat unit abuts the south side of Greenspot Road, PA8. The portion of the subject property that is within SBKR critical habitat is in the southwest of the site, on the south side of Greenspot Road. The total impact area to SBKR critical habitat cannot exceed 3.8 acres based on the size of PA8 but the exact area of disturbance is not known at this time. However, the proposed project is not federally funded and will not require a CWA Section 404 permit from the USACE. Therefore, there is no federal nexus which would trigger a Section 7 Consultation with the USFWS for loss or adverse modification to Critical Habitat. As a result, the designation of Critical Habitat will not affect development of the project.

Sensitive Reptiles

The western spadefoot is a Species of Special Concern (SSC), according to the California Department of Fish and Wildlife (CDFW). Suitable habitat for this species exists within the southern half of the subject parcel, the California Natural Diversity Data Base (CNDDB) indicates presence of this species on site, and surveys conducted on the Project site observed this species immediately adjacent to the southern boundary of the subject property in 2013 and 2014 (HERP, 2014). The subject parcel is within one of the few areas in the region where this species has been documented, specifically, where they were observed breeding in rain pools within the water conservation basins immediately south and southeast of the subject property in early 2014.

Given that western spadefoot toad have been observed adjacent to the southern boundary of the site, and potential breeding habitat exists within the unnamed drainage on site, it is likely that this species is present. Measure BIO-3 will minimize and reduce potential impacts to western spadefoot toad to less than significant.

Additionally, the California glossy snake is proposed to be designated as a SSC and should be considered as such. Suitable habitat for California glossy snake exists within the southern half of the subject property, the CNDDB indicates presence of this species on the property, the species was observed immediately adjacent to the southern boundary of the subject property and within the southern corner of the subject property in 2013 (HERP, 2014). In early 2014, they were also observed on Greenspot Road along the subject property and on dirt access roads adjacent to the subject property (Jericho Systems, 2014).

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

Less Than Significant With Mitigation Incorporated – Based on surveys of the project area, there will be few impacts, direct or through habitat modification, on species identified as candidate, sensitive, or special status species, in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Candidate species identified, and their survey results, and the proposed mitigation include the following:

Table IV-1
SENSITIVE SPECIES SUMMARY

Species	Designation	Survey Results	Mitigation Required	Mitigation Measure #
Least Bells Viero	Federal – Endangered	Marginal suitable habitat in Project area not scheduled for development; species not anticipated to be present due to low-quality habitat	No	
Southwestern Willow Flycatcher	Federal – Endangered	Marginal suitable habitat in Project area not scheduled for development; species not anticipated to be present due to low-quality habitat	No	
Burrowing Owl	State – Species of Special Concern	Suitable habitat exists on Project site; species not detected on Project site.	Yes – preconstruction survey	BIO-1
California gnatcatcher	State – Threatened Federal – Threatened	Suitable habitat exists on Project site; species not detected on Project site during protocol survey.	No.	
San Bernardino kangaroo rat	Federal – Endangered	Suitable habitat exists on Project site; species not detected on Project site during protocol survey.	No.	
Western spadefoot	State – Species of Special Concern	Suitable habitat exists on Project site; species detected on Project site.	Yes – preconstruction surveys and avoidance	BIO-3
California glossy snake	State – Species of Special Concern	Suitable habitat exists on Project site; species detected on Project site.	Yes – biological monitor	BIO-4
Migratory birds	Federal – Migratory Bird Treaty Act	Suitable habitat exists on the Project site; nesting bird season varies between March and September	Yes – Preconstruction Nesting Bird Surveys; develop Bird Nesting Management Plan.	BIO-5

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

Less Than Significant – The development envelope, or land disturbing footprint, associated with the proposed project primarily includes the central portion of the subject property, with less than a 10 acre

disturbance area located south of Greenspot Road. According to the development plans, the RAFSS habitat and unnamed drainage feature with associated southern willow scrub habitat will be avoided. No development or land disturbing activities are proposed in these areas.

No aspect or component of the project will result in the alteration or filling of jurisdictional waters or streambed. No impacts will occur and no regulatory approvals are required from the following regulatory agencies: U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and/or California Department of Fish and Wildlife (CDFW).

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, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact – There are no federally protected wetlands identified to exist on the subject project site.

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

Less Than Significant With Mitigation Incorporated – Given the site's geographic location and surrounding land uses, the project site is not considered an essential component of a wildlife corridor. No such corridor is documented within or adjacent to the project site. This project will not impede or interfere with resident or migratory wildlife movement through established wildlife corridors and will not impede or interfere with the use of native wildlife nursery sites.

Suitable avian nesting opportunities occur on and adjacent to the project site. Pursuant to the Migratory Bird Treaty Act and California Fish and Game Code, the removal of any trees, shrubs, or any other potential nesting habitat should be conducted outside the avian nesting season to avoid impacts to nesting birds. The nesting season generally extends from February 15 through August 31, but can vary slightly from year to year based upon seasonal weather conditions. If construction or vegetation clearing activities occur during the avian nesting season, then a qualified biologist will conduct a nesting bird survey and develop a nesting bird plan in coordination with the CDFW.

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

No Impact– The City of Highland protects heritage trees through its Municipal Code Section 16.64.040. There are no heritage trees in the Project development area.

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

No Impact– There is no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan that exists over the subject Project area.

Mitigation Measures

BIO-1 ***<u>Burrowing Owl</u>. Preconstruction presence/absence surveys for burrowing owl shall be conducted within 30 days prior to any onsite ground disturbing activity. The burrowing owl survey shall be conducted pursuant to the recommendations and guidelines established by the California Department of Fish and Wildlife. In the event this species is not identified within the project limits, no further mitigation is required. If during the preconstruction survey,***

the burrowing owl if found to occupy the site, Mitigation Measure BIO-2 shall be required.

BIO-2 ***If burrowing owls are identified during the survey period, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance:***

Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 1 through August 31, and a minimum of 250-foot buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist.

If impacts on occupied burrows in the non-nesting period are unavoidable, onsite passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area.

If relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan must include all of the following:

- ***The location of the nest and owls proposed for relocation.***
- ***The location of the proposed relocation site.***
- ***The number of owls involved and the time of year when the relocation is proposed to take place.***
- ***The name and credentials of the biologist who will be retained to supervise the relocation.***
- ***The proposed method of capture and transport for the owls to the new site.***
- ***A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).***

BIO-3 ***<u>Western Spadefoot</u>. If construction is to occur in winter or spring (i.e., between November 1 and May 31), focused pre-construction surveys shall be conducted following rain events for the western spadefoot within a 1,200-foot buffer of potential breeding pools. The buffer is consistent with literature values for average terrestrial use by amphibians (Semlitsch and Brodie 2003).***

Appropriate survey methods shall be employed to maximize the possibility of detecting the western spadefoot, such as time of day and specific locations searched. The survey shall be phased into specific areas where construction will be taking place. A survey of the rain pool(s) for eggs, tadpoles, and toadlets (i.e., metamorphs) by a qualified biologist familiar with all life stages of the western spadefoot shall also be necessary to identify and translocate western spadefoot tadpoles to adjacent pool sites known to support this species. If western spadefoot are determined present in rain pools during survey, land disturbing activities within rain pools and the associated 1,200-foot buffer will be avoided while the pools are wet during the western spadefoot breeding season (March 1 through May 31).

BIO-4 ***California Glossy Snake. The subject property encompasses 178 acres in the eastern portion of the City of Highland, San Bernardino County, California. The development envelope, or land disturbing footprint, associated with the proposed project includes less than 10 acres of disturbance area that is suitable glossy snake habitat, located south of Greenspot Road. Therefore, a qualified biological monitor familiar with glossy snake shall be present during land disturbing activities within the suitable habitat area for glossy snake, to monitor for this species and if possible translocate any glossy snakes found during grubbing and grading.***

BIO-5 ***Nesting Birds. A migratory nesting bird survey of the Project's impact footprint shall be conducted by a qualified biologist within 2 weeks and 3 days prior to initiating vegetation clearing or ground disturbance. If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) will be prepared and implemented. At a minimum the NBP will include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The NBP will include a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be determined by the biologist in consultation with the CDFW, and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be visually marked in the field, which no vegetation clearing or ground disturbance shall commence until the qualified biologist has determined the nest in question has become inactive (failed or successful with fledged young birds) and a monitoring report has been submitted to the CDFW for review and approval. Construction within the designated buffer area shall not proceed until approved by the site biologist.***

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
V. CULTURAL RESOURCES: Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?		X		
c) Directly or indirectly destroy a unique paleon-tological resource or site or unique geologic feature?		X		
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

SUBSTANTIATION: The "Historical/Archaeological Resources Survey Report Tentative Tract Map No. 18893 City of Highland, San Bernardino County, California January 21, 2015," was utilized for the following analysis. A copy of this document is provided as Appendix 4 of this Initial Study. Note that although Development Scenario 2 would incorporate an additional 1.92 acres within the project boundary, this area was included in the footprint of the cultural resources evaluation.

Report Findings

CRM TECH, a cultural resources consulting firm, prepared a technical report of findings for cultural resources and resource values for the project site. This investigation included a records search; historical research; consultation with Native Americans; and a field survey. Based on these investigative efforts, the Report reached the following conclusions:

The purpose of the study is to provide the City of Highland with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any "historical resources," as defined by CEQA, that may exist in or around the project area…..

The results of the records search indicate that Site 36-005978, consisting of a historic-period structural foundation, a segment of irrigation ditch, and a refuse scatter in a citrus grove, was previously recorded within the project boundaries, while three linear features dating to the mid- and late 19th century, namely the North Fork Canal (36-006544), the Cram and van Leuven Ditch (36-006848), and the Santa Ana Canyon Road (36-008094), were recorded as lying partially across the project area. With the exception of 36-006848, these sites were relocated at their reported locations, and the site boundary for 36-005978 was significantly expanded to include additional irrigation features, a barn, and a single-family residence. No other potential "historical resources" were encountered within the project area.

Among the three sites that remain in existence in the project area, 36-006544 appears to meet CEQA's definition of a "historical resource" due to the significant role it once played in the early agricultural growth of the Highland area. However, the physical components of the canal in the project area, now an abandoned underground conduit under a concrete cover and several feet of soil, are of much later vintage than the period of significance for the site, namely the late 19th century. As such, they do not contribute to the significance of Site 36-006544, which is largely symbolic in nature. The potential impact

of the proposed project on these features, therefore, would not constitute "a substantial adverse change in the significance of a historical resource" (PRC Para 21084.1). The term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register or historical resources, or determined to be historically significant by the Lead Agency (Title 14 CCR §15064.5(a)(1)-(3)).

Three historic-period sites are known to be present within or partially within the project area. Among these sites, Site 36-006544 appears to meet CEQA's definition of a "historical resource," but the proposed project will not adversely affect its significance. The other two sites, 36-005978 and 36-008094, do not appear to qualify as "historical resources" under CEQA provisions. No other potential "historical resources" were encountered during the course of this study. A fourth site previously recorded as lying partially across the project area 36-006848, is no longer in existence at this location.

Based on these findings, and pursuant to PRC Para. 21084.1, CRM TECH recommends to the City of Highland that the proposed project will not cause a substantial adverse change to any known historical resources. No further cultural resources investigation is recommended for the project unless development plans undergo such changes as to include areas not covered by this study. However, if buried cultural materials are encountered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

a) *Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?*
b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?*
c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Less Than Significant With Mitigation Incorporated – Due to the findings in the Historical/Archaeological Resources Survey Report, none of the existing sites are eligible for listing on the California Register of Historic Resources. Although no archaeological sites were identified, if prehistoric archaeological materials are encountered, all work in the area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

As discussed in the Agricultural section of this document, the project site contains soils comprised of Soboba-Hanford Association. This soil has been formed in recent granitic alluvium on valley floors and alluvial fans. Most of the area is underlain by Holocene-age sediments, aged 10,000 years to the present. These sediments consist of sands and gravels deposited by the Santa Ana River and by other streams originating in the San Bernardino Mountains. Since Holocene sediments generally have a low potential to contain paleontological (fossil) resources, a low paleontological sensitivity for the project area is expected. However, construction of the proposed project could result in a potentially significant impact to paleontological resources. Although the project site is underlain by Holocene units, these units may overlie older Pleistocene alluvial sediments, which have a "high" potential for impacts to significant fossil resources. Therefore, should older Pleistocene deposits be encountered during project-related earthmoving, impacts to significant fossil resources might occur.

The Implementation of Mitigation Measures CUL-1 through CUL-3 would reduce potential impacts to historical, archaeological, or paleontological resources. These measures would ensure that any accidental exposure of subsurface resources would be properly managed.

CUL-1 ***If subsurface prehistoric or historic resources over 50 years of age are encountered during land modification activities, then activities in the immediate area of the find shall be halted so that a qualified professional archaeologist can assess the find, determine its significance, and make***

recommendations for appropriate mitigation measures consistent with the provisions of Public Resources Code section 21083.2 (b), (c) and (d). The developer shall fund recommended management requirements for accidentally exposed archaeological materials.

CUL-2 ***If human remains and/or "grave goods" (i.e., funerary objects) are found within the Project area, the City or its designee shall notify the San Bernardino County coroner as soon as possible, in any event not later than 24 hours after the time of discovery. The coroner shall determine whether or not the circumstances, manner, and cause of death require further investigation as a crime scene. If not, the coroner shall endeavor to determine if the remains are Native American. This shall be accomplished in consultation with a physical anthropologist, human osteologist, or other qualified specialist.***

If the coroner determines that the remains are Native American and not evidence of a crime, he/she shall contact the Native American Heritage Commission (NAHC) per CH&SC §7050.5(b). The NAHC would then immediately identify the persons or Tribe it believes to be to be most likely descended from the deceased Native American. With the permission of the landowner, the most likely descendant (MLD) may inspect the site of the discovery and recommend means for treating or disposing of the human remains and any associated grave goods with appropriate dignity. The MLD shall complete the inspection and make a recommendation within 48 hours of notification by the NAHC.

If the NAHC is unable to identify an MLD, or if the MLD fails to make a recommendation, or if the landowner rejects the MLD's recommendation and mediation by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and any associated items with appropriate dignity on the property in a location not subject to further subsurface disturbance (PRC §5097.98).

If the human remains are not those of a Native American, the City shall consult with the coroner, a biological anthropologist or human osteologist, and a qualified historical archaeologist to develop an appropriate plan for treatment and to determine if historical research, further archaeological excavations, and/or other studies may be necessary before a treatment plan can be finalized. Also, if the remains are those of an identifiable individual and not evidence of a crime, the City shall notify the next-of-kin, who may wish to influence or control the subsequent disposition of the remains.

If the next-of-kin (for non-Indian remains) or MLD so requests, the City shall coordinate discussions among concerned parties to determine if reburial at or near the original site in a location not subject to further disturbance is feasible. If a proximate reburial location is not feasible, then the City may continue to coordinate discussions until a final disposition of the remains is decided upon.

Following the initial discovery and identification of any human remains, funerary objects, sacred objects, or objects of cultural patrimony within the Project area, no further archaeological excavation, recording, or analysis of such remains and/or objects shall occur until after the MLD has made a

recommendation to the landowner with respect to the disposition of the remains and/or objects. Thereafter, the City shall take into account the recommendation of the MLD, and shall decide on the nature of any archaeological excavation, recording, or analysis to be done of the discovered remains and/or funerary objects.

CUL-3 ***If subsurface paleontologic resources are encountered during land modification activities, then activities in the immediate area of the find shall be halted so that a qualified professional archaeologist can assess the find, determine its significance, and make recommendations for appropriate mitigation measures consistent with the professional management standards for paleontological resources. The developer shall fund recommended management requirements for accidentally exposed paleontological materials.***

Implementation of the above measures can reduce potential impacts to cultural and paleontological resources to a less than significant level.

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

Less Than Significant Impact – There are no known human remains within the vicinity of the project site, and no conditions exist that suggest human remains are likely to be found on the project site. It is not anticipated that implementation of the project would disturb human remains, including those interred outside of formal cemeteries. However, ground-disturbing activities, such as grading or excavation, have the potential to disturb human remains. If human remains are found, those remains would require proper treatment, in accordance with applicable laws. The Native American Graves Protection and Repatriation Act (NAGPRA) includes provisions for unclaimed and culturally unidentifiable Native American cultural items, intentional and inadvertent discovery of Native American cultural items on federal and tribal lands, and penalties for noncompliance and illegal trafficking. State of California Public Resources Health and Safety Code Section 7050.5-7055 describes the general provisions regarding human remains, including the requirements if any human remains are accidentally discovered during excavation of a site. As required by state law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner, notification of the Native American Heritage Commission and consultation with the individual identified by the Native American Heritage Commission to be the "most likely descendant." If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overlie adjacent remains until the County Coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. As this is existing law and a mandatory measure to manage an accidental exposure of human remains, no additional mitigation is required to ensure human remains can be properly managed if encountered on this project site.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
VI. 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:				
• 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		
• Strong seismic ground shaking?		X		
• Seismic-related ground failure, including liquefaction?			X	
• Landslides?		X		
b) Result in substantial soil erosion or the loss of topsoil?		X		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

SUBSTANTIATION: Several geotechnical reports were prepared over the past 15 years for the project site/area. The most recent report contains a synthesis of information and was utilized for the following analysis. This report is titled: "Fault Hazard Investigation Summary Report Proposed Residential Development Phase 1 of the Preliminary Tract 18893 East Highlands Area San Bernardino County, California, LOR Geotechnical Group, Inc.; September 16, 2014." A copy of this document is provided as Appendix 5 of this Initial Study.

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

- *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.*

Less Than Significant With Mitigation Incorporated – According to the LOR geotechnical report, the area being proposed for development by the project does not appear to be subject to fault rupture even though it is located within an Alquist-Priolo Earthquake Fault Zone. Specifically, LOR findings state: "*Our observations and review of aerial photographs lead us to concur with Matti, et al.* (2003) that the San Andreas fault appears to cross the northern portion of the site, north of the proposed development area, as one major break as indicated their recent map..." To ensure that structures and humans are not exposed to fault rupture, the following mitigation measure will be implemented.

GEO-1 ***Based on findings of the geotechnical investigation report, all structures for human occupancy shall be setback from the toe of the hillside along the northern side of the proposed development area a minimum distance of 50 feet. Additional trenching is required prior to finalizing the design of Phases 2-4 and the trenching and a report of findings shall be reviewed and approved prior to approval of the designs in these phases. This measure addresses both slope stability and will increase the Restricted Use Zone width established for possible fault hazards in virtually all areas.***

- *Strong seismic ground shaking?*

Less Than Significant With Mitigation Incorporated – According to the LOR geotechnical report, the project site will be subject to strong seismic ground shaking over the life of the project. Several regional faults are discussed, but the two faults that pose the greatest seismic ground shaking hazard are the nearby San Andreas Fault and the San Jacinto Fault. Both are active faults and they represent significant groundshaking related to earthquakes ranging from Magnitude (M) 6.5 to M8.0. The following mitigation measure is designed to minimize structure damage and protect human life in the event an earthquake.

GEO-2 ***Based upon the comprehensive geotechnical investigation all inhabited structures shall be designed to do the following:***

a. Resist minor earthquakes without damage;
b. Resist moderate earthquakes without structural damage, but with some nonstructural damage; and
c. Resist major earthquakes, of the intensity or severity of the strongest forecast to occur within the City of Highland, without collapse, but with some structural, as well as nonstructural damage.

- *Seismic-related ground failure, including liquefaction?*

Less Than Significant Impact – According to the LOR geotechnical report, the project site has a low probability of being exposed to liquefaction hazards. Specifically, the document indicates that the depth to static groundwater at this time is at least 50 feet fellow the ground surface within the proposed development area of the site. "In addition, it is our opinion that the coarseness of the underlying alluvial materials greatly reduces the liquefaction potential and that, overall, the potential for liquefaction occurring at the site is low. Based on these findings, the proposed project's exposure to seismic-related ground failure due to liquefaction is considered to be a less than significant adverse impact.

- *Landslides?*

Less Than Significant With Mitigation Incorporated – The portion of the project site where the development is proposed does not have substantial topographic variation and is relatively flat. According to the LOR geotechnical report, the area adjacent to the foothills may be exposed to some potential slope failure. Mitigation Measure GEO-1 contains a setback to minimize exposure to significant landslide hazards. With implementation of this measure the potential impact from exposure to landslides will have a less than significant adverse impact.

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

Less Than Significant With Mitigation Incorporated – The proposed project site falls outside areas with generalized erosion potential due to the shallow slopes on the property. However, implementation of the proposed project may result in erosion or unstable soil conditions from excavation, grading or fill. Grading of the property to accommodate the development may expose the soils onsite to wind and water erosion during and immediately following construction. As noted, the site is relatively flat and would not require an extensive or significant amount of soil movement, and the site would maintain the same general gradient after development. Specific fugitive dust control measures have been identified in this document in Section III. Accordingly, it is expected that impacts related to soil erosion will be less than significant with implementation of mitigation. Mitigation Measures GEO-3 and GEO-4 have been included in an abundance of caution to ensure that impacts from the extensive size of the project grading will be less than significant. Mitigation Measure GEO-3 requires the applicant to provide the City with a Soil Erosion Control Plan that shall include measures designed to reduce wind and water erosion of the site during and after construction. Mitigation Measure GEO-4 requires that all permanent landscaping shall be installed prior to final occupancy; further, that after construction, disturbed soils shall be landscaped, or otherwise treated, to protect soils from wind and water erosion. Implementation of these measures would ensure that potential impacts related to erosion are reduced to less than significant levels.

GEO-3 ***The applicant shall be required to include a Soil Erosion Control Plan as part of the Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) for the project site. This section of the SWPPP/WQMP shall include measures designed to control wind and water erosion on the site during and after construction. These Best Management Practices (BMPs) shall include measures including landscaping, hardscaping and incorporation of site retention facilities to reduce the volume of stormwater runoff, minimize soil exposed to concentrated runoff and infiltrate surface runoff on the project site in accordance with the City's Stormwater Management ordinance (Section 15.54.160 of the Municipal Code). These best management practices shall be monitored by the Municipal Utilities and Engineering Services Department and the Building & Safety Division of the Development Services Department to verify effectiveness during construction and future occupancy.***

GEO-4 ***All permanent landscaping shall be installed prior to final occupancy, and, following construction, disturbed soils shall be landscaped, or otherwise treated (covered with gravel, mulch or hardscape, to protect soils from wind and water erosion; to be monitored by the Development Services Department, Planning Division, and satisfied prior to occupancy of the project.***

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 onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact – Geotechnical Investigations determined that the project site contains alluvium that generally consists of loose, to very loose, silty fine sand, and groundwater as being more than 50 feet below the ground surface and the site is not within an area that is underlain by soils that have high liquefaction potential. Given the low potential for onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse, the proposed project will have a less than significant impact regarding this criterion.

d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

Less Than Significant Impact – Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement and distorting structural elements. The project site is not within an area that is underlain by soils that have high expansion potential based on the data in Appendix 5 and the Soil Survey. The site is underlain by alluvial soils that generally consist of interbedded layers of loose to medium dense silty fine sand and fine sandy silt. Therefore, no additional mitigation measures are required. Thus, the proposed project will have a less than significant impact.

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

No Impact – The project would be required to connect to East Valley Water District sewer lines. No septic tanks or alternative wastewater disposal systems have been proposed. Therefore, there is no impact to this criterion.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
VII. GREENHOUSE GAS EMISSIONS: Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

SUBSTANTIATION: The "Air Quality and GHG Impact Analyses Mediterra at East Highlands City of Highland, California," Giroux & Associates, February 2015 was utilized for the following analysis. A copy of this document is provided as Appendix 2 of this Initial Study.

Background: Greenhouse Gas Emissions

The following information is abstracted from Appendix 2 and summarized in this section of the analysis.

"Greenhouse gases" (so called because of their role in trapping heat near the surface of the earth) emitted by human activity are implicated in global climate change, commonly referred to as "global warming." These greenhouse gases contribute to an increase in the temperature of the earth's atmosphere by transparency to short wavelength visible sunlight, but near opacity to outgoing terrestrial long wavelength heat radiation in some parts of the infrared spectrum. The principal greenhouse gases (GHGs) are carbon dioxide, methane, nitrous oxide, ozone, and water vapor. For purposes of planning and regulation, Section 15364.5 of the California Code of Regulations defines GHGs to include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. Fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions.

California has passed several bills and the Governor has signed at least three executive orders regarding greenhouse gases. GHG statutes and executive orders (EO) include AB 32, SB 97, SB 1368, EO S-03-05, EO S-20-06 and EO S-01-07.

AB 32 is one of the most significant pieces of environmental legislation that California has adopted. Among other things, it is designed to maintain California's reputation as a "national and international leader on energy conservation and environmental stewardship." It will have wide-ranging effects on California businesses and lifestyles as well as far reaching effects on other states and countries. A unique aspect of AB 32, beyond its broad and wide-ranging mandatory provisions and dramatic GHG reductions are the short time frames within which it must be implemented. Major components of AB 32 include:

- Require the monitoring and reporting of GHG emissions beginning with sources or categories of sources that contribute the most to statewide emissions.
- Requires immediate "early action" control programs on the most readily controlled GHG sources.
- Mandates that by 2020, California's GHG emissions be reduced to 1990 levels.

- Forces an overall reduction of GHG gases in California by 25-40%, from business as usual, to be achieved by 2020.
- Must complement efforts to achieve and maintain federal and state ambient air quality standards and to reduce toxic air contaminants.

Statewide, the framework for developing the implementing regulations for AB 32 is under way. Maximum GHG reductions are expected to derive from increased vehicle fuel efficiency, from greater use of renewable energy and from increased structural energy efficiency. Additionally, through the California Climate Action Registry (CCAR now called the Climate Action Reserve), general and industry-specific protocols for assessing and reporting GHG emissions have been developed. GHG sources are categorized into direct sources (i.e. company owned) and indirect sources (i.e. not company owned). Direct sources include combustion emissions from on-and off-road mobile sources, and fugitive emissions. Indirect sources include off-site electricity generation and non-company owned mobile sources.

Thresholds of Significance

In response to the requirements of SB 97, the State Resources Agency developed guidelines for the treatment of GHG emissions under CEQA. These new guidelines became state laws as part of Title 14 of the California Code of Regulations in March, 2010. The CEQA Appendix G guidelines were modified to include GHG as a required analysis element. A project would have a potentially significant impact if it:

- Generates GHG emissions, directly or indirectly, that may have a significant impact on the environment; or

- Conflicts with an applicable plan, policy or regulation adopted to reduce GHG emissions.

Section 15064.4 of the Code specifies how significance of GHG emissions is to be evaluated. The process is broken down into quantification of project-related GHG emissions, making a determination of significance, and specification of any appropriate mitigation if impacts are found to be potentially significant. At each of these steps, the new GHG guidelines afford the lead agency with substantial flexibility.

Emissions identification may be quantitative, qualitative or based on performance standards. CEQA guidelines allow the lead agency to "select the model or methodology it considers most appropriate." The most common practice for transportation/combustion GHG emissions quantification is to use a computer model such as CalEEMod, as was used in the ensuing analysis.

The significance of those emissions then must be evaluated; the selection of a threshold of significance must take into consideration what level of GHG emissions would be cumulatively considerable. The guidelines are clear that they do not support a zero net emissions threshold. If the lead agency does not have sufficient expertise in evaluating GHG impacts, it may rely on thresholds adopted by an agency with greater expertise.

On December 5, 2008 the SCAQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial projects where the SCAQMD is the lead agency (e.g., stationary source permit projects, rules, plans, etc.) of 10,000 Metric Tons (MT) CO_2 equivalent/year. In September 2010, the Working Group released revisions which recommended a threshold of 3,500 MT CO_2e for residential use projects. This 3,500 MT/year recommendation has been used as a guideline for this analysis. In the absence of an adopted numerical threshold of significance, project related GHG emissions in excess of the guideline level are presumed to trigger a requirement for enhanced GHG reduction at the project level.

Project Impact: Construction GHG Emissions Forecast

The build-out timetable for this project is assumed to be approximately three years. During project construction, the CalEEMod2013.2.2 computer model predicts that the construction activities will generate the annual CO_2e emissions identified in Table VII-1.

Table VII-1
CONSTRUCTION EMISSIONS (Metric Tons CO_2e)

	CO_2e
Year 2015	688.3
Year 2016	529.2
Year 2017	430.8
Total	1,648.3
Amortized	**55.0**

*CalEEMod Output provided in appendix

SCAQMD GHG emissions policy from construction activities is to amortize emissions over a 30-year lifetime. The amortized level is also provided. GHG impacts from construction are considered individually less-than-significant.

Project Impact: Operational GHG Emissions Forecast

The input assumptions for operational GHG emissions calculations, and the GHG conversion from consumption to annual regional $CO_2(e)$ emissions are summarized in the CalEEMod2013.2.2 output files found in Appendix 2. As indicated in the preceding discussion on construction emissions, the project has been modified from a total of 277 units to 316 units. However, because the total number of condominium units has been increased and the number of detached SFRs decreased, the project will actually generate about 37 fewer average daily trips. This finding is based on the updated trip generation analysis provided by Urban Crossroads (July 9, 2015), a copy of which is provided in Appendix 9b. Thus, the net emissions from this increase in units (277 to 316) results in a slight reduction in daily trips and a similar slight reduction in the emissions forecast in Table VII-2.

The total operational and annualized construction emissions are identified in Table VII-2.

Table VII-2
OPERATIONAL EMISSIONS

Consumption Source	MT $CO_2(e)$ tons/year
Area Sources	65.0
Energy Utilization	1,039.5
Mobile Source	3,704.6
Solid Waste Generation	147.7
Water Consumption	108.2
Annualized Construction	55.0
Total	**5,120.0**
Guideline Threshold	3,500

This total is above the guideline threshold of 3,500 MTY CO_2e for residential projects suggested by the SCAQMD. Project-related GHG emissions would not exceed the 10,000 MT CO_2e level for industrial sources (although the project is not industrial in nature, this comparison is provided as a reference because it is the only formally adopted numerical CEQA threshold for GHGs). This project total includes both direct (amortized construction, area source and on-site mobile emissions) and indirect (electricity, solid waste and water usage) GHG emissions. Hence, the project will result in generation of a substantial level of greenhouse gases. The finding triggers a requirement to incorporate reasonable and feasible project design features to reduce project-related GHG emissions.

In order to support a finding that project-related GHG emissions have been reduced as much as is reasonably possible, the project must be consistent with applicable plans and policies. Unfortunately, there exists a patchwork quilt of guidance on how to determine such consistency. The most promising course of action is that many local jurisdictions are adopting Climate Action Plans (CAP) to specifically address the shared responsibilities of developers, government and various agencies in minimizing GHG emissions as they affect climate change.

The San Bernardino Associated Governments (SANBAG) has developed a model CAP recommended for adoption by its member communities. SANBAG released the Final version of the San Bernardino County Regional Greenhouse Gas Reduction Plan and its Final Environmental Impact Report (FEIR) for certification on March 5, 2014 at the SANBAG Board of Directors Meeting. The regional plan presents the goals identified by the participating cities in reducing GHG emissions by levels they have individually selected. The regional plan includes an inventory of 2008 GHG emissions, forecast of 2020 emissions, GHG reduction measures for each participating city, and baseline information for the development of city climate action plans. All comments received in response to the DEIR and the Regional Greenhouse Reduction Plan have been reviewed and considered by SANBAG in preparation of the FEIR. Within the EIR, the City of Highland has contributed a chapter entitled *Greenhouse Gas Inventories and Reduction Plan EIR (Volume X: Draft 4.9 City of Highland).*

The draft CAP quantifies the existing baseline $CO_2(e)$ emissions, estimates the future GHG emissions for the business as usual (BAU) scenario, calculates the emissions reductions likely to be achieved from state and federal programs, and then realistically estimates the additional reductions that could be realized from local initiatives. The City of Highland has selected a goal to reduce its community GHG emissions to a level that is 22 percent below its projected emissions in 2020. The City will meet and exceed this goal through a combination of state (63%) and local (37%) efforts. The City actually exceeds the goal with only state/county level actions, but has committed to several additional local measures. The Pavely vehicle standards, the states low carbon fuel standard, the renewable portfolio standards (RPS), and other state measures will reduce GHG in Highland's on-road, solid waste, and building energy sectors in 2020.

The objective of the CAP would be to achieve a combined 37 percent reduction (22% growth and 15% AB-32 target) by 2020. The estimated attainable reduction from all state and regional programs is 32%. An additional reduction of 5% or more is needed from local actions. Table VII-3 summarizes the annual GHG emissions for baseline conditions, for future growth, for existing GHG reduction programs and for feasible local actions. With realistic estimates of GHG reduction effectiveness, AB-32 targets can be reached.

Table VII-3
SANBAG HIGHLAND EMISSIONS (MT CO_2e / year)

Scenario	Annual Emissions	
2008 Baseline	267,058	
2020 BAU	303,538	(+12%)
2020 With Plan	196,157	
Reductions	107,381	(-35%)

The above table demonstrates that Highland exceeds its emissions reduction goal.

Most of the "local measures" apply to city-wide implementation actions beyond the scope of any single development such as Mediterra. Table VII-4 summarizes the estimated local measure reduction potential. Measures such as more bicycle trails, coordinated traffic signals, expanded transit routes or schedules, fixed guide ways, etc. cannot be implemented effectively on a single project basis. A development can support these measures by providing space or infrastructure for their integration into a regional system, but cannot implement them individually. The project design features (PDF) for Mediterra that are consistent with the model CAP include:

Energy Conservation, Green Building Design and Recycling

- Coordinate energy-related policies and actions with local utilities and energy agencies.
- Incorporate passive solar design techniques including building orientation, energy-saving materials, roof overhangs, and window and door placement.
- Channel runoff to permeable surfaces through the design of roofs and rain gutter systems and drainage courses.
- Distribute and participate in incentive programs for incorporation of solar and photovoltaic panels (active solar) into existing or new buildings.
- Encourage new development to provide reasonable and secure space for bicycle storage.

Solid Waste Management/Recycling

- Continue to implement the policies and programs identified in the City's SRR (Source Reduction and Recycling Element), HHW (Household Hazardous Waste Element), and develop measures to evaluate their effectiveness.

Green Building and Planning Practices

- Encourage landscaping practices that increase energy efficiency and conserve natural resources.
- Using native and drought-tolerant landscaping (xeriscaping) and drip irrigation to conserve water resources.
- Encourage designs that channel runoff to permeable surfaces.
- Encourage transit-oriented, infill development to make efficient use of existing land.
- Encourage site planning and building orientation that maximizes solar and wind resources for cooling and heating.
- During construction, require developers and builders to protect topsoil in order to reduce dust and runoff impacts.

As noted above, the overall contribution is limited. However, the importance of any design features lies more in the possible integration into a sub-regional program rather than the effectiveness of any individual developer-sponsored measure.

Table VII-4
2020 GHG REDUCTIONS FOR HIGHLAND ($MT/CO_2(e)$/year)

Local Measure by Sector		Emissions Reductions
State and County Measures		
State-1	Renewable Portfolio Standard	14,504
State-2	Title 24	4,227
State-3	AB 1190	3,902
State-4	Solar Water Heating	147
State-5	Industrial Boiler Efficiency	354
State-6	Pavley and Low Carbon Fuel Standard	36,772
State-7	AB 32 Transportation Reduction Strategies	3,217
State-8	Low Carbon Fuel Standard Off Road	1,190
State-9	AB 32 Methane Capture	0
County-1	County GHG Reduction Plan Landfill Controls	3,715
Building Energy		
E-4	Solar Installation for New Housing	113
E-5	Solar Installation for New Commercial	138
Water-4	Implement SBX 7-7	32,807
Subtotal		**33,058**
On-Road Transportation		
Transportation-2	Smart Bus Technologies	436
Off-Road Equipment		
Off-Road-2	Idling Ordinance	90
Wastewater Treatment		
Water-4	Implement SBX 7-7	271
Water Conveyance		
Water-4	Implement SBX 7-7	2,387
GHG Performance Standard for New Development		
PS-1	GHG Performance Standard for New Development (30% below BAU)	3,114
State and County Measures		68,038
Total Reductions		**107,381***

*MAY NOT BE EXACT DUE TO ROUND-OFF

a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less Than Significant Impact – The proposed project will generate GHG emissions, but through a combination of state-wide emission reductions and project-related emissions reductions it will reduce its emissions to a level that will not cause a significant impact to climate change. The project commitments

to reduce emissions outlined in Table III-4 will be implemented as a condition of approval and mitigation is not required. Thus, project-related GHG emissions will be less than significant.

b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Less Than Significant Impact – With implementation of the project design measures included in Table VII-4, the proposed project can be implemented in a manner consistent with the San Bernardino County Regional Greenhouse Gas Reduction Plan (Climate Action Plan). Thus, even though the project will generate greenhouse gas emissions, overall reductions can be considered consistent with the regional Climate Action Plan. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X		
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X	
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
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		X		
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		

SUBSTANTIATION: Much of the information contained in this section of the Initial Study is abstracted from a Phase 1 Environmental Site Assessment (ESA) titled "*Phase 1 Environmental Site Assessment and Limited Site Characterization Arnott Ranch East Highlands Ranch Area, Highland, California*" prepared by LOR Geotechnical Group, Inc., July 2005 and a subsequent update in February 2015. Copies of these documents are provided as Appendices 6a and 6b to this document and address the eastern portion of the project site. The western portion of the project site (which encompasses a previous project, the Calvary Chapel Church) also included a Phase 1 ESA titled "*Report on Phase I Environ-*

mental Assessment of Property Located at 30976 Greenspot Road Highland, California" prepared by Ralph Stone and Company, Inc., March 2004 and an updated document titled *"Phase 1 ESA and Limited Site Characterization, Calvary Property 30976 Greenspot Road"* prepared by LOR Geotechnical Group, Inc., October 2013. A copy of these documents is provided as Appendices 6c and 6d to this document.

Introduction

The following summary of information regarding the project site is brought forward from the Arnott Ranch ESA in Appendix 6 to provide a basis for evaluating the potential for contamination at the project site. Note that the project site represents a portion of the total 200± acres evaluated in Appendix 6.

The site consists of approximately 200± acres of largely vacant land and citrus groves located in the East Highland Ranch area of Highland, California. The subject property has been largely vacant land and citrus groves throughout its researched history. Structures on the site include two residences, water wells, and irrigation structures. (Note that one of the existing residences is located within the proposed Project area.)

Household trash and debris, old farm equipment, including an above ground diesel tank and water tanks, are located west of the newer residence on this site and in the northwest corner of the property. Located near the center of the site is an area of buried trash and debris. This area currently has about 10 feet of fill over it. The exact composition of this trash and debris is unknown, however, no 55 gallon drums are purported to be present. Because of the depth of fill (10 feet) over the trash, a large piece of equipment, such as an excavator, may be necessary to investigate this dump area. As this equipment becomes available, then the dump area should be investigated to determine if any adverse environmental conditions, such as chemical containers have been buried in the area.

Three groundwater wells are known to be present on the site. If these wells are to be abandoned, they should be abandoned in accordance with current regulatory requirements. Other subsurface structures, such as irrigation lines, septic systems, and underground utilities should be anticipated during site development.

A Limited Site Characterization was conducted during this Phase 1 Environmental Site Assessment in order to determine if the past agricultural use of the site included organochlorine pesticides. The Limited Site Characterization indicated no levels of organochlorine pesticides were found to be above the EPA PRG's for residential soil at the locations sampled. No pesticide storage facilities, which would be considered "hot spots" for high concentrations of pesticides, were indicated during our site reconnaissance. One sample (C-13) had total DDT above the State level of 1.0 mg/kg, which characterizes the soil as a California Hazardous Waste, and requires that the soil in that location is not exported off-site. Our experience indicates that once grading of the site is finished, all the levels of Organochlorine pesticides will be reduced to well below the 1.0 mg/kg level and unrestricted use of the property appears warranted.

No local or regional groundwater contamination problems are known to exist in the immediate vicinity of the site.

Based on the findings of the Phase 1 Environmental Site Assessment and with consideration given to the recommendations contained herein, (1) the subject property exhibits no evidence of recognized environmental conditions that would prohibit its intended use as a residential development, and (2) no further investigations or tests are recommended, except as expressly stated in this report.

The following summary of information regarding the project site is brought forward from the 2004 ESA published as Appendix J of the City of Highland Initial Study for the Calvary Chapel Church, April 25,

2006. This document is provided as Appendix 6 of this document and provides a basis for evaluating the potential for contamination on the western portion of the project site.

Prior agricultural use as an orange orchard included spraying of pesticides and herbicides. The owner stated he has not used pesticides for a couple of years. The recent pesticide compounds are biodegradable within one year or less after application. Longer lasting pesticides would have been used over 15 years ago which is sufficient time for them to biodegrade to insignificant or undetectable levels. Stone has sampled soil in orange orchards and on farms and found no detectable levels of pesticides or herbicides. California State regulations require soil sampling if property is to be used for a school. If no school is planned then soil sampling is not considered to be necessary.

No records or observations indicated that oil or gas wells, or underground tanks, sumps or clarifiers were previously or are now on the property.

When the smudge pots and other debris items on the property are removed for disposal, the soil underneath should be visually observed for evidence of any significant (larger than 3 square feet in area and over 12 inches deep) soil stains that might indicate spillage of petroleum or chemical products. If any such areas are uncovered it is recommended that the soil be sampled and tested for petroleum products and chemicals.

If used for water supply, the water supply well on the property should be sampled and tested in accordance with drinking water standards applicable to water supply systems. Also, it is recommended that once yearly water samples be tested for pesticides/herbicides for a period of five years unless the area water quality agency recommends differently.

There are potential ACM's in the old house and small work sheds. If these buildings are to be demolished or extensively renovated the PACM's should be sampled and analyzed for asbestos prior to any such work.

No nearby known listed contaminated site is likely to environmentally impact the property. The 2015 Update (Arnott property, eastern portion of the site) did not identify any additional site contamination or other hazards that could adversely impact the proposed site development.

The acronym "ACM's" refers to asbestos containing material. The 2006 Initial Study for the Calvary Chapel Church Project indicated that the soil contaminated in the smudge pot area has been removed and the buildings that may have contained asbestos was removed from the project site.

a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Less Than Significant With Mitigation Incorporated – The Project may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or may 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. During construction there is a potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. The following mitigation measure will be incorporated into the Storm Water Pollution Prevention Plan (SWPPP) prepared for the Project and it will reduce such a hazard to a nonsignificant level.

HAZ-1 All spills or leakage of petroleum products during construction activities shall be remediated in compliance with applicable state and local regulations

regarding cleanup and disposal of the contaminant released. The contaminated waste shall be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure shall be incorporated into the SWPPP prepared for the Project development.

The proposed Project will consist of residential uses that do not involve significant potential for routine transport or use of substantial volumes of hazardous materials or routine generation of hazardous wastes beyond those normally encountered in a residential-type setting, typically termed "household hazardous wastes." The generation of such wastes from residential uses is not considered to rise to a level of a significant potential for significant risk of accidental release of hazardous materials or accidental explosion. The City provides a program to accept and dispose of household hazardous wastes. No mitigation is required for the long-term residential use of the site.

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

No Impact – The Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No existing or proposed schools are located within this distance of the Project. No impacts are anticipated and no mitigation is required.

d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

Less Than Significant With Mitigation Incorporated – According to the available data and an updated review of current site records (http://www.envirostor.dtsc.ca.gov) the western portion of the site is not identified as containing any known contaminated sites. No mitigation will be implemented for this area of the project site. Several potential hazardous waste issues were identified that may occur within the eastern portion of the project site (LOR 2015). If the onsite, unauthorized landfill occurs on the site it will have to be excavated, tested and removed to ensure that it will not pose a hazard to future residences. If the three onsite groundwater wells have been abandoned, then they need to be abandoned in accordance with current regulatory requirements. Other subsurface structures, such as irrigation lines or septic systems, may need to be removed. The site may contain DDT concentrations that would exceed the State hazard level and the soil containing concentrations above this level will need to be blended with other onsite soil to ensure that concentrations of DDT in the soil do not pose a hazard for future residents. The following mitigation measures will be implemented to address each of these potential issues at the project site.

HAZ-2 ***If the landfill is located on the project site, the site developer shall remove it; conduct tests to ensure it does not contain any contamination; relocate the waste to an appropriately licensed landfill; and replace the excavated material with documented clean fill. This shall be completed prior to initiating mass grading of the site and the records of all chemical tests and location of disposal shall be provided to the City.***

HAZ-3 ***If the abandoned wells on the project site have not been properly abandoned, any such wells shall be properly closed using current regulatory requirements. This shall be completed prior to initiating mass grading of the site and records documenting proper closure shall be provided to the City.***

HAZ-4 ***If other subsurface facilities exist within the project site (irrigation pipes, septic tanks, etc.), the site developer shall remove these facilities; conduct***

any required tests to ensure they do not harbor contamination; properly dispose of the structural waste at an appropriately licensed landfill; and replace the excavated material with documented clean fill. This shall be completed prior to or concurrent with mass grading of the site and records documenting proper closure shall be provided to the City.

HAZ-5 ***The area containing DDT concentrations above the State hazard level shall be documented, including the exact dimensions and volume. A report verifying that the DDT contaminated soil can be effectively blended (and how this will be accomplished on the project site) with other uncontaminated onsite soil shall be provided to the City. (LOR 2015) If there is insufficient soil for blending at the site, the DDT contaminated soil shall be collected and disposed of at a properly licensed facility. This shall be completed prior to initiating mass grading of the site and records documenting proper management of the DDT contaminated soil shall be provided to the City.***

Implementation of these measures will ensure that the project site is not exposed to any onsite hazardous materials that could harm future residents of the project site.

The proposed project is in the vicinity of power lines that emit electromagnetic radiation (EMR). The types of power lines found in the vicinity of the proposed project operate at 66 kilovolts (kV). Detailed data are not available for a 66 kV transmission line, but health hazard data are available for a 115 kV power line. The electromagnetic field of a 115 kV power line decreases with distance; for instance, at 15 meters or 50 feet the electric field, which is measured in kilovolts per meter (kV/m), is .5 kV/m. Magnetic fields are measured in milligauss (mG), and the mean (average) magnetic field, is 6.5 (mG). However, at 91 meters or 300 feet the electric field is .003, and the mean magnetic field is .2 mG. While Southern California Edison hasn't designated a setback guideline for the power lines on the proposed property, most of the lots in the proposed project will be set back from the power lines between 60-70 feet. At a distance of 300 feet and at average electricity demand, the amount of EMR exposure from power lines would be similar to that of the background levels of in home electricity EMR. At a distance of 60/70 feet the level of EMR exposure would be greater, but still within a safe level because it would not rise to a level sufficient to be harmful. Units closer than 60 feet would also not be exposed to significant levels of EMR from a 66 kV transmission line. According to the World Health Organization (WHO), exposure to EMR from power lines can have varied effects on persons living in residential areas in the vicinity of power lines. The levels of EMR from power lines in the proposed project vicinity don't exceed 33.3-44.4 mG, the levels deemed by WHO to be harmful enough to cause childhood leukemia. WHO addresses the largest concern in EMR—the potential for EMR to cause cancer—by claiming that "there are no accepted biophysical mechanisms that would suggest that low-level exposures are involved in cancer development." Thus, the proposed project's proximity to power line EMR radiation based on a 66 kV line does not create a health hazard to future potential residents.

"Electromagnetic Fields and Public Health." *World Health Organization*. Backgrounder, June 2007. Web. 25 Mar. 2015. <http://www.who.int/peh-emf/publications/facts/fs322/en/>.

National Institute of Environmental Health Services. *EMF Electric and Magnetic Fields Associated with the Use of Electric Power.* N.p.: National Institute of Environmental Health Services, n.d., *Electric and Magnetic Fields*. National Institute of Environmental Health Services, June 2002. Web. 25 Mar. 2015. <http://www.niehs.nih.gov/health/materials/electric_and_magnetic_fields_associated_with_the_use_of_electric_pwoer_questions_and_answers_english_508.pdf>

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?

Less Than Significant Impact – The project site is located approximately 4.6 miles east of the San Bernardino International Airport and about 1.8 miles northeast of the Redlands Municipal Airport. Neither airport's land use compatibility zone affects the project site. The area would only be subject to random aircraft overflights. Therefore, a less than significant potential exists for the proposed project to create a safety hazard for future residents.

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?*

No Impact – The proposed project is not located in the vicinity of a private airstrip. No potential exists for a safety hazard at the project site from a private airport's operations.

g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Less Than Significant With Mitigation Incorporated – According to the City of Highland General Plan Safety Element the City has not designated specific evacuation routes, but has indicated that major highways, such as Greenspot Road may be designated on a case-by-case basis in the event of an emergency. In addition Greenspot Road is the only access to the project area so interference with the roadway could cause a conflict with both routine and emergency access to the project area. To prevent such an impact during construction, the following mitigation measure will be implemented. Once construction is completed, the project has no potential to impair implementation with an adopted emergency response plan or evacuation plan.

HAZ-6 ***At all times during construction of the site improvements, the site developer shall ensure that emergency fire or medical vehicles are able to access all areas along the Project alignment during construction, particularly along Greenspot Road. The Developer shall submit an acceptable temporary traffic routing/management plan to ensure that adequate circulation capacity is being maintained to serve emergency functions (including emergency response and emergency evacuation plans) along roadways in the vicinity of the project.***

With implementation of the preceding measure, emergency access within the project vicinity can be maintained at all times and the proposed project will have no conflict with any emergency response or evacuation plans.

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?*

Less Than Significant With Mitigation Incorporated – The City of Highland General Plan wildland fire designation for this site is Fire Severity Zone 1. Even though the residential subdivision has been set back from the wildland fire hazard zone, in conjunction with the setbacks to avoid the San Andreas Fault, it is incumbent upon the site developer and future home owners to maintain an adequate buffer zone along the north side of the subdivision between the developed area and native shrub habitat of the adjacent hillsides (wildland fire hazard area). The following mitigation measure shall be implemented to ensure that an adequate wildland fire hazard buffer is installed.

HAZ-7 ***The developer shall submit a conceptual fire mitigation plan to the City that identifies the type of buffer that will be maintained between the future residences and the fire prone coastal sage scrub/chaparral habitat on the adjacent hillside to the north of the site. The project developer shall imple-***

ment this plan by installing the buffer and provide a mechanism for long-term maintenance of the buffer area to minimize the wildland fire hazard threat at the project site. This plan shall be approved to the City prior to constructing any structures and implemented prior to occupancy. Alternatively, the City may accept the fire mitigation measures incorporated into the Tentative Tract Map and PD Plan as meeting the requirements of this measure.

With implementation of the preceding measure, wildland fire hazards at the project site can be controlled to a less than significant impact.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
IX. HYDROLOGY AND WATER QUALITY: Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete 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 (e.g., 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	
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 onsite or offsite?			X	
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 amount of surface runoff in a manner which would result in flooding onsite or offsite?			X	
e) 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?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
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	
j) Inundation by seiche, tsunami, or mudflow?				X

SUBSTANTIATION: The information provided in this section is abstracted from the following report: "Conceptual Water Quality Management Plan for: 119-536 Tract 18893," June 20, 2014, Sitetech Inc. A copy of this technical study is provided as Appendix 7a to this Initial Study.

a) Violate any water quality standards or waste discharge requirements?

Less Than Significant Impact – For a residential project such as the proposed project there are normally only two sources of water discharges that could violate any water quality standards or waste discharge requirements (WDR). These are: municipal wastewater generated from future residents; and non-point source storm water runoff from the site, during construction and after development is completed. The municipal wastewater will be collected and under present conditions delivered to the City of San Bernardino regional wastewater treatment plant. As described in Section XVII, this facility has ample treatment capacity available and discharges the treated effluent under a WDR issued by the Santa Ana Regional Water Quality Control Board (Regional Board). The type of wastewater generated by residences does not normally contain any unusual constituents that would cause a violation of the treatment plant's WDR.

The second potential for violation can occur during future rainfall events that generate storm water runoff, either during construction (short-term) or over the long-term after the site is occupied. The City of Highland and San Bernardino County are partners in the effort to comply with the Regional Board's MS-4 waste discharge requirements. The applicant has submitted a conceptual water quality management plan (CWQMP) to the City of Highland (Appendix 7a) that addresses future site runoff during both construction and future occupancy. This CWQMP identifies the specific Best Management Practices (BMPs) that will be considered for use at the site to ensure that implementation of the project will not cause a violation of the regional MS-4 permit. This CWQMP has been reviewed and approved by the City and includes a mix of "Non-Structural" and "Structural" control BMPs that are considered sufficient to control future storm water runoff from the project site to a level of quality that will not violate the regional MS-4 permit requirements. The primary components of this treatment system consists of vegetated swales along the perimeter of each lot and CWQMP infiltration basin that will treat all storm water runoff from the proposed development (up to the 2 year storm volume). Figure 9 shows the location of project infrastructure and utilities, including the undeveloped open space drainage (Hillside Drainage) and the location of the proposed CWQMP infiltration basin.

Based on the mandatory implementation of the CWQMP and Storm Water Pollution Prevention Plan (SWPPP, during construction), the proposed project is not forecast to cause water quality standards or waste discharge requirements to be violated. As this is a mandatory requirement to implement the CWQMP and SWPPP for the project site, a mitigation measure is not required to ensure its implementation in order to achieve a less than significant impact under this evaluation category.

b) Substantially deplete 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 (e.g., 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)?

Less Than Significant Impact – As in the preceding evaluation, there are three project-related activities that can have an adverse impact on groundwater supplies. First, if the groundwater table is very high on a property, grading could directly intercept the groundwater table and deplete the aquifer. Based on the data in the geology report (Appendix 5), the groundwater table is greater the 50 feet deep and the proposed project will not intercept the aquifer. Therefore, the proposed project will not have a direct adverse impact on the regional groundwater table (Bunker Hill Basin). Second, the project will add impervious surface to the project site which could reduce percolation on the property. According to the CWQMP (Appendix 7a), the project will have 44.8% as impervious surface. However, onsite vegetated swales on each parcel and the CWQMP infiltration basin will offset this impervious surface. Based on the

project design, the net effect on groundwater supplies for this site is considered to be less than significant. Finally, the proposed project will receive water supplies from the East Valley Water District (EVWD or District) and the District obtains almost all of its water supply from the Bunker Hill groundwater aquifer, with limited surface water and imported water supplies to offset demand. The population forecast for the project site is 1,090 persons and EVWD's per capita residential water use is 130 gallons per day (2014 EVWD Water System Master Plan, Section 3, Table 3-10 Future Per Capita Water Use for Service Area). This results in an ultimate project-related demand for water of 141,700 gallons per day (0.435 acre-feet) or about 159 acre-feet per year. East Valley's water consumption forecast for 2015 (Table 7-18, UWMP) was 24,759 acre-feet, but this value was identified prior to the recent drought. As a percentage of annual District water supply, the project's 159 acre-feet per year represents about 0.64% of future demand. However, even this value is higher than actual impact on the groundwater aquifer, because the proposed project will remove about 38 acres of citrus grove, which requires about 114 acre-feet per year (about three acre-feet per acre), leaving a residual impact of 45 acre feet of actual additional pumping impacts on the groundwater aquifer. A copy of the District's will serve letter is provided as a component of Appendix 7b to this document. The increment of additional ground water extraction to support the proposed project, 45 acre-feet per year, is considered a less than significant impact on the groundwater aquifer based on the small net quantity of water to be extracted from the Bunker Hill Basin and EVWD's acknowledgment that it can meet the project's water demand and the this project's water demand per capita is about 40 gallons per day per capita, or about 31% of water demand (40/130 = .31) by a standard water customer of the District.

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 onsite or offsite?*

Less Than Significant Impact – The existing flows from the open space area north of the development will remain within the existing drainage system and will not be increased or altered. There are no streams or channels in the area proposed for development on the project site. However, the runoff from this area and the increase runoff from the site are addressed in the CWQMP. The flows from the developed area will be directed to the CWQMP infiltration basin which has a Design Capture Volume of 155,561 cubic feet or about 3.6 acre-feet of storage capacity before it will direct flows into the regional drainage system in the project area. Through implementation of the CWQMP BMPs and installation of the new drainage system, the alterations in the onsite drainage pattern will not result in substantial erosion or siltation onsite or offsite.

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 amount of surface runoff in a manner which would result in flooding onsite or offsite?*

Less Than Significant Impact – Please refer to the discussion under issue c) for some baseline information. Because the proposed project includes a CWQMP infiltration basin with approximately 3.6 acre-feet of storage capacity prior to release of the site runoff to the regional drainage system, the proposed project will not cause significant flooding and related damage either onsite or offsite. No mitigation is required.

e) *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?*

Less Than Significant Impact - Please refer to the discussion under issues c) and d) for some baseline information. With the implementation of the drainage plan outlined in the CWQMP, including the CWQMP infiltration basin, the discharge of storm water runoff from the project site will not exceed the capacity of the existing regional drainage system nor will it provide substantial additional sources of polluted runoff. No mitigation is required.

f) Otherwise substantially degrade water quality?

Less Than Significant Impact - Please refer to the discussion under issue a) for some baseline information. The evaluation under issue a) indicates that the potential project activities that could degrade water quality will be effectively managed by implementing the CWQMP for the project site. Potential impacts to water quality from project implementation will be less than significant. No mitigation is required.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Less Than Significant Impact – Based on a review of Figure 6-5 of the City General Plan, the project site is located east and north of any 100-year flood hazard area. The proposed project will not place housing in an identified flood hazard area. No mitigation is required.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Less Than Significant Impact – The project site is not located in a 100-year flood hazard area; thus, the project has no potential to impede or redirect flood flows. Implementation of the CWQMP will control future runoff from the project site in a manner that will not increase flows downstream. No mitigation is required.

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?

Less Than Significant Impact – According to Figure 6-5 of the City General Plan, the southern-most portion of the project site may be exposed to flood hazards due to failure of the Seven Oaks Dam. The area of inundation assumes dam failure at full pool elevation of 2,580 feet. The area identified that would be subject to inundation under the preceding assumptions would occur only under "events of extremely remote nature." Based on this finding, the project's exposure is considered a less than significant impact and no mitigation is required.

j) Inundation by seiche, tsunami, or mudflow?

No Impact – The project site is not subject to inundation from any of the identified sources based on the lack of channels onsite (mudflows) and no source of hazard for seiche or tsunami. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
X. LAND USE AND PLANNING: Would the project:				
a) Physically divide an established community?			X	
b) Conflict with any 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	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

SUBSTANTIATION:

a) *Physically divide an established community?*

Less Than Significant Impact – The project site is presently designated for low density residential use, one to two units per acre. The existing land uses include open space to the north; open space and agriculture (citrus groves) to the east; institutional (EVWD administrative office and yard), major arterial and open space to the south; and low density residential use to the west. The City of Highland (City) received an application from Sunland Communities, LLC for a General Plan Amendment (GPA); Change of Zone (ZC); Planned Development Plan (PD), and Tentative Tract Map (TTM) No. 18893. If approved, the GPA, ZC, Planned Development (PD) and TTM entitlements would allow development of a low density residential development of 200 residential lots, a medium density development of 110 residential units, 5 estate lots, and several lettered lots on approximately 178 gross acres.

Figure 4 provides a draft copy of TTM No. 18893, which also contains a vicinity map and a proposed phasing map for the project. The project would be developed with overall low density residential uses (2.1 - 6.0 du/ac). This would extend the low density residential use from the west onto the project site. Thus, the proposed project would not physically divide any established community in the project area. The impact is considered less than significant and no mitigation is required.

b) *Conflict with any 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?*

Less Than Significant Impact – The project requires a change in the General Plan Land Use Designation from AG/EQ (low density residential) to Planned Development and a mixture of low density to medium density residential zone classifications that will allow between 0.5 to 12 units per acre. The PD designation is specifically being sought to allow clustering of units on the southern portion of the project site and preservation of open space in the northern portion of the site. The net number of units that would be developed on the project site will not be increased under this scenario, remaining below 356 units (316), which could theoretically be developed on the 178 acre property under the existing AG/EQ land use designation. The development plan compiled by the project applicant contains a detailed discussion of potential conflicts/consistency with the City General Plan. Because this is the key land use issue, the text of the consistency analysis is presented here in whole.

The Mediterra Planned Development Plan provides specific measures for the creation of a desirable residential community with infrastructure improvements, character, design, and amenities by setting the standards and guidelines that implement the City's General Plan goals and objectives. Below is a detailed discussion of the Mediterra Plan's consistency with the applicable goals and objectives of the City of Highland General Plan.

Goal 2.3
Provide a variety of urban, suburban and rural housing opportunities that are adequate to meet the City's share of regional housing needs.

Policies

1) *Provide a broad range of, and encourage innovation in, housing types that incorporate high quality design and construction.*
2) *Maintain residential areas that provide for and protect rural lifestyles, and protect natural resources and hillsides in the rural areas of the City.*
3) *Maintain residential areas that provide for a suburban lifestyle, including ownership of single-family housing.*
4) *Ensure that new residential development provides appropriate community amenities, including common open space and recreation areas.*
5) *Continue the innovative use of land resources and development of a variety of housing types and sizes within the City by using the Planned Development designation.*
6) *Require the preparation of a specific plan, planned unit development, conditional use permit or similar mechanism for residential development within areas designated Planned Development.*
7) *Require that Planned Development projects provide a greater level of community amenities and cohesiveness, achieve superior design and create a more desirable living environment than could be achieved through conventional subdivision design and requirements.*

Goal 2.6
Maintain an organized pattern of land use that minimizes conflicts between adjacent land uses.

Policies

1) *Require that new development be at an appropriate density or intensity based upon compatibility with surrounding existing and planned land uses.*
4) *Ensure that land uses develop in accordance with the Land Use Plan and Development Code in an effort to attain land use compatibility.*
5) *Promote compatible development through adherence to Community Design Element policies and guidelines.*
6) *Require developers to consider and address project impacts upon surrounding neighborhoods during the design and development process.*

Consistency Evaluation

The Mediterra Plan provides the tools for the development of the Plan area and accommodates a diversity of housing products centered around single family, mostly detached, with the potential for an attached product on one Planning Area (PA4). The land use designations allow an array of residential uses from Medium Density with a maximum of 12 dwelling units per acre to the Agricultural / Equestrian designation with a maximum of 0 - 2 dwelling units per acre. The most sought after housing product in the Highland submarket is that of conventional and Medium Density products that typically fall under the Low to Medium density categories. This range of housing accommodates the starter family market and the move-up market in a cohesive and well planned community. The variety of housing products distinguishes the different Planning Areas in lot sizes and consequently home sizes for a wider range of homeowner lifestyle and economic status. All uses are compatible with the surrounding uses and complement the existing housing stock.

As detailed throughout the Plan, the Mediterra community concept, level of amenities, infrastructure, provision for trails and pedestrian mobility, wealth of recreational assets, and other improvements make for a superior residential community and "a more desirable living environment than would be achieved through conventional subdivision design and requirements". The community includes desirable amenities for the future residents of the community, allowing recreation and gathering opportunities under the open space and recreational uses. The Plan also protects the hillside to the north of the community by avoiding disturbance from development and by preserving the area as open space in perpetuity consistent with the City's policies for protection of natural resources and hillside.

Goal 3.1
Provide a comprehensive transportation system that facilitates current and long-term circulation in and through the City.

Policies

1) *Require new development proposals to ensure that all mid-block street segments operate at LOS "D" or better during the peak hours of traffic.*
2) *Ensure that all intersections operate at LOS "D" or better during the peak hours of traffic.*
3) *Ensure that the City's street system be designed and constructed to accommodate the traffic generated by buildout of the General Plan land use designations.*
5) *Design and employ traffic control measures (e.g., install traffic signals, provide access restrictions, etc.) to ensure city streets and roads function as intended.*
8) *Require development proposals with the potential to generate traffic volumes or other impacts not adequately evaluated in the Circulation Element and the General Plan Program EIR to prepare a traffic analysis consistent and compatible with the City's Master General Plan Traffic Model.*
9) *Restrict the number of access points and intersections along arterials to preserve mid-block and intersection capacities and to maintain public safety.*

Goal 3.4
Provide a safe circulation system.

Policies

1) *Establish the local street system within developing neighborhoods through a cooperative public/private planning process.*
3) *Promote the principle that streets have multiple uses and users, and protect the safety of all users.*
4) *Require new development to provide pedestrian paths and linkages through projects, locating linkages to avoid conflicts with motorized traffic.*
5) *Discourage high-speed, through traffic on local streets with appropriate traffic-calming measures (e.g., traffic enforcement, bulb-outs, lane striping, chokers, etc.).*
6) *Design access onto major arterial streets in an orderly and controlled manner.*
8) *Implement street design features such as the use of medians, bus turnouts and consolidated driveways to minimize mid-block traffic congestion.*
10) *Provide adequate sight distances for safe vehicular movement on roadways and at intersections.*
13) *Support the planning of sidewalks of appropriate width to allow the provision of buffers to shield non-motorized traffic from vehicles.*
14) *Add raised, landscaped medians and bulb-outs, where appropriate, to reduce exposure to cross traffic at street crossings.*

Goal 3.7
Protect and encourage bicycle travel.

Policies

1) *Develop a system of continuous and convenient bicycle routes to places of employment, shopping centers, schools, and other high activity areas with potential for increased bicycle use.*
2) *Encourage new development to provide reasonable and secure space for bicycle storage.*
3) *Provide bicycle racks at all public facilities and along major public streets.*

Consistency Evaluation

The project adheres to the City's goals and objectives of the City's Circulation Element and adopts the standards for the implementation of circulation improvements that meet the City Standards and the specific needs of the Mediterra Community. The Plan employs a vehicular circulation system that distributes traffic across the development in an even and functional manner with a network of local streets with cul-de-sacs and short loops and a local collector that links the different Planning Areas with one another and with the community amenities. The internal circulation system adheres to the traffic circulation and safety standards while it adopts design guidelines specific to the needs of this community. Traffic calming measures are used within the community in an effort to reduce speed and enhance safety. Also, these measures enhance pedestrian mobility, which is further accommodated with pedestrian links, paseos, trails and other pedestrian mobility features. The use of chicanes contributes to the pedestrian safety for crossing local streets, while the design of paseos and trails is inviting for the community residents to get out for a walk, a jog, or a gathering at the local park. Pedestrian and bicycle facilities include Class II Bike Lanes, sidewalks, trails, walkways, crosswalks, and signage, all important to the community's non-motorized transportation system and inviting for the local residents to make shorter walking trips within the community rather than by automobile, reducing the number of vehicular trips from and into the community.

The internal circulation system takes access from Greenspot Road, a major Highway and main transportation corridor for the East Highlands area. The improvements along the frontage of Greenspot Road by the Mediterra Plan follow the City of Highland standards. Also, the Plan calls for a raised and landscaped median for the main entry streets to the community from Greenspot Road as an additional measure of safety and aesthetic enhancement.

The Plan is supported by a Traffic Study that assesses traffic impacts from the Mediterra development and identifies contributions and improvements to mitigate such impacts and to insure an acceptable level of service per the City of Highland standards.

Goal 4.1

Coordinate and balance the provision of public services with development activity to eliminate service gaps, maximize the use of public facilities, provide efficient and economical public services, achieve the equitable and legally defensible sharing of costs of such services and facilities, and maintain adequate service systems capable of meeting the needs of Highland residents.

Policies

3) *Ensure that existing residents and businesses are not burdened with the cost of financing infrastructure aimed at supporting new development or the intensification of existing development.*
4) *Continue to ensure that public water, sewer, drainage and other facilities needed for a project phase are constructed prior to or concurrent with initial development within that phase, unless otherwise approved by the City.*
5) *Continue to make the project sponsor of a proposed development ultimately responsible for ensuring the timely availability of all infrastructure improvements (including system- wide improvements) needed to support the development.*
14) *Maintain a development review process that places the ultimate responsibility on the project sponsor for ensuring that necessary infrastructure improvements (including system-wide*

improvements) needed to support new development are, in fact, available at the time they are needed.

15) *Require the construction of public facilities as a condition of approval for a proposed development if the development exceeds the capacity of existing public facilities to support such development.*
16) *Continue to require that project applicants provide sufficient information in the application process so that the City may comprehensively determine the potential impacts and/or the need for improvements to existing services and facilities to support project buildout consistent with the City's performance.*
17) *Continue to require that all new development pay the applicable Development Impact Fees established by the City Council.*
18) *Maintain flexibility in the collection and application of Development Impact Fees to permit the construction of master planned facilities in lieu of fees when the City determines that it is in the public interest to do so.*
19) *Continue to require the construction of public facilities as a condition of approval where the value of the services and facilities needed to support buildout of a proposed development exceed established Development Impact Fees, as consistent with the City's performance standards. Require an agreement with the developer for reimbursement from future development fees for the excess costs. Such reimbursements shall be from future fees collected for the specific excess facilities, which the initial developer was required to construct.*
22) *Continue to require that planned communities participate in the development of public infrastructure, in addition to the payment of development impact fees.*
25) *Continue to support an assessment district alternative to development impact fees for large-scale developments undergoing urbanization when a single owner or small number of owners is involved, and when it is in the public interest to do so.*
26) *Continue to allow new development and the intensification of existing development only where and when adequate public services and facilities can be provided.*

Consistency Evaluation

The Plan makes adequate provisions for the implementation of improvements necessary for the safety and wellbeing of the community residents per the City of Highland standards. The Phasing Chapter of the plan demonstrates the sequence and timing of the infrastructure improvements needed within the different Planning Areas of the community. The needed improvements are planned in a manner to rely on existing facilities with adequate capacity for the additional services. The improvements include water quality management provisions, separate drainage facilities for the natural hillside and the development area, and all wet and dry utilities along with the street system and other improvements. Assessment of project impacts and infrastructure improvements have been submitted to the City of Highland through reports addressing the impacts and proposed mitigation, if any, to ensure adequate services. Assessment District financing is a valid option for financing of infrastructure and related fees and costs and will be explored for the Mediterra project with the consent of the City of Highland.

The project also pays its obligation of Development Impact Fees (DIF) adopted by the City of Highland at the time of implementation of the Plan; these fees are set to guarantee the development's contribution to the cost of existing and future community-wide improvements.

The Plan also provides for the construction of a local neighborhood park and other recreational facilities that meet or exceed the requirements of the City of Highland with a sequence and timing that are adequate for use by community residents. The project advocate will seek the waiver of the Park Fee component of the DIF as the project will meet or exceed its park and recreation requirements by providing the various amenities in the community. The adoption of a Development Agreement is typically necessary for Planned Developments to serve as a mechanism for orderly and adequate sequential development such as for Mediterra.

Goal 5.1
Preserve, maintain and create views and vistas throughout the community to enhance the visual experience of Highland.

Policies

3) *Enforce hillside development standards that call for natural contour grading, environmentally sensitive design, shape and siting techniques, and fire-retardant building materials.*
6) *Require that hillside development be located below ridgelines and that structures themselves and accompanying landscaping conceal cut slopes and grading.*
7) *Encourage developers in high slope gradient areas to use raised floor systems and stepped footages to leave slope contours in a more natural state.*
11) *Enact provisions in the municipal code to minimize soil erosion, restore natural drainage surfaces, attenuate slope instability and reduce the amount of impermeable surface.*

Goal 5.5
Continue to reduce urban runoff.

Policies:

1) *Use water quality best management practices (BMPs) in land planning, project-level site planning and procedural requirements as part of the Storm Water Quality Management Plan.*
3) *Require site design practices that capture and channel specified percentages of rainfall and other runoff to permeable surfaces.*
6) *Retain water on site through the use of attractively landscaped retention basins and other measures to replenish aquifers.*

Goal 5.10
Maintain a high-quality system of parks that meet the needs of all segments of the community.

Policies

2) *Supplement existing development fee program for parkland acquisition with other funding sources, grants and programs (fee sponsors, corporate sponsors, fund raising, for example).*
3) *Use the redevelopment process for the selection, acquisition and funding of additional parkland in western portions of the City.*
4) *Prepare a phased strategy for developing new facilities.*
5) *Assess areas of potential annexation into the City and, if necessary, negotiate an agreement with the County of San Bernardino to provide parks meeting City standards within areas of eventual annexation into the City.*
7) *Provide handicap access to all parks.*
9) *Provide a variety of activity options, including active and passive uses, within each park.*
16) *Continue to implement the local park ordinance through developer dedication of parkland or in-lieu fees.*
17) *Require that new specific plans and planned unit developments (PUDs) incorporate sufficient park and recreation facilities along with natural open space areas, where appropriate, to serve the needs of their future residents.*
19) *Connect newly developed parks, wherever practical, to the existing and future bicycle and recreational trail system.*
21) *Adopt a density bonus program for development that includes usable park and open space lands above the City-required standard.*
22) *Develop recreational opportunities within the Greenspot area.*
23) *Design parks in accordance with contemporary safety standards and "CPTED" (Crime Prevention Through Environmental Design) principles.*
29) *Locate parks and recreation facilities within convenient walking and biking distance of all neighborhoods.*

30) *Integrate park and recreation facilities with existing and future trail and bikeways, wherever practical.*
31) *Prepare templates for proper on and off-site signage for all parks.*

Goal 5.11
Provide excellent opportunities and facilities for hiking, equestrian and bicycle use through the Multi-Use Trail Master Plan.

Policies
1) *Require, where appropriate, that residential, commercial and industrial developments within the City dedicate and construct trail links within their boundaries as part of the Multi-Use Trail Master Plan.*
3) *Support the acquisition of trail rights-of-way through dedication in conjunction with development activity or acts of philanthropy that occur prior to adoption of a route plan.*
4) *Where possible, locate trail easements within City-required landscaping or other easements.*
5) *Preserve, to the extent possible, existing formal and informal trail routes in the City, in particular routes that provide major north- south and east-west access.*
6) *Where an established trail is jeopardized by impending development or subdivision activity, require the dedication of trail easements, where appropriate, to establish a planned trail system alignment.*
7) *Require proposed development adjacent to trail systems to dedicate land for trailhead access points.*
8) *Where feasible, use active and abandoned roads, flood control, utility and railroad rights-of-way, and other easements for potential sites for expanded trail use.*
10) *Work with local, state and federal agencies; adjoining cities and jurisdictions; interest groups; and private landowners, in an effort to promote a Citywide trail system, and to secure trail access through purchase, easement, or by other means.*
11) *Locate trail linkages to minimize conflicts with motorized traffic.*

Goal 5.12
Develop and maintain trail and bikeway connections to recreational facilities, schools, existing transportation routes, natural features and regional trail systems.

Policies
1) *Provide trail connections between and/or along the major city and surrounding regional facilities, sites and features indicated on the Multi-Use Trails Master Plan.*
4) *Require the dedication of trail easements, where appropriate, for establishing a planned trails system alignment, or where an established trail is jeopardized by impending development or subdivision activity.*

Consistency Evaluation

Highland enjoys a beautiful and dramatic backdrop hillside at the base of the San Bernardino Mountains with views and vistas that are most treasured by the community residents. The City has long realized the importance of preservation of such view assets which create and maintain a sense of community. The Mediterra Plan supports the City's tenacity in achieving the conservation and open space goals and takes important steps in implementing these objectives for the community. Preserving the hillside backdrop to the north of Mediterra is an important part of the Plan. While view preservation includes "*careful regulation of hillside development by encouraging low profile massing and natural colors and building materials*" as stated in the General Plan, the Mediterra Plan takes a deliberate approach in avoiding any development on the hillside as the best measure of preservation. The dedication of this area as open space in perpetuity and as an integral planning and functional component of the community will also

enhance the residents' enjoyment of the open space with the opportunity to experience the various activities such as hiking, riding, and other outdoor uses.

Runoff from the new community is efficiently channeled into a local collection system that leads to a Water Quality Management Plan Basin to control pollutants from the development area. The Conceptual design of the WQMP Basin has been reviewed and approved by the City of Highland designed for control of sediment, trash, fertilizers, pesticides, heavy metals and petroleum products.

Based on current City park standards there is a deficiency in park space, mainly in neighborhood and community-level uses. With the Mediterra Plan the City will not have the burden of acquiring land and designing the parks needed for the new community residents. All recreational facilities will be provided by the development. Highland's population contains a large percentage of residents under the age of 20 with continued future demand for play space and outdoor activities. The Mediterra Plan provides a very inviting park design with uses that will be attractive to a wide range of the community residents. User preferences are carefully addressed with the intent of providing play, gathering, relaxing, and other outdoor opportunities for all community residents. Consistent with City policies, the neighborhood park and other amenities are located within convenient walking and biking distance of all neighborhoods.

The views afforded from the Hillside trail are some of the finest in the region. An accessible trail system not only promotes exercise, but also links community facilities and neighborhoods together. The uses of such trails include any combination of bicycling, hiking, or equestrian uses. While such trails are primarily used for recreation, they can also be used to provide access to community facilities, such as parks, transit stops, or local schools. The Mediterra Plan provides a wealth of such amenities with a wide variation and intensity of uses. The Plan contains the Hillside Trail, the North Fork trail, and the Paseo Ramblas. Each functions as a separate trail link with difference in improvement, experience, grade, accommodating hikers, joggers, bicyclists and equestrians. The local park acts as a trail node as all of the Mediterra trails connect with this frequented community amenity.

Goal 6.1
Minimize the risk to public health and safety and disruption to social, economic, and environmental welfare resulting from seismic and geologic activities

Policies

2) *Enforce the requirements of the Alquist-Priolo Earthquake Fault Zoning Act and require the preparation of reports pursuant to the Act as part of the development review process for all new projects.*
4) *Continue to evaluate all new development within the Alquist-Priolo Earthquake Fault Zone.*
8) *Continue to monitor new building materials used for earthquake stability and fire resistance and incorporate such materials into plan checks when applicable.*
9) *Continue to enforce as part of the development review process site-specific analysis of soils and other conditions related to the onsite impact of maximum credible seismic and geologic events.*

Goal 6.3
Reduce the risk to life and minimize physical injury, property damage, and public health hazards from the effects of a 100-year storm or 500-year storm and associated flooding.

Policies

1) *Review all proposed development to ensure that structures designed for human occupancy are accessible in the event of a 100-year storm and are protected from the 100-year storm to a point one foot above the floodplain.*
3) *Require a drainage study be completed by a qualified engineer prior to all proposed development to certify that the proposed development will be adequately protected and that implementation of the development will not create new downstream flood hazards.*

4) *Require all development in the City and its sphere of influence comply with discharge permit requirements established by the Regional Water Quality Control Board.*
7) *Utilize flood control methods that are consistent with Regional Water Quality Control Board Policies and Best Management Practices (BMPs).*

Goal 6.5
Protect life and property from wildland–urban interface fires.

Policies
1) *Review the vulnerability of new development in areas with the potential for wildland-urban interface fires and incorporate appropriate mitigation measures in the conditions of approval.*
2) *Ensure the adequate protection of proposed and existing development in areas subject to wildland-urban interface fires and balance the need for fire prevention measures with the need to preserve significant biological resources.*
3) *In areas designated as Fire Hazard Zone I and Fire Hazard Zone II, and as set forth in the Municipal Code, continue to incorporate additional fire safety standards, such as:*
   - *Secondary or alternative access for all new development in a fire safety review area;*
   - *Increased setbacks from fuel modification areas and fire hazard areas;*
   - *Perimeter roads adjacent to development; or*
7) *Enforce the Fire Sprinkler ordinance for all newly constructed buildings.*
8) *Require all development to meet the emergency water service standards established by the East Valley Water District.*
9) *Encourage the use of fire proof construction materials.*

Consistency Evaluation

Consistent with the goals and policies of the City's General Plan for Geology, Seismicity and Liquefaction geologic studies and investigations have been undertaken to confirm the absence of active faults within the development area of the Plan. Fault Trenching and other field investigations such as seismic refraction tests, along with review of existing reports of prior investigations were provided by LOR Geotechnical Group. The review by the San Bernardino County Geologist led to the clearance of certain areas of the Plan for immediate development with guidelines and recommendations for further investigations as the project progresses into implementation. The development area of the Plan occurs immediately to the east of and in line with the existing community to the west; that community was cleared in recent years for a residential development by the applicable reviewing agencies. The Plan will adhere to the recommendations and requirements of the City of Highland and the San Bernardino County Geologist and will continue to implement the applicable policies and provisions for a safe residential community.

The Mediterra community is located within the Fire Hazard Zone I. The City allows residential development within this area provided special precautions are taken, especially along the interface between developed and natural areas. Simply stated, the best fire mitigation measures are those of avoidance. The Mediterra Plan has been crafted to avoid or minimize the fire exposure from the rising hillside to the north. Planning Area 1, 2, and 3 are adjacent to the hillside and the Plan adopts the necessary measures to minimize the fire exposure to these areas. Although relatively low in fuel content, the Mediterra Plan deliberately avoids encroachment into the natural open space for development or for fuel modification purposes. Adequate separations between the residential structures and the hillside along with other fire safety measures have been adopted at the northerly edge of the community. Different planning concepts and edge treatments are implemented in the site plan including setbacks, road frontages, trail placement, and others. These measures greatly minimize exposure to hillside fires. In addition to the avoidance measures the plan provides for easy access along the north edge of the community to the fire Department. That is achieved by the incorporation of a fire road with access from adjacent cul-de-sacs or other public streets. Besides their function as access to the Fire Department the

roads also serve as non-combustible fire buffers between the hillside and the neighborhoods. City consultants and the Fire Department have reviewed the community design and have agreed to its adequacy for avoidance of fire exposure. As such no fuel modification zones are necessary for the Mediterra development as all avoidance measures have been incorporated in the Plan.

Goal 7.1
Protect sensitive land uses and the citizens of Highland from annoying and excessive noise through diligent planning and regulation.

Policies

1) *Enforce the City's Noise Control Ordinance consistent with health and quality of life goals and employ effective techniques of noise abatement through such means as a noise ordinance, building codes and subdivision and zoning regulations.*
2) *Encourage the use of site planning and architectural techniques such as alternative building orientation and walls combined with landscaping to mitigate noise to levels consistent with interior and exterior noise standards.*
3) *Require mitigation where sensitive uses are to be placed along transportation routes to ensure compliance with interior and exterior noise standards.*
7) *Require that site-specific noise studies be conducted by a qualified acoustic consultant utilizing acceptable methodologies while reviewing the development of sensitive land uses or development that has the potential to impact sensitive land uses. Also require a site-specific noise study if the proposed development could potentially violate the noise provisions of the General Plan or City ordinance.*

Consistency Evaluation

The project shall implement the applicable standards for noise and vibration reduction set by the City of Highland. A site–specific noise study has been conducted for the project setting noise reduction measures with provisions for noise barriers and berms. The highest level of noise exposure is from Greenspot Road with the anticipated traffic volume. The noise reduction measures are typical to similar existing conditions along Greenspot Road to the west of the Plan and include a combination of berms and grade contouring, masonry walls, and noise barrier view fencing where desired.

Goal 8.2
Facilitate the development of housing suitable for the diverse needs of current and future Highland residents.

Policies

3) *Ensure new residential projects are adequately served by park and recreation, libraries, transportation, public safety, and other public services and facilities.*
4) *Encourage the development of a range of housing types in targeted areas of the City, such as inventoried vacant residential sites, Planned Development districts, Mixed Use districts, and special Policy Areas identified in the Land Use Element.*

Consistency Evaluation

The Mediterra Plan provides a diverse set of residential products in a community of high quality residential neighborhoods. The lot and home mix ranges over a wide span of sizes to accommodate different homeowner economic and social status, needs, and lifestyles. This approach meets the City of Highland's goals, objectives, and policies for a diverse development and for housing opportunity for various segments of the community. The Mediterra planning approach facilitates the implementation of the City goals and policies with the inclusion of desirable and cost effective recreational opportunities for

the future community residents. This is achieved by the provision of welcoming and safe public places with functional amenities, open space, and neighborhood gathering places.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact – The project site is not covered by any habitat or natural community conservation plan. Therefore, the proposed project has no potential to conflict with such a plan. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XI. 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	
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

SUBSTANTIATION:

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?*

Less Than Significant Impact – The project proposes to convert a mix of open space and citrus groves to residential uses. However, the project site is located within an area of the City that is designated by the State of California as a Mineral Resource Zone. The City General Plan, Figure 5-3 identifies the proposed project site as MRZ-3, which encompasses areas that are assumed to contain aggregate mineral deposits whose significance cannot be evaluated from available data. Figure 5-3 also identifies all of the land south of Greenspot Road as MRZ-2, areas with known quantities of sand and gravels resources. Sand and gravel mining is conducted in several areas of the Santa Ana River floodplain (area south of Greenspot) and the City has designated this area as open space which allows for mineral resource extraction activities with appropriate permits.

The project site is presently designated Agriculture/Equestrian, 0-2 dwelling units per acre. This is the lowest residential density designation in the City. The proposed use is residential development under a Planned Development (PD) designation. Although located on the periphery of known mineral resource deposits, the borings at the site (refer to Appendix 5) indicate that any sand and gravel resources are thin at this location and not subject to mining. Given these findings, the proposed project will not result in the loss of availability of an exploitable mineral resource that would result in a significant impact if removed from future mining availability. Thus, the proposed project will not cause a significant loss of an available mineral resource and the project's impact is considered less than significant. No mitigation is required.

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?*

No Impact – The project site is not designated on the City General Plan as a locally important mineral resource recovery site. Based on the analysis under a) above, the proposed project will not result in the loss of availability of any mineral resources and the proposed project will not conflict with the City General Plan. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XII. 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		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		X		
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	
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

SUBSTANTIATION: The "Noise Impact Analysis Mediterra at East Highlands City of Highland, California," Giroux & Associates, February 2015 was utilized for the following analysis. A copy of this document is provided as Appendix 8 of this Initial Study.

Background: Noise Setting

Sound is mechanical energy transmitted by pressure waves in a compressible medium such as air. Noise is generally considered to be unwanted sound. Sound is characterized by various parameters that describe the rate of oscillation of sound waves, the distance between successive troughs or crests, the speed of propagation, and the pressure level or energy content of a given sound. In particular, the sound pressure level has become the most common descriptor used to characterize the loudness of an ambient sound level.

Loud or soft, noisy or quiet, high-and-low pitch are all qualitative terms used to describe sound. These terms are relative descriptions. The science of acoustics attempts to quantify the human perception of sound into a quantitative and measurable basis. Amplitude is the measure of the pressure exerted by sound waves. Amplitude may be so small as to be inaudible by humans, or so great as to be painful. Frequency refers to pitch or tone. The unit of measure is in cycles per second called "hertz". Very low frequency bass tones and ultra-high frequency treble are difficult for humans to detect. Many noise generators in the ambient world are multi-spectral.

The decibel (dB) scale is used to quantify sound pressure levels. Although decibels are most commonly associated with sound, "dB" is a generic descriptor that is equal to ten times the logarithmic ratio of any physical parameter versus some reference quantity. For sound, the reference level is the faintest sound detectable by a young person with good auditory acuity.

Since the human ear is not equally sensitive to all sound frequencies within the entire auditory spectrum, human response is factored into sound descriptions by weighting sounds within the range of maximum human sensitivity more heavily in a process called "A-weighting," written as dB(A). Any further reference in this discussion to decibels written as "dB" should be understood to be A-weighted.

Leq is a time-averaged sound level; a single-number value that expresses the time-varying sound level for the specified period as though it were a constant sound level with the same total sound energy as the time-varying level. Its unit is the decibel (dB). The most common averaging period for Leq is hourly.

Because community receptors are more sensitive to unwanted noise intrusion during more sensitive evening and nighttime hours, state law requires that an artificial dBA increment be added to quiet time noise levels. The 24-hour noise descriptor with a specified evening and nocturnal penalty is called the Community Noise Equivalent Level (CNEL). CNEL's are a weighted average of hourly Leq's.

For "stationary" noise sources operating on private property, the City does have legal authority to establish noise performance standards designed to not adversely impact adjoining uses. These standards are typically articulated in the City Code.

Planning Standards

The State of California has established guidelines for acceptable community noise levels that are based upon the CNEL rating scale to insure that noise exposure is considered in any development. CNEL-based standards apply to noise sources whose noise generation is preempted from local control (such as from on-road vehicles, trains, airplanes, etc.) and are used to make land use decisions as to the suitability of a given site for its intended use. These CNEL-based standards are typically articulated in the Noise Element of the General Plan.

The City of Highland Noise Element (General Plan adopted in 2006) specifies CNEL-based standards for various land uses. The recommended guidelines for noise and land use compatibility are illustrated in Figure 10, Land Use Compatibility Guidelines for Noise. For residential use the guidelines indicate an exterior noise level of less than 60 dB CNEL to be "normally acceptable" without any special noise insulation requirements. Exterior noise levels up to 70 dB CNEL are considered "conditionally acceptable", such that construction should only occur after a detailed analysis of the noise reduction requirements is made and needed noise attenuation features are included in the project design.

Although the City of Highland guidelines allow residential exterior noise levels of up to 70 dB CNEL, a noise level of 65 dB is the level at which ambient noise begins to interfere with one's ability to carry on a normal conversation at reasonable separation without raising one's voice. The City of Highland General Plan Goal 7.1 recommends an exterior threshold of 65 dBA CNEL as the compatibility guideline for new residential dwellings in Highland and is used as the guideline for this analysis. However, exterior noise attenuation features could include, but are not limited to, setbacks to place structures outside the 65 dB CNEL noise contour, orienting structures so no windows open to the noise source, and /or installing noise barriers such as berms or solid walls.

Exterior standards apply to normally used recreational exterior space (patio, porch, pool/spa, etc.). They are also a guide to likely interior noise exposure based on the structural attenuation normally achievable with various types of construction.

The City of Highland interior noise standard uses a weighted noise exposure of 45 dBA CNEL as the guideline level for single and multi-family dwelling units. Conventional construction with closed windows

and a fresh air supply will normally suffice. Normal noise attenuation within residential structures with closed windows is about 25-30 dB. Therefore, an exterior noise level of up to 70-75 dB CNEL could allow for the interior threshold to be met with no special noise attenuation features.

The City of Highland is pre-empted from regulating on-road traffic noise. However, when traffic noise exceeds the planning standard for an affected land use, CNEL-based standards are the accepted significance threshold for any CEQA environmental analysis. From a planning standpoint, the City attempts to ensure that noise sensitive land uses are not installed adjacent to major roadways or that mitigation (sound walls or sufficient distance) is implemented to protect sensitive uses such as residences.

Noise Ordinance Standards

Section 15.48.030 of the Highland Municipal Code prohibits construction activities to commence any earlier than one-half hour before sunrise or to terminate no later than one-half hour after sunset Monday through Sunday.

Goal 7.3 of the Highland General Plan Noise Element protects residences from the effects of "spill over" of nuisance noise with the following noise mitigation measures:

- Require that construction activities employ feasible and practical techniques to minimize noise impacts on adjacent uses. Particular emphasis shall be placed on the restriction of hours in which work other than emergency work may occur.

- As a condition of approval, non-emergency construction activities adjacent to existing noise-sensitive uses should be limited to daylight hours between 7:00 a.m. and 6:00 p.m. Construction on weekends or holidays are to be discouraged except in the case of construction proximate to schools where these operations could disturb the classroom environment.

- The use of portable noise barriers for heavy equipment operations performed within 100 feet of existing residences, are to be encouraged, or the applicant shall provide evidence as to why the use of such barriers is infeasible

Although exempt from numerical noise standards, the Noise Element provides the following exterior noise standards for the indicated land uses. Although the metric indicated for exterior noise standards is a CNEL, because by definition CNELs are a 24 hour average and the land use table assigns varying CNEL thresholds based on time of day it is likely that an hourly Leq might be more appropriate. Nevertheless these standards are presented below with the caveat that construction activities are exempt.

CITY OF HIGHLAND EXTERIOR NOISE STANDARDS

Type of Land Use	Time Interval	dB Leq
Residential	10 p.m. – 7 a.m.	55
	7 a.m. – 10 p.m.	60
Agricultural/Equestrian	10 p.m. – 7 a.m.	60
	7 a.m. – 10 p.m.	65
Commercial	10 p.m. – 7 a.m.	65
	7 a.m. – 10 p.m.	70
Manufacturing or Industrial	Anytime	75
Open Space	Anytime	75

CITY OF HIGHLAND INTERIOR NOISE STANDARDS

Type of Land Use	CNEL (dB)
Residential	45
Educational/churches	45
General office	50
Retail, restaurant	65
Agricultural	55
Sand and gravel operations	75

Baseline Noise Levels

Noise measurements were made in order to document existing baseline levels in the area. These help to serve as a basis to determine noise exposure from ambient noise activities upon the proposed project. An on-site short term noise measurement was conducted on Tuesday, November 25, 2014 from 1:30 p.m. to 1:45 p.m. The measurement location is shown in Figure 11 and the monitoring results are summarized below.

MEASURED NOISE LEVELS (dBA)

Leq	Lmax	Lmin	L10	L33	L50	L90
56	62	34	60	51	46	38

Monitoring experience shows that 24-hour weighted CNEL's are approximately equal to mid-afternoon Leq plus 2-3 dB (Caltrans Technical Noise Supplement, 2009). This would equate to an existing CNEL of 58-60 dB along Greenspot Road at 50 feet from centerline. Although traffic noise levels are currently well within recommended compatibility guidelines, with area growth traffic noise from Greenspot Road could increase substantially.

Therefore, an evaluation of existing and future noise levels and examination of possible noise reduction measures to ensure the proposed project residential noise exposure is within recommended compatibility guidelines is required.

Noise Significance Criteria

Noise impacts are considered significant if they 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.

b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

Noise impacts are considered significant if they expose persons to levels in excess of standards established in local general plans or noise ordinances. The exterior noise standard used in this analysis is 65 dBA CNEL in usable outdoor space with evaluation of noise mitigation. If required, attenuation through setback or project perimeter barriers is anticipated to achieve this goal. However, an inability to achieve this goal through the application of reasonably available mitigation measures would be considered a significant impact.

Impacts may also be significant if they create either a substantial permanent or temporary increase. The term "substantial" is not quantified in CEQA guidelines. In most environmental analyses, "substantial" is taken to mean a level that is clearly perceptible to humans. In practice, this is at least a +3 dB increase. Some agencies, such as Caltrans, require substantial increases to be +10 dB or more if noise standards are not exceeded by the increase. For purposes of this analysis, a +3 dB increase is considered a substantial increase. The following noise impacts due to project-related traffic would be considered significant:

1. If construction activities were to audibly intrude into adjacent sensitive uses.

2. If project traffic noise were to cause an increase by a perceptible amount (+3 dB CNEL) or expose receivers to levels exceeding city compatibility noise standards.

3. If future build-out noise levels were to expose City of Highland sensitive receivers to levels exceeding compatibility standards of 65 dB CNEL exterior at any outdoor uses or 45 dB CNEL interior noise levels in any habitable space.

Construction Noise Impacts

Construction noise impacts vary markedly because the noise strength of construction equipment ranges widely as a function of the equipment used which changes during the course of the project. Construction noise tends to occur in discrete phases dominated initially by demolition and/or earth-moving sources and later for finish construction. Figure 12 shows the typical range of construction activity noise generation as a function of equipment used in various building phases. The earth-moving sources are seen to be the noisiest with equipment noise ranging up to about 90 dB(A) at 50 feet from the source. Spherically radiating point sources of noise emissions are atmospherically attenuated by a factor of 6 dB per doubling of distance, or about 20 dB in 500 feet of propagation. The loudest earth-moving noise sources may therefore sometimes be detectable above the local background beyond 1,000 feet from the construction area. An impact radius of 1,000 feet or more pre-supposes a clear line-of-sight and no other machinery or equipment noise that would mask project construction noise. With buildings and other barriers to interrupt line-of-sight conditions, the potential "noise envelope" around individual construction sites is reduced. Construction noise impacts are, therefore, somewhat less than that predicted under idealized input conditions.

Construction noise exposure can be further worsened when several pieces of equipment operate in close proximity. Because of the logarithmic nature of decibel addition, two equally loud pieces of equipment will be +3 dB louder than either one individually. Three simultaneous sources are +5 dB louder than any single source. Thus, while average operational equipment noise levels are perhaps 5 dB less than at peak power, simultaneous equipment operation can still yield an apparent noise strength equal to any individual source at peak noise output. Whereas the average heavy equipment reference noise level is 85 dB(A), short-term levels from either peak power or from several pieces operating in close proximity can be as high as 90 dB(A). During most intensive heavy equipment operations, the peak hourly average noise level from several pieces of equipment in simultaneous hourly operation is 85 dB Leq at 50 feet from the activity. Even with closed windows at an adjacent residence, such levels could interfere with quiet interior residential activity. However, construction noise is confined to the hours of lesser sensitivity and occurs when many residents would be out of the home. Construction activity noise is exempt from noise standards as long as it occurs during permitted hours.

The Highland General Plan Noise Element protects residences from the effects of "spill over" of nuisance construction noise with the following noise mitigation measures:

- Require that construction activities employ feasible and practical techniques to minimize noise impacts on adjacent uses. Particular emphasis shall be placed on the restriction of hours in which work other than emergency work may occur.

- As a condition of approval, non-emergency construction activities adjacent to existing noise-sensitive uses should be limited to daylight hours between 7:00 a.m. and 6:00 p.m. Construction on weekends or holidays are to be discouraged except in the case of construction proximate to schools where these operations could disturb the classroom environment.

- The use of portable noise barriers for heavy equipment operations performed within 100 feet of existing residences, are to be encouraged, or the applicant shall provide evidence as to why the use of such barriers is infeasible.

The nearest residential uses west of the site, along La Cresta Street, are closer than 100 feet to the closest project site perimeter. Therefore, in addition to conforming to the recommended hours of construction, erection of a portable noise barrier or a solid subdivision perimeter wall separating the existing and proposed Mediterra homes should be performed as one of the earliest construction tasks. A temporary wall of 12 feet in height or a permanent wall height of 8-feet (either a solid block wall or a mix of a berm and wall) is recommended for construction noise protection.

The existing single family residence will be exposed to high construction noise levels and may require noise attenuation features comparable to the nearest offsite residences during construction. This residence is presently occupied. However, if this residential structure remains occupied during construction, mitigation measures NOS 3, NOS 4 and NOS 5 shall be implemented for grading activities on the project site adjacent to the residence.

Construction Vibration Impacts

Typical background vibration levels in residential areas are usually 50 VdB or lower, and are below the threshold of human perception. Perceptible vibration levels inside residences are typically attributed to the operation of heating and air conditioning systems, door slams or street traffic. Construction activities and street traffic are some of the most common external sources of vibration that can be perceptible inside residences.

Construction activities generate ground-borne vibration when heavy equipment travels over unpaved surfaces or when it is engaged in soil movement. The effects of ground-borne vibration include discernable movement of building floors, rattling of windows, shaking of items on shelves or hanging on walls, and rumbling sounds. Vibration related problems generally occur due to resonances in the structural components of a building because structures amplify groundborne vibration. Within the "soft" sedimentary surfaces of much of Southern California, ground vibration is quickly damped out. Groundborne vibration is almost never annoying to people who are outdoors (FTA 2006).

Groundborne vibrations from construction activities rarely reach levels that can damage structures. Because vibration is typically not an issue, very few jurisdictions have adopted vibration significance thresholds. Vibration thresholds have been adopted for major public works construction projects, but these relate mostly to structural protection (cracking foundations or stucco) rather than to human annoyance. Vibration is most commonly expressed in terms of the root mean square (RMS) velocity of a vibrating object. RMS velocities are expressed in units of vibration decibels. The range of vibration decibels (VdB) is as follows:

65 VdB - threshold of human perception
72 VdB - annoyance due to frequent events
80 VdB - annoyance due to infrequent events
94-98 VdB - minor cosmetic damage

To determine potential impacts of the project's construction activities, estimates of vibration levels induced by the construction equipment at various distances are presented in Table XII-1.

Table XII-1
APPROXIMATE VIBRATION LEVELS INDUCED BY CONSTRUCTION EQUIPMENT

Equipment	25 feet	50 feet	75 feet	100 feet
Large Bulldozer	87	81	78	75
Loaded Truck	86	80	77	74
Jackhammer	79	73	70	67
Small Bulldozer	58	52	49	46

* (FTA Transit Noise & Vibration Assessment, Chapter 12, Construction, 2006)

The on-site construction equipment that will create the maximum potential vibration is a large bulldozer. The stated vibration source level in the FTA Handbook for such equipment is 81 VdBA at 50 feet from the source. With typical vibrational energy spreading loss, the vibration annoyance standard is met at 56 feet. Effects of vibration perception such as rattling windows could only occur at the nearest residential structures, though vibration resulting from project construction would not exceed cosmetic damage thresholds.

Regardless, large bulldozers will not likely operate directly at the shared property line with the perimeter homes. Any fine grading at the property line should be performed with small bulldozers which are seen above to have 30 VdB less vibration potential. Therefore, to ensure adequate vibration annoyance protection the mitigation measure NOS-5 is recommended for implementation.

Construction activity vibration impacts are judged as less-than-significant.

Project-Related Vehicular Noise Impacts

Long-term noise concerns from the development of residential and school uses at the project site center primarily on mobile source emissions on project area roadways. These concerns were addressed using the California specific vehicle noise curves (CALVENO) in the federal roadway noise model (the FHWA Highway Traffic Noise Prediction Model, FHWA-RD-77-108). The model calculates the Leq noise level for a particular reference set of input conditions, and then makes a series of adjustments for site-specific traffic volumes, distances, roadway speeds, or noise barriers.

Table XII-2 summarizes the calculated 24-hour CNEL level at 50 feet from the roadway centerline along project area roadway segments for an assumed 45 mph travel speed. Existing conditions, with and without project, were evaluated as well as opening year and build out conditions with and without project. The noise analysis utilized traffic data obtained from the traffic analysis, prepared in August 2014, by Urban Crossroads for this project.

Table XII-3 presents the calculated project contribution to traffic noise for the indicated time frames. A comparison of the "with project" and "no project" conditions demonstrates a maximum traffic noise increase of +1.2 dB CNEL at 50 feet from roadway centerline on Greenspot Road east of Weaver, closest to the project site. Because all project related traffic noise impacts are much less than the 3.0 dB CNEL

significance threshold, traffic noise attributed to the project is considered to be individually less-than-significant.

The cumulative analysis compares "future with project" to "existing" conditions. As seen in Table XII-3, the largest cumulative impact is +7.5 dB CNEL at 50 feet from roadway centerline again along Greenspot Road east of Weaver. Although this impact exceeds the +3 dB significance threshold, the project only contributes +0.3 dB CNEL in 2035 and the impact would occur even without project development. Although several roadway segments along Greenspot Road are predicted to incur traffic noise impacts greater than +3 dB CNEL, the maximum project impact along any of these segments is +0.3 dB CNEL (in 2035) and therefore the project only and cumulative traffic noise impacts are considered to be less-than-significant.

Table XII-2
NEAR-TERM TRAFFIC NOISE IMPACT ANALYSIS
(CNEL in dB at 50 feet from Centerline)

Road Segment		*Existing No Project*	*Existing W Project*	*2018 No Project*	*2018 W Project*	*2035 No Project*	*2035 W Project*
Greenspot Rd/	E of Weaver	67.1	68.3	72.4	72.8	74.3	74.6
	W of Weaver	68.6	69.4	72.9	73.2	74.5	74.7
	E of Chuch	69.9	70.5	73.5	73.8	75.0	75.2
	W of Church	70.8	71.3	74.0	74.2	75.5	75.6
	E of Boulder	71.5	71.9	74.5	74.7	75.7	75.9
	W of Boulder	70.5	70.9	74.1	74.2	74.8	74.9
	E of 210	71.7	71.9	76.0	76.1	76.3	76.4
	W of 210	70.9	71.0	73.4	73.5	73.8	73.8
Weaver/	N of Greenspot	64.0	64.1	65.8	65.9	66.8	66.8
Church/	S of Greenspot	56.3	56.3	57.4	57.4	59.6	59.6
	N of Greenspot	66.4	66.5	67.8	67.9	68.8	68.9
Boulder/	S of Greenspot	71.0	71.1	72.5	72.6	72.4	72.4
	N of Greenspot	67.4	67.6	70.6	70.7	71.0	71.1
Pioneer/	E of Orange	65.8	65.8	66.5	66.5	68.2	68.2
	W of Orange	65.8	65.8	66.4	66.4	68.3	68.3
Orange/	S of Pioneer	68.7	68.9	69.9	70.0	71.2	71.2
	N of Pioneer	70.2	70.3	71.2	71.3	72.6	72.6

Table XII-3
PROJECT ONLY AND CUMULATIVE IMPACTS
(CNEL in dB at 50 feet from Centerline)

Road Segment		*Project Only vs Existing*	*Project Only vs 2018*	*Project Only vs 2035*	*Cumulative*
Greenspot Rd/	E of Weaver	1.2	0.4	0.3	7.5
	W of Weaver	0.8	0.3	0.2	6.1
	E of Chuch	0.6	0.3	0.2	5.3
	W of Church	0.5	0.2	0.1	4.8
	E of Boulder	0.4	0.2	0.2	4.4
	W of Boulder	0.4	0.1	0.1	4.4
	E of 210	0.2	0.1	0.1	4.7
	W of 210	0.1	0.1	0.0	2.9
Weaver/	N of Greenspot	0.1	0.1	0.0	2.8
Church/	S of Greenspot	0.0	0.0	0.0	3.3
	N of Greenspot	0.1	0.1	0.1	2.5
Boulder/	S of Greenspot	0.1	0.1	0.0	1.4
	N of Greenspot	0.2	0.1	0.1	3.7
Pioneer/	E of Orange	0.0	0.0	0.0	2.4
	W of Orange	0.0	0.0	0.0	2.5
Orange/	S of Pioneer	0.2	0.1	0.0	2.5
	N of Pioneer	0.1	0.1	0.0	2.4

Onsite Noise Exposure

As discussed, a 65 dB CNEL exterior noise threshold is used as the compatibility guideline for this analysis. Several project residences would have rear yards backing up to Greenspot Road. Future noise levels at these lots were analyzed to determine possible mitigation to ensure residential uses are not exposed to a noise level greater than the 65 dB CNEL guideline.

At area build-out, traffic noise levels along Greenspot Road adjacent to the project site are predicted to reach almost 75 dB CNEL at 50 feet from roadway centerline. The project traffic report predicts the following traffic volumes from which the associated noise levels are derived.

Roadway Segment		Project 2035 Traffic Volume (ADT)	2035 W Project Noise Level (dB at 50 feet from centerline)
Greenspot Road/	West of Drive1	47,100	74.6
Greenspot Road/	Drive 1 to 2	45,900	74.5
Greenspot Road/	East of Drive 2	44,700	74.3

Exterior noise levels in rear yards at homes abutting Greenspot Road could exceed the residential use noise standard of 65 dB CNEL by 8-9 dB in the absence of any mitigation.

An acceptable outdoor noise exposure is typically achieved by an adequate set-back or by inclusion of physical noise shielding (or some combination thereof). Setback distance necessary to achieve the recommended 65 dB CNEL without the need for noise walls was calculated and the indicated contours are as follows for area-wide build-out at intensities indicated in the project traffic report (assuming acoustically "soft" surfaces):

NOISE CONTOURS WITHIN THE PROJECT SITE

Roadway	Centerline to 65 dB (feet)	Centerline to 70 dB (feet)
Greenspot Road	220	100

If the indicated setbacks as measured from roadway centerline were met, no additional mitigation would be necessary to achieve the exterior threshold. However, if residential units were to be located closer to Greenspot Road than these distances, barriers (noise wall or a berm/wall combination) may be needed. Generally speaking, a 6-foot high wall would provide for 6 dB of noise reduction and an 8-foot wall would provide 8 dB of attenuation.

For this project, there are many lots along the Greenspot Road perimeter that are close to 50 feet from roadway centerline. Therefore, in the absence of sufficient attenuation setbacks, it is recommended that all units immediately adjacent to Greenspot Road be equipped with an 8-foot noise/privacy wall. Such an enclosure would provide at least -8 dB of noise attenuation and reduce exterior recreational noise exposure in yards along the Greenspot Road frontage to 65 dB CNEL. The location of these proposed walls is shown in Figure 4 of Appendix 8.

Several lots (129, 134 and 135) have a direct line of sight to Greenspot Road but have a minimal 200 foot separation distance. As shown in Figure 4 (Appendix 8), for these lots a 6-foot noise/privacy wall is recommended.

Therefore, future noise levels could be attenuated to significance thresholds with one of the following mitigation measures:

- Construct 6-8 foot high perimeter walls or berm at homes backing up to or abutting Greenspot Road; or

- Homes adjacent to Greenspot Road may achieve the 65 dB CNEL noise contour by setting homes further than the setback distances indicated above.

An acoustical report is typically required for any noise sensitive development in an area of potentially excessive noise to document that adequate mitigation is included in project design. With the recommended perimeter walls or setback, the recreational threshold of 65 dB CNEL will be met at all project lots exposed to General Plan build-out traffic noise levels for the Greenspot Road at the adjacent residences in the Mediterra development.

Airport Noise Exposure

For development planning near airports, state law requires that the airport and its associated impacts be considered in all land use decisions. Noise is one planning consideration. Airports are generally considered to have an "airport influence area boundary", or AIAB. This boundary extends, a minimum of two miles on each side of the airport runway.

The project site is approximately 1.6 miles from the nearest airport, Redlands Municipal Airport, runway. Noise contours for the Redlands Municipal Airport were adopted in May of 2003 and are shown in

Figure 5 of Appendix 8. The project site is well past the 60 dB CNEL noise contour and will not be within the airport influence zone.

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?

Less Than Significant With Mitigation Incorporated – The noise analysis in the preceding text and in Appendix 8 finds that the proposed project will generate substantial noise during construction and during future occupancy. Adjacent to the existing residential subdivision to the west, a potential exists for significant noise impacts during construction. To control noise impacts during construction, the following mitigation measures shall be implemented by the future site developer or contractor.

NOS-1 ***Construction activities shall employ feasible and practical techniques to minimize noise impacts on adjacent uses. Particular emphasis shall be placed on the restriction of hours in which work other than emergency work may occur.***

NOS-2 ***Non-emergency construction activities adjacent to existing noise-sensitive uses shall be limited to daylight hours between 7:00 a.m. and 6:00 p.m. Construction on weekends or holidays is prohibited.***

NOS-3 ***A 12-foot temporary noise barrier or an 8-foot solid barrier (wall or combination wall/berm) shall be constructed along the west project boundary and adjacent to the onsite residence if occupied prior to the start of onsite grading or clearing.***

NOS-4 ***If the existing residence is occupied during site grading activities and the occupant concludes these daytime construction activities are too intrusive after implementation of measure NOS-3, the developer shall offer to relocate the resident(s) at the developer's expense until grading immediately adjacent to the site is completed and exterior noise levels are reduced to 70 dB at the exterior of the existing residence.***

NOS-5 ***Only small bulldozers shall be permitted to operate within 56 feet of the nearest off-site residential structures or the existing residence located within the project site. As noted above, the property occupant may choose to leave the site during immediately adjacent construction activities. The project developer shall fund the relocation.***

Future onsite exposure to noise due to future traffic noise levels along Greenspot Road will expose those residences nearest the roadway to unacceptable noise levels, exterior and interior. To control noise impacts at these parcels, the following mitigation measures shall be implemented by the future site developer.

NOS-6 ***An 8-foot solid noise wall (or combination wall/berm) shall be constructed along the Greenspot Road frontage, to provide an outdoor noise level of 65 dB CNEL for all units adjacent to Greenspot Road.***

NOS-7 ***All Greenspot Road perimeter homes shall have central air conditioning as a standard feature to allow for window closure during warmer weather while maintaining interior comfort. Supplemental ventilation shall be required for any habitable rooms facing Greenspot Road. Assuming a 5-person household, 75 cfm (5x15 cfm/person) of fresh make-up should be supplied to***

such rooms. The make-up air intake shall be installed on the side of the house away from the adjacent arterial roadway.

With implementation of the preceding measures noise impacts related to project implementation can be controlled to meet the City of Highland's noise requirement and no significant adverse noise impacts will result.

b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Less Than Significant With Mitigation Incorporated – Vibration levels from heavy equipment may be noticeable at times at the nearest sensitive use to the west and the NAP single-family residence of the project site, but will not cause any structural damage or exceed the vibration damage threshold. Nevertheless, to ensure adequate vibration protection the mitigation measure NOS-5 shall be implemented.

Implementation of this measure will ensure that no significant vibration impacts will affect the nearest residences to the west including the NAP residence.

c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less Than Significant With Mitigation Incorporated – Please refer to the findings under a) above. The project will contribute to an increase in permanent noise levels, but is not forecast to cause a substantial adverse impact with implementation of mitigation measures.

d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less Than Significant With Mitigation Incorporated – Please refer to the findings under a) above. The project will contribute to an increase in temporary or periodic noise levels, but is not forecast to cause a substantial adverse impact with implementation of mitigation measures.

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?*

Less Than Significant Impact – Based on the analysis of noise generated by aircraft operation at the nearest airport (Redlands Airport), the project site will not be expose to excessive noise levels and no mitigation is required.

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?*

No Impact – The project site is not located within the vicinity of a private airstrip. Thus, the proposed project has no potential to expose future residents to any noise from such a facility. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XIII. 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	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

SUBSTANTIATION:

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)?*

Less Than Significant Impact – The project site is presently designated Agriculture/Equestrian, 0-2 dwelling units per acre. This is the lowest residential density designation in the City. The proposed use is residential development under a Planned Development (PD) designation. The project site is approximately 178.73 acres in area (or 180.65 acres under Development Scenario 2). Assuming development at two units per acre, this site could support 354 residential units. The project proposes to cluster development in the least sensitive areas of the project site which would result in a maximum of 316 units within the development footprint. Residential occupancy within the City of Highland is estimated to be approximately 3.45 persons per residential unit, or approximately 1,092 persons on the site after full development. Although this is a slightly higher occupancy rate per acre (1.75 units per acre) when compared to the residential buildout estimates in the City General Plan (Table 2.1), it is consistent with development under either land use designation. Therefore, the proposed project (GPA, ZC and TTM) would not induce substantial population growth based on maintaining the number of residential units under the current AG/EQ residential designation. Project impact on population and housing is considered less than significant and no mitigation is required.

b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

Less Than Significant Impact – There are two existing residences on the property and one will be demolished while the other will be retained within the proposed subdivision. New residences will be developed around this residence and new access will be provided with the implementation of the proposed project. One house will be displaced (not occupied) and the proposed project will expand the City's overall housing stock. No mitigation is required.

c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact – The proposed project will provide housing onsite if approved and no residents will be displaced because one existing occupied residence will remain and one vacant residence will be demolished. Therefore, no adverse impact to housing or residents will result from project implementation. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XIV. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?		X		
b) Police protection?			X	
c) Schools?			X	
d) Recreation/Parks?			X	
e) Other public facilities?			X	

SUBSTANTIATION:

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

a) Fire protection?

Less Than Significant With Mitigation Incorporated – The City of Highland General Plan wildland fire designation for this site is Fire Severity Zone 1. Even though the residential subdivision has been set back from the wildland fire hazard zone, in conjunction with the setbacks to avoid the San Andreas Fault, it is incumbent upon the site developer and future home owners to maintain an adequate buffer zone along the north side of the subdivision between the developed area and native shrub habitat of the adjacent hillsides (wildland fire hazard area). Mitigation is provided under the Hazards section (Measure HAZ-7) to ensure an adequate long-term buffer zone is maintained. The proposed project will be served by the City of Highland Fire Department (CalFire), specifically Station 2 at 29507 Baseline Street, Highland, CA 92346. Project related fire protection demand impacts are mitigated through the mandatory payment of Development Impact Fees (DIF), and construction of the new residences in accordance with current Uniform Building and Fire Code requirements. Based on these findings and requirements, the proposed project is not forecast to cause or contribute to significant new demand for fire protection services. The project will not cause substantial adverse impacts through provision of new or altered

government facilities or its contribution to cumulative demand for fire/emergency response. No additional mitigation is required.

b) Police protection?

Less than Significant Impact – The proposed project would have law enforcement services available from the San Bernardino County Sheriff Department contracted with the City of Highland. The Sheriff Department operating in Highland currently serves a population of around 53,900 persons with 22 patrol deputies, which is a level of staffing that equals approximately 1 deputy per 2,450 residents. The City of Highland General Plan maintains that as the number of law enforcement personnel has grown to meet the demands of a growing community, deputies have more time to interact with the community. The project will add incrementally to the existing demand for law enforcement services, but the City recently installed a new Department station and does not anticipate the need for new facilities in the immediate future. The project is forecast to generate approximately 1,092 new residents, or slightly less than the demand for one-half of a deputy at the current population/deputy ratio. This incremental demand is offset through the mandatory payment of DIF for law enforcement protection services. Though the project will add a new population of around 1,092 persons, the proposed project will not significantly impact the City's law enforcement objectives and thus, will not significantly impact the demand for police protection. No mitigation is required.

c) Schools?

Less than Significant Impact – The project area is served by Redlands Unified School District, which currently consists of a total of 16 elementary schools, 4 middle schools, and 4 high schools. The proposed project location would be served by Mentone Elementary School, Beattie Middle School, and Redlands East Valley High School. The impact to schools from the proposed project is a maximum increase of up to 316 residential units which could generate approximately 178 students based on Redlands Unified School District's student generation rates. As a result, the project will directly add to the existing demand on existing schools and may contribute to the need for additional facilities. These impacts must be mitigated through the payment of the School Mitigation Fee to Redlands Unified School District, which is currently set at $3.51 per square foot for a residential development. Through payment of the mandatory School Mitigation Fee, implementation of the proposed project is forecast to result in a less than significant impact to schools.

d) Recreation/Parks?

Less than Significant Impact – The proposed project is a low/medium density residential development. The project includes a number of open space and recreational uses for the project and the community. The project will permanently conserve the natural hillside in the northern portion of the Mediterra Plan area. This area contains fire protection roads which can be used as hiking trails. Multiuse trails will be incorporated into the project design in accordance with the facility map in Figure 13. This map shows recreation areas that include a neighborhood park, pocket park, trails, paseos and other amenities. The City General Plan establishes an open space ratio of 2.5 acres per 1,000 residents. Given the onsite permanent open space and approximately three acres of park, trails and recreational amenities, the project will fulfill this General Plan objective. Although the proposed project is expected to incrementally increase the demand on park and recreation resources within the City, the proposed project is not forecast to have a significant impact on local parks or recreational facilities. The developer may seek to offset DIF fees with the recreation/park amenities incorporated into the project design. No mitigation is required.

e) Other public facilities?

Less Than Significant Impact – The project will require expansion of the City's area infrastructure (storm water runoff (drainage) and roads); expansion of East Valley Water District (EVWD)facilities (water and wastewater pipeline connections); and private utility facilities, such as natural gas and electricity connections. The latter are obviously not public facilities but they are part of the infrastructure required to serve a residential community. All of these infrastructure facilities are funded by fees, installation of required infrastructure improvements by the developer, or new property taxes from the proposed development. The City, EVWD and the utilities companies negotiate these fees (such as connection fees) and through this process, the proposed project is not forecast to create a significant impact on other facility systems. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XV. RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

SUBSTANTIATION:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact – Please refer to the discussion in the parks section of Public Services (XIV.d). The proposed project will install new trails, parks and other facilities that will offset the project demand for such facilities. Demand for offsite park and recreational facilities is not forecast to increase substantially because open space and recreational resources onsite will meet the neighborhoods needs based on the City's standard park to population ratio. No mitigation is required.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact – The recreation facilities proposed by the project will be installed within the footprint of the site development (except for trails within the open space area) and the evaluation of impacts in this Initial Study indicate that the overall effect of the development, which includes the recreation facilities, will not cause a significant adverse impact on the environment. The existing roadway(s) in the open space area are already used by area residents and minimal improvements are proposed for this existing trail. No additional significant effect on the environment will result from continued and expanded use of this roadway/trail. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XVI. TRANSPORTATION / TRAFFIC: Would the project:				
a) 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 non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		X		
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		X		
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
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?		X		
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

SUBSTANTIATION: The "Mediterra at East Highlands Traffic Impact Analysis City of Highland," Urban Crossroads, December 29, 2014 (Revised) was utilized for the following analysis. A copy of this document is provided as Appendix 9a of this Initial Study. As indicated in the preceding discussions, the project has been modified from a total of 277 units to 316 units. However, because the total number of condominium units has been increased, the project will actually generate about 37 fewer average daily trips. This finding is based on the updated trip generation analysis provided by Urban Crossroads (July 9, 2015), a copy of which is provided in Appendix 9b. Thus, the net daily traffic from this increase in units (277 to 316) results in a slight reduction in daily trips and a similar slight reduction in the effects on the area circulation system if the proposed project is implemented.

Background Traffic Information

A detailed traffic impact analysis was prepared to address the project's potential impacts on the area circulation system. This study is titled "Mediterra at East Highlands Traffic Impact Analysis City of Highland" (TIA), and the following information is abstracted and summarized here to provide the reader with the information necessary to understand the project's impacts. The detailed information regarding the TIA can be reviewed in Appendix 9a.

The project evaluated in the TIA is 277 single family dwelling units with access to Greenspot Road. The TIA forecasts that the project will generate 2,637 trip-ends per day, with 208 vehicles per hour (VPH) during the AM peak hour and 277 VPH in the PM peak hour. The July 9, 2015 letter from Urban Crossroads identifies 2,630 trip-ends per day. The following analysis scenarios were examined in the TIA to forecast potential impacts to traffic and circulation have been assessed for each of the following conditions:

- Existing (2014) Conditions (1 scenario)
- Existing plus Project Conditions (1 scenario)
- Opening Year Cumulative (2018), Without and With Project (2 scenarios)
- Horizon Year (2035), Without and With Project (2 scenarios)

The intersections analyzed in the TIA are shown on Figure 14 and listed on Table XVI-1. Vehicular access to and from the Project site is assumed to be provided via Driveway 1 and Driveway 2 (noted as #7 and #8 on Figure 14) on Greenspot Road. Both Driveways 1 and 2 are proposed to allow for full access. The Project will construct improvements on the site adjacent roadway of Greenspot Road. Roadway improvements necessary to provide site access and on-site circulation are assumed to be constructed in conjunction with site development and are described below. These improvements should be in place prior to occupancy of the associated Phase/PA.

Table XVI-1
INTERSECTION ANALYSIS LOCATIONS

ID	Intersection Location	Jurisdiction
1	SR-210 EB Ramps / 5th Street	Caltrans
2	SR-210 WB Ramps / Greenspot Road	Caltrans
3	Boulder Avenue / Greenspot Road	Highland
4	Orange Street / Pioneer Avenue	Redlands
5	Church Street / Greenspot Road	Highland
6	Weaver Street / Greenspot Road	Highland
7	Driveway 1 / Greenspot Road – Future Intersection	Highland
8	Driveway 2 / Greenspot Road – Future Intersection	Highland

The recommended site-adjacent roadway improvements for the Project are shown on Figure 15. These improvements will be incorporated into the Project description prior to Project approval and imposed as part of the Project's conditions of approval. Figure 15 illustrates the site access and site-adjacent roadway improvement recommendations. Detailed discussion of the improvements onsite are provided in Section 1.6 of the TIA.

The detailed methodologies used in compiling the project impacts in the TIA are provided in Chapter 2 of the TIA. Generally, the acceptable levels of service (LOS) for each jurisdiction without significant impact

(see Tables XVI-2 and XVI-3 for LOS definitions) are LOS "D" for the City of Highland, LOS "C" for the City of Redlands, and Caltrans LOS "D."

Chapter 3 of the TIA describes the existing circulation network and current conditions of this network (existing or 2014 intersection operations analysis). In 2014 the existing study area intersections were operating at acceptable LOS during peak hours. This chapter also includes a description of alternative modes of circulation, including bus, bicycling and walking. Figure 16 shows these alternatives as they currently exist from the project site west to the Interstate 210 Freeway. Figure 17 shows the existing traffic volumes of the affected circulations system.

Table XVI-2
SIGNALIZED INTERSECTION LOS THRESHOLDS

Level of Service	Description	Average Control Delay (Seconds)
A	Operations with very low delay occurring with favorable progression and/or short cycle length.	0 to 10.00
B	Operations with low delay occurring with good progression and/or short cycle lengths.	10.01 to 20.00
C	Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	20.01 to 35.00
D	Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	35.01 to 55.00
E	Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	55.01 to 80.00
F	Operation with delays unacceptable to most drivers occurring due to over saturation, poor progression, or very long cycle lengths	80.01 and up

Source: HCM 2010, Chapter 18, Exhibit 18-4

Table XVI-3
UNSIGNALIZED INTERSECTION LOS THRESHOLDS

Level of Service	Description	Average Control Delay Per Vehicle(Seconds)
A	Little or no delays.	0 to 10.00
B	Short traffic delays.	10.01 to 15.00
C	Average traffic delays.	15.01 to 25.00
D	Long traffic delays.	25.01 to 35.00
E	Very long traffic delays.	35.01 to 50.00
F	Extreme traffic delays with intersection capacity exceeded.	> 50.00

Source: HCM 2010, Chapters 19 and 20, Exhibits 19-1 and 20-1

Of all the environmental issues, traffic impacts are the most classically "cumulative" in nature. As a result, traffic impact analyses must address not only project-related trip generation on the area circulation

system, but also all other projects that may come on line with their traffic in the same impact area. Cumulative development contributing to area circulation system impacts are shown on Figure 18 and listed in Table XVI-4. Project trip distribution is shown on Figure 19. Detailed discussion of the cumulative impacts and impact forecasting are provided in Appendix 9a.

For the Existing Plus Project Traffic Conditions (E+P), the following roadway improvements are anticipated to be in place. No other off-site improvements are assumed beyond those that currently exist with the exception of the intersections and roadways that would be improved by the Project for access. In addition, analysis has been provided with the following improvements which are planned or under construction:

- Traffic signal at the intersection of Orange Street / Pioneer Avenue (planned per discussion with City of Redlands staff)
- Traffic signal at the intersection of Weaver Street / Greenspot Road (signal heads were in place during a field visit in July 2014)
- Eastbound right turn lane at the intersection of Boulder Avenue / Greenspot Road (under construction during a field visit in July 2014)

E+P peak hour traffic operations have been evaluated for the study area intersections based on the analysis methodologies presented in Section 2.0 of Appendix 9a. The intersection analysis results are summarized in Table XVI-5, which indicates that the study area intersections are anticipated to operate at acceptable levels of service. No additional improvements to the circulation system are required under this analysis scenario.

Opening Year Cumulative (2018), Without and With Project (2 scenarios) are evaluated in Chapter 6 of the TIA (Appendix 9a). The only additional roadway improvement assumed to be in place are the project driveways and those facilities assumed to be constructed by the Project to provide site access. Refer to Figure 15. The LOS calculations are compiled on Table XVI-6 for both opening year scenarios. The study area intersections are anticipated to operate at acceptable LOS under both scenarios with the exception of the following intersections:

ID	Intersection Location
1	SR-210 EB Ramps / 5th Street – LOS "F" AM and PM peak hours
2	SR-210 WB Ramps / Greenspot Road – LOS "F" AM peak hour and PM peak hours
3	Boulder Avenue / Greenspot Road– LOS "E" during the AM peak hour; LOS "F" during the PM peak hour

Table XVI-4 (page 1 of 2)
CUMULATIVE DEVELOPMENT LAND USE SUMMARY

#	Project/Location	Land Use	Quantity	Units
1	Orange New Jersey Pro	Industrial	126.900	TSF
2	CT Realty Corporation	Business Park	85.000	TSF
3	CT Realty Corporation	Business Park	85.000	TSF
4	Pepito's	Restaurant / Commercial	Remodel	
5	Hispano Investors	Residential	17	DU
6	South Terminus of Lillian Lane	Single Family-Detached	13	DU
7	Jack Lanphere	General Light Industrial	25.000	TSF
8	Berry St. Peters	General Light Industrial	8.600	TSF
9	Industrial Center on Palm	Industrial	39.750	TSF
10	Town Center Retail (Family Dollar)	Shopping Center	101.300	TSF
	Trenh & Tony	Retail	14.250	TSF
11	KZ Holdings (Mixed use)	Residential	64	DU
		General Office	13.100	TSF
12	Baseline Commercial	Specialty Retail	17.700	TSF
		Sit-Down Restaurants	4.800	TSF
13	Randal Bank	Medical-Dental Office	25.000	TSF
14	NW corner of Baseline and Boulder	Bank	5.200	TSF
15	Immanual Baptist Church	Church	90.000	TSF
16	North American Residential	Single Family-Detached	8	DU
17	Assisted Living Facility	Senior Adult Housing-Attached	88	DU
18	Peter Ue	Single Family-Detached	8	DU
19	Chong Homes	Residential	5	DU
20	Ross Jones	Single Family-Detached	4	DU
21	171 SFDR Housing Gated Community	SFDR	171	DU
22	Greenspot Village & Marketplace	Planning Area 1 (Commercial)		
		Superstore	200.000	TSF
		Anchor Retail	855.000	TSF
		Gas Station w/ Convenience Market	3.600	TSF
		Bank with Drive-Thru	10.000	TSF
		Fast-Food Restaurant with Drive-Thru	12.000	TSF
		High-Turnover (Sit-Down) Restaurant	23.000	TSF
		Sit-Down Restaurants	40.000	TSF
		Planning Area 2 (Residential)		
		Apartments	378	DU
		Condo/Townhomes	172	DU
		Planning Area 3 (Village Center - Mixed Use)		
		Daycare	7.000	TSF
		Shopping Center	80.000	TSF
		Sit-Down Restaurants	7.000	TSF
		Hotel (Includes 20 TSF Conference Center)	240	RMS
		General Office	60.000	TSF
		Apartments	172	DU
		Condo/Townhomes	78	DU
23	Regency Center	Fast-Food Restaurant with Drive-Thru	3.417	TSF
		Shopping Center	42.940	TSF
24	Retail Center	Fast-Food Restaurant with Drive-Thru	6.280	TSF
		Shopping Center	7.065	TSF
		Retail	13.771	TSF
25	133 SFD Housing (SE corner of Orange St. & Greenspot Rd.)	SFDR	133	DU
26	Blossom Trails	SFDR	14	DU
		Condo/Townhomes	308	DU
27	Greenspot Retail Office	Retail	5.000	TSF
28	Wright, Alta Vista and Santa Ana	Residential	117	DU
29	TTM18988	Residential	82	DU

Table XVI-4 (page 2 of 2)
CUMULATIVE DEVELOPMENT LAND USE SUMMARY

#	Project/Location	Land Use[1]	Quantity	Units[2]
30	Northwest of Tennessee and San Bernardino Ave.	Shopping Center	275.000	TSF
31	NE corner of Texas St. & Pioneer Av.	SFDR	12	DU
32	East of Deanna Wy., between San Bernardino Av. & Pioneer Av.	SFDR	26	DU
33	North of San Bernardino Av., west of Judson St.	SFDR	74	DU
34	Harmony Specific Plan	Residential	3466	DU
		Commercial Retail Center	225.000	TSF
35	San Manuel Village-Partially Built	Restaurant with Drive through	8.500	TSF
		Restaurant	5.800	TSF
		Bank with Drive Through	5.200	TSF
36	Santa Ana River Wash	Cement Plant		
37	Southeast Corner of Bes Line and Seine Avenue	Retail	23.500	TSF
38	St Adelaide's Academy Expansion - New Ministry Offices	General Office	9.000	TSF

[1] SFDR = Single Family Detached Residential

[2] DU = Dwelling Units; TSF = Thousand Square Feet; VFP = Vehicle Fueling Position; RMS = Rooms

Table XVI-5
E+P CONDITIONS INTERSECTION ANALYSIS

#	Intersection	Traffic Control[2]	Existing (2014) Delay[1] (secs.) AM	Existing (2014) Delay[1] (secs.) PM	Existing (2014) Level of Service AM	Existing (2014) Level of Service PM	E+P Delay[1] (secs.) AM	E+P Delay[1] (secs.) PM	E+P Level of Service AM	E+P Level of Service PM	Acceptable LOS
1	SR-210 EB Ramps / 5th St.	TS	14.8	17.1	B	B	14.9	17.9	B	B	D
2	SR-210 WB Ramps / Greenspot Rd.	TS	21.3	17.9	C	B	21.9	18.1	C	B	D
3	Boulder Av. / Greenspot Rd.	TS	33.2	51.2	C	D	35.2	58.5	D	E	D
	Boulder Av. / Greenspot Rd.[3]	TS	32.3	40.8	C	D	34.1	45.8	C	D	D
4	Orange St. / Pioneer Av.	AWS	17.5	23.9	C	C	18.5	25.1	C	D	C
	Orange St. / Pioneer Av.[4]	TS	18.2	19.7	B	B	18.4	19.8	B	B	C
5	Church St. / Greenspot Rd.	TS	17.5	16.4	B	B	18.4	16.4	B	B	D
6	Weaver St. / Greenspot Rd.	CSS	19.9	27.3	C	D	25.9	40.6	D	E	D
	Weaver St. / Greenspot Rd.[5]	TS	19.3	13.5	B	B	20.2	13.9	C	B	D
7	Driveway 1 / Greenspot Rd.	CSS	--	--	--	--	10.4	9.9	B	A	D
8	Driveway 2 / Greenspot Rd.	CSS	--	--	--	--	10.1	9.8	B	A	D

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

[1] Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. All analysis locations have been analyzed using the Traffix Software (Version 8.0 R1) with the exception of the SR-210 Ramps at Greenspot Road, which have been analyzed using Synchro (Version 8)

[2] AWS = All-Way Stop; CSS = Cross-street Stop; TS = Traffic Signal; CSS = Improvement

[3] An eastbound right turn lane is currently under construction at the time of data collection for the preparation of this report. This intersection was also evaluated with an eastbound right turn lane.

[4] A traffic signal is planned to be installed at Orange St. / Pioneer Av. Per City of Redlands staff. The intersection was also evaluated with a traffic signal.

[5] The installation of traffic signal control was observed to be under construction at the time of data collection for the preparation of this report. The intersection was also evaluated with a traffic signal.

Measures to address (mitigate) the cumulatively considerable impacts for Opening year Cumulative With Project traffic conditions are provided in mitigation measures presented below. For opening year Cumulative Without and With Project conditions no additional intersections appear to warrant a traffic signal. The TIA further determined that there are potential queuing issues forecast to occur during the PM peak hour 95th percentile traffic flows for this scenario at the SR-210 westbound ramps at Greenspot Road. The queuing issues are based on existing lane configurations and are anticipated to no longer exist with the completion of improvements that are currently being constructed at the SR-210 ramps at 5th Street/Greenspot Road.

As a result of implementing the mitigation measures identified below, the potential project impacts at Opening Year Cumulative With Project (2018) can be reduced to a less than significant impact.

Horizon Year (2035), Without and With Project (2 scenarios), are evaluated in Chapter 7 of the TIA (Appendix 9a). The specific roadway improvements assumed to be in place in 2035 include the following:

- Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for Horizon Year conditions.

- Traffic signal at the intersection of Orange Street / Pioneer Avenue. Urban Crossroads was directed by City of Redlands Traffic Engineer to assume a traffic signal at this intersection for all future scenarios for other traffic studies in City of Redlands.

- Traffic signal at the intersection of Weaver Street / Greenspot Road (signal heads were in place during field visit in July 2014)

- Configurations based on City's master plan have been used for the SR-210 Ramps at 5th Street/Greenspot Road interchange and Boulder Avenue / Greenspot Road as directed by the City. The master plan provided by the City of Highland is included in Appendix 9a of this report.

- LOS calculations were conducted for the study intersections to evaluate their operations under Horizon Year (2035) Without Project conditions with roadway and intersection geometrics consistent with roadway configurations described above. As shown on Table XVI-6, the study area intersections are anticipated to operate at acceptable levels of service under Horizon Year (2035) Without Project conditions with the exception of the following intersections:

ID	Intersection Location
3	Boulder Avenue / Greenspot Road – LOS "F" PM peak hour only
4	Orange Street / Pioneer Avenue – LOS "F" PM peak hour only
5	Church Street / Greenspot Road – LOS "F" AM and PM peak hours

Table XVI-6
HORIZON YEAR (2035) CONDITIONS INTERSECTION ANALYSIS

#	Intersection	Traffic Control[2]	HY (2035) Without Project Delay (secs.) AM	HY (2035) Without Project Delay (secs.) PM	HY (2035) Without Project Level of Service AM	HY (2035) Without Project Level of Service PM	HY (2035) With Project Delay[1] (secs.) AM	HY (2035) With Project Delay[1] (secs.) PM	HY (2035) With Project Level of Service AM	HY (2035) With Project Level of Service PM	Acceptable LOS
1	SR-210 EB Ramps / 5th St.	TS	30.6	47.8	C	D	30.6	50.0	C	D	D
2	SR-210 WB Ramps / Greenspot Rd.	TS	23.4	29.9	C	C	24.0	30.9	C	C	D
3	Boulder Av. / Greenspot Rd.	TS	51.3	85.9	D	F	55.9	98.7	E	F	D
4	Orange St. / Pioneer Av.	TS	30.6	52.4	C	F[3]	31.5	53.7	C	F[3,4]	C
5	Church St. / Greenspot Rd.	TS	98.5	68.0	F	F[3]	112.6	81.0	F	F	D
6	Weaver St. / Greenspot Rd.	TS	33.9	17.3	C	B	40.6	19.7	D	B	D
7	Driveway 1 / Greenspot Rd.	CSS	--	--	--	--	34.7	23.2	D	C	D
8	Driveway 2 / Greenspot Rd.	CSS	--	--	--	--	32.0	25.5	D	D	D

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

[1] Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. All analysis locations have been analyzed using the Traffix Software (Version 8.0 R1) with the exception of the SR-210 Ramps at Greenspot Road, which have been analyzed using Synchro (Version 8).

[2] CSS = Cross-street Stop; TS = Traffic Signal; CSS = Improvement

[3] Volume-to-capacity ratio is greater than 1.00; intersection unstable; Level of Service "F"

[4] Delay does not meet the applicable jurisdictional standards of a deficiency.

Also, as shown on Table XVI-6, the addition of Project traffic is not anticipated to result in any additional intersections to operate at an unacceptable LOS as compared to those identified previously for Horizon Year Without Project traffic conditions with the exception of the following intersection:

ID	Intersection Location
7	Driveway 1 / Greenspot Road – LOS "E" AM peak hour only

Measures to address (mitigate) the cumulatively considerable impacts for Horizon Year 2035 traffic conditions with the project are provided in mitigation measures presented below. For Horizon Year Without and With Project conditions no additional intersections appear to warrant a traffic signal. The TIA further determined that there are no potential queuing issues anticipated during the AM and PM peak hour 95th percentile traffic flows for 2035 conditions at the SR-210 Ramps at 5th Street/Greenspot Road. With implementation of the recommended mitigation measures the local circulation system affected by the proposed project will operate at acceptable LOS for all three jurisdictions.

a) *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 non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

Less Than Significant With Mitigation Incorporated – The TIA, summarized above and included as Appendix 9a of this document, provides substantiation that with implementation of recommended mitigation measures the proposed project will not cause a significant adverse impact to the local affected circulation system as depicted on Figure 14. The following onsite and offsite improvements must be installed to allow traffic to flow at an acceptable LOS through the affected circulation system.

The following roadway improvements are needed to provide adequate site access and on-site circulation. These improvements are shown on Figure 8-1 of the TIA (Appendix 9a) and they must be in place prior to occupancy of the project.

TRA-1 ***Onsite Roadway Improvements***
Construct Greenspot Road from Project's western boundary to 600 feet east of Driveway 2 at its ultimate half-section width as a Major Highway (104-foor right-of-way) in compliance with applicable City of Highland standards. Provide median improvements on the north side of Greenspot Road as required by the final conditions of approval for the proposed Project and applicable City of Highland standards. Wherever necessary, roadways adjacent to the Project, site access points and site-adjacent intersections shall be constructed to be consistent with the recommended roadway classifications and respective cross-sections in the City of Highland General Plan Circulation Element.

The improvements to Greenspot Road along the Project's frontage shall extend at least 600 feet west and east of the Project driveways in order to provide acceptable storage for the westbound shared through-right turn lanes, as noted in the CMP Appendix C (1).

The storage length recommendations for the turning lanes on Greenspot Road at Driveway 1 and Driveway 2 are shown on Exhibit 8-1 of the TIA (Appendix 9a). The storage length recommendations for turn lanes are based on Opening Year Cumulative With Project HCM 95th percentile queues from Traffix which shows expected average queues of less than 1 passenger vehicle length for the westbound left turns. However a minimum storage length of 150 feet has been recommended to accommodate traffic from East Valley Water District's headquarters heading west on Greenspot Road. The East Valley Water District's existing driveway is located in between Project's proposed Driveway 1 and Driveway 2 and would be restricted to right-in-right-out access only. Vehicles heading west on Greenspot Road out of the East Valley Water District headquarters would either make a U-turn at Driveway 2 or make a left into the Project and head out after making a U-turn at the proposed roundabout at the end of Driveway 2 within the Project.

TRA-2 ***Site Access Improvements***
Construction of on-site and site adjacent improvements shall occur in conjunction with adjacent Project development activity or as needed for Project access purposes.

Driveway 1 at Greenspot Road (#7) – A stop control shall be installed on the southbound approach and the intersection shall be constructed with the following geometrics:
Northbound Approach: N/A.
Southbound Approach: One shared left-right turn lane.
Eastbound Approach: One left turn lane with a minimum of 150-feet of storage and one through lane.
Westbound Approach: One through lane and one shared through-right turn lane.

Driveway 2 at Greenspot Road (#8) – A stop control shall be installed on the southbound approach and the intersection shall be constructed with the following geometrics:
Northbound Approach: N/A.
Southbound Approach: One shared left-right turn lane.

Eastbound Approach: One left turn lane with a minimum of 150-feet of storage and one through lane.
Westbound Approach: One through lane and one shared through-right turn lane.

On-site traffic signing and striping will be implemented in conjunction with detailed construction plans for the Project site. Sight distance at each Project access point will be reviewed with respect to standard Caltrans and City of Highland sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

The following intersections were found to be cumulatively impacted for Opening Year and Horizon Year 2035 Cumulative Without and With Project traffic conditions. Improvement strategies have been recommended at impacted intersections to reduce each location's peak hour delay to "less than significant."

TRA-3 ***Opening Year Cumulative Without and With Project Mitigation***
The Project will contribute its proportional share of this cumulative improvement need through its payment of the City of Highland Development Impact Fee (DIF) and/or fair share as directed by the City.

Horizon Year Cumulative Without and With Project Mitigation
The Project will contribute its proportional share of this cumulative improvement need through its payment of the City of Highland Development Impact Fee (DIF) and/or fair share as directed by the City.

Implementation of these measures can reduce the project's contribution to cumulatively considerable impacts on the above circulation facilities to a less than cumulatively considerable level, i.e., a less than significant impact.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Less Than Significant With Mitigation Incorporated – The TIA, summarized above and included as Appendix 9a of this document, provides substantiation that with implementation of recommended mitigation measures the proposed project will not cause a significant conflict with any applicable congestion management program. This includes payment of Development Impact Fees identified in mitigation measure TRA 3. The preceding onsite and offsite improvements must be installed to allow traffic to flow at an acceptable LOS through the affected circulation system and eliminate any conflicts with such programs.

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?

No Impact – The proposed project is identified as being approximately 1.8 miles from the nearest airport (Redlands) and implementation of the project has no potential to alter air traffic pattern traffic levels or to create safety hazards for either residents or aircraft operations at this airport. No mitigation is required.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact – The TIA evaluates the improvements needed to provide adequate access to the site and from the site to the area circulation system. This includes specific recommendations to

ensure that the design features of all of the improvements do not create a substantial hazard to the circulation system. No mitigation is required.

e) Result in inadequate emergency access?

Less Than Significant With Mitigation Incorporated – Emergency access to the site will be improved after development based on the improvements to the area circulation system and the project's contributions to these improvements. However, during construction emergency access along Greenspot could be reduced by the project, and mitigation measure HAZ-6 will be implemented to ensure that adequate emergency access is maintained until all roadway improvements are installed by the project. No additional mitigation is required.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Less Than Significant Impact – The alternative modes of transportation (bus, bicycle, and pedestrian) facilities are shown on Figure 16. The proposed project will incorporate both pedestrian and bicycle circulation system improvements along Greenspot Road and will provide internal walking trails and connection to regional trails in the northern portion of the site. Thus, the proposed project will be in conformance with adopted City policies for alternative modes of circulation. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

SUBSTANTIATION: The information provided in this section is abstracted from the following report: "Conceptual Water Quality Management Plan for: 119-536 Tract 18893," June 20, 2014, Sitetech Inc. A copy of this technical study is provided as Appendix 7a to this Initial Study.

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less Than Significant Impact – The issue of water quality and Regional Board treatment requirements is addressed in the Hydrology Section under issue IX.a). The proposed project will deliver wastewater generated from the residences to the regional treatment plant in the City of San Bernardino. Residential wastewater rarely contains constituents that would cause a wastewater treatment plant to exceed Regional Board requirements as established in a WDR. No adverse impact from generation of wastewater onsite is forecast to result from project implementation. Although not considered "wastewater" the Regional Board through the regional MS-4 permit requires management of stormwater runoff to prevent indirect source contamination of surface runoff in the Santa Ana River Basin. As described in Section

IX.a), the proposed project is implementing storm water quality controls that will meet the requirements of the Regional Board.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact – Implementation of the project will result in incremental system capacity demand for wastewater treatment capacity. According to the Highland General Plan, the San Bernardino Water Reclamation Plant operated by the San Bernardino Municipal Water District has a capacity of 33 million gallons per day (MGD), and the current sewage generation is between 26 to 27 MGD. The current population within the city of Highland is estimated to be 53,900. The proposed project is forecast to increase the population by about 1,092 persons. The proposed project is not forecast to require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities.

c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact – Please refer to the discussion of stormwater management in the Hydrology and Water Quality section of this document (IX). The project will not alter existing stormwater management for the open space portion of the project. The existing system will continue to deliver flows from this area to the regional drainage system. The developed area of the project will be served by a collection system that will flow to a proposed WQMP infiltration basin that will detain increased storm water runoff from the project site and deliver flows into the regional system at approximately the same rate as existing. Therefore, no significant adverse impact to stormwater drainage facilities will result from project implementation. No mitigation is required.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less Than Significant Impact – Please refer to the discussion of water supply adequacy in the Hydrology and Water Quality section of this document (IX.b). With removal of the irrigated citrus grove within the project boundary, the proposed project is forecast to create a demand for an additional six acre-feet of potable water. A review of the EVWD section of the 2010 San Bernardino Valley Regional Urban Water Management Plan indicates that this demand will not exceed the water supply available to the District to meet water supply requirements of its customers. A will serve letter has been provided for the project and a copy is included in Appendix 7b of this document. No mitigation is required.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact – The wastewater provider for the project area is EVWD/San Bernardino Municipal Water District. The proposed project will tie into the existing sewer main and wastewater will be treated at the existing San Bernardino regional wastewater treatment plant. This plant has substantial excess wastewater treatment capacity, several million gallons. Assuming generation of 170 gallons of wastewater per household, the project will generate about 51,000 gallons of wastewater per day. The regional plan has sufficient capacity to treat this additional wastewater with no new or expanded capacity requirement. This impact is less than significant and no mitigation is required.

f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact – The proposed project is served by the San Timoteo Sanitary Landfill in Redlands, California. According to the California Department of Resources Recycling and Recovery (CalRecycle), over 66 percent of the San Timoteo Sanitary Landfill's 20,400,000 cubic yard capacity has been used. The average inflow to the landfill each day is 854 tons, while the maximum permitted inflow is 2,000 tons per day. The San Timoteo Sanitary Landfill's estimated closure date is 2043.

The proposed project is a residential development that is forecast to increase the local population by about 1,092 persons in a maximum of 316 dwelling units. With an estimated waste generation rate of approximately 12.23 pounds of waste per household per day, in accordance with the California Integrated Waste Management Board, the proposed project is forecast to generate approximately 3,865 lbs of waste per day, or approximately 705 tons per year, thus the San Timoteo Sanitary Landfill has the capacity to accept waste from the proposed project.

The proposed project is subject to Assembly Bill 1327, Chapter 18, Solid Waste Reuse and Recycling Access Act of 1991 (Act). The Act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass, and other recyclables. The project must conform to the City's requirements to ensure compliance with the Act. Based on these factors, it is anticipated that the project will have a less than significant impact from solid waste resources.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact – The proposed project is subject to Assembly Bill 1327, Chapter 18, Solid Waste Reuse and Recycling Access Act of 1991 (Act). The Act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass, and other recyclables. The project must conform to the City's requirements to ensure compliance with the Act. Based on these factors, it is anticipated that the project will have a less than significant impact from solid waste resources.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XVIII. 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		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X		
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

SUBSTANTIATION:

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?*

b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

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

Less Than Significant With Mitigation Incorporated – The proposed Project will require a General Plan Amendment in order to be consistent with the City's General Plan. It can be implemented without causing significant adverse environmental effects with implementation of mitigation measures outlined in the preceding analysis. The City will require the implementation of mitigation to ensure that potentially significant impacts do not occur to any of the following resource values or physical conditions that occur within the proposed improvements area: aesthetics, agriculture, air quality, biology, cultural, geology and soils, hazards and hazardous emissions, noise, public services (fire), and transportation/traffic. Some of

the potentially significant impacts are temporary in nature as they are associated with the construction phase only of the proposed Project.

Conclusion

This document evaluated all CEQA issues contained in the latest Initial Study Checklist form. The evaluation determined that either no impact or less than significant impacts would be associated with all 18 issues evaluated in this Initial Study. The required mitigation has been included in this Initial Study to reduce impacts for potentially significant impacts to a less than significant impact level.

Based on the findings in this Initial Study, the City of Highland proposes to adopt a Mitigated Negative Declaration (MND) for the Mediterra Project. A Notice of Intent to Adopt a Mitigation Negative Declaration (NOI) will be issued for this project by the City. The Initial Study and NOI will be circulated for 30 days of public review and comment. At the end of the 30-day review period, a final MND package will be prepared and it will be reviewed by the City for possible adoption at a future City Council meeting, the date for which has yet to be determined. If you or your agency comments on the MND/NOI for this project, you will be notified about the meeting date in accordance with the requirements in Section 21092.5 of CEQA (statute).

SUMMARY OF MITIGATION MEASURES

Aesthetics

AES-1 The landscape plan approved for the north side of Greenspot Road along the proposed project shall incorporate native trees and plants that can buffer the visual appearance of the residential development adjacent to the roadway.

Agriculture and Forestry Resources

AGR-1 The project developer shall fund acquisition of farmland or farmland conservation easements at a ratio of 0.50/1. The developer shall quantify the area of the site that is considered Farmland of Statewide Importance and Unique Farmland through a site survey. Based on the approximate 38-acre area of the project site in Important Farmland, a total of 17 acres of prime agricultural land or conservation easements over 17 acres of prime agricultural land shall be acquired and permanently protected. This acreage value may be adjusted with more specific information in the future, but the 0.50/1 ratio shall be preserved in determining the final acreage valuate. The prime agricultural land or the conservation easement shall be acquired and made available to an existing farmland trust or comparable organization within one year of occupancy of Phase 1 of the project site, or a farmland trust or comparable organization shall verify that it has received sufficient funds to acquire prime agricultural land or a conservation easement over such lands. The City concludes that implementation of this measure provides reasonable mitigation based on the magnitude of the impact pursuant State CEQA Guidelines Section 15370.

Air Quality

AIR-1 The proposed Project and its contractors shall utilize the following Best Management Practices as outlined by SCAQMD Rule 403.

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas in active for 10 days or more).
- Water active sites at least three times daily.
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) section 23114.
- Reduce traffic speeds on all unpaved roads to 15 mph or less.
- Install and maintain track-out control devices in effective condition at all access points where paved and unpaved access or travel routes intersect (e.g. Install wheel shakers, wheel washers, and limit site access.
- All streets shall be swept at least once a day using SCAQMD Rule 1186 certified street sweepers utilizing reclaimed water trucks if visible soil materials are carried to adjacent streets.
- The builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary to prevent transport of dust offsite
- Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours.
- All stockpiles of debris, dirt or other dust generating material shall be covered or watered three times daily.
- Suspend use of all construction equipment operations during second stage smog alerts.

AIR-2 The proposed Project and its contractors shall ensure that, during construction, contractors shall turn off all diesel-powered construction vehicles when vehicles are not in use and contractors shall prohibit idling of vehicles for longer than three minutes.

AIR-3 The proposed Project shall implement the following additional construction equipment exhaust controls:

- Utilize well-tuned off-road construction equipment.
- Establish a preference for contractors using Tier 3 or better heavy equipment.

Biological Resources

BIO-1 Burrowing Owl. Preconstruction presence/absence surveys for burrowing owl shall be conducted within 30 days prior to any onsite ground disturbing activity. The burrowing owl survey shall be conducted pursuant to the recommendations and guidelines established by the California Department of Fish and Wildlife. In the event this species is not identified within the project limits, no further mitigation is required. If during the preconstruction survey, the burrowing owl if found to occupy the site, Mitigation Measure BIO-2 shall be required.

BIO-2 If burrowing owls are identified during the survey period, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance:

Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 1 through August 31, and a minimum of 250-foot buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist.

If impacts on occupied burrows in the non-nesting period are unavoidable, onsite passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area.

If relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan must include all of the following:

- The location of the nest and owls proposed for relocation.
- The location of the proposed relocation site.
- The number of owls involved and the time of year when the relocation is proposed to take place.
- The name and credentials of the biologist who will be retained to supervise the relocation.
- The proposed method of capture and transport for the owls to the new site.
- A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).

BIO-3 Western Spadefoot. If construction is to occur in winter or spring (i.e., between November 1 and May 31), focused pre-construction surveys shall be conducted following rain events for the western spadefoot within a 1,200-foot buffer of potential breeding pools. The buffer is consistent with literature values for average terrestrial use by amphibians (Semlitsch and Brodie 2003).

Appropriate survey methods shall be employed to maximize the possibility of detecting the western spadefoot, such as time of day and specific locations searched. The survey shall be phased into specific areas where construction will be taking place. A survey of the rain pool(s)

for eggs, tadpoles, and toadlets (i.e., metamorphs) by a qualified biologist familiar with all life stages of the western spadefoot shall also be necessary to identify and translocate western spadefoot tadpoles to adjacent pool sites known to support this species. If western spadefoot are determined present in rain pools during survey, land disturbing activities within rain pools and the associated 1,200-foot buffer will be avoided while the pools are wet during the western spadefoot breeding season (March 1 through May 31).

BIO-4 California Glossy Snake. The subject property encompasses 178 acres in the eastern portion of the City of Highland, San Bernardino County, California. The development envelope, or land disturbing footprint, associated with the proposed project includes less than 10 acres of disturbance area that is suitable glossy snake habitat, located south of Greenspot Road. Therefore, a qualified biological monitor familiar with glossy snake shall be present during land disturbing activities within the suitable habitat area for glossy snake, to monitor for this species and if possible translocate any glossy snakes found during grubbing and grading.

BIO-5 Nesting Birds. A migratory nesting bird survey of the Project's impact footprint shall be conducted by a qualified biologist within 2 weeks and 3 days prior to initiating vegetation clearing or ground disturbance. If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) will be prepared and implemented. At a minimum the NBP will include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The NBP will include a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be determined by the biologist in consultation with the CDFW, and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be visually marked in the field; which no vegetation clearing or ground disturbance shall commence until the qualified biologist has determined the nest in question has become inactive (failed or successful with fledged young birds) and a monitoring report has been submitted to the CDFW for review and approval. Construction within the designated buffer area shall not proceed until approved by the site biologist.

Cultural Resources

CUL-1 If subsurface prehistoric or historic resources over 50 years of age are encountered during land modification activities, then activities in the immediate area of the find shall be halted so that a qualified professional archaeologist can assess the find, determine its significance, and make recommendations for appropriate mitigation measures consistent with the provisions of Public Resources Code section 21083.2 (b), (c) and (d). The developer shall fund recommended management requirements for accidentally exposed archaeological materials.

CUL-2 If human remains and/or "grave goods" (i.e., funerary objects) are found within the Project area, the City or its designee shall notify the San Bernardino County coroner as soon as possible, in any event not later than 24 hours after the time of discovery. The coroner shall determine whether or not the circumstances, manner, and cause of death require further investigation as a crime scene. If not, the coroner shall endeavor to determine if the remains are Native American. This shall be accomplished in consultation with a physical anthropologist, human osteologist, or other qualified specialist.

If the coroner determines that the remains are Native American and not evidence of a crime, he/she shall contact the Native American Heritage Commission (NAHC) per CH&SC §7050.5(b). The NAHC would then immediately identify the persons or Tribe it believes to be to be most likely descended from the deceased Native American. With the permission of the

landowner, the most likely descendant (MLD) may inspect the site of the discovery and recommend means for treating or disposing of the human remains and any associated grave goods with appropriate dignity. The MLD shall complete the inspection and make a recommendation within 48 hours of notification by the NAHC.

If the NAHC is unable to identify an MLD, or if the MLD fails to make a recommendation, or if the landowner rejects the MLD's recommendation and mediation by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and any associated items with appropriate dignity on the property in a location not subject to further subsurface disturbance (PRC §5097.98).

If the human remains are not those of a Native American, the City shall consult with the coroner, a biological anthropologist or human osteologist, and a qualified historical archaeologist to develop an appropriate plan for treatment and to determine if historical research, further archaeological excavations, and/or other studies may be necessary before a treatment plan can be finalized. Also, if the remains are those of an identifiable individual and not evidence of a crime, the City shall notify the next-of-kin, who may wish to influence or control the subsequent disposition of the remains.

If the next-of-kin (for non-Indian remains) or MLD so requests, the City shall coordinate discussions among concerned parties to determine if reburial at or near the original site in a location not subject to further disturbance is feasible. If a proximate reburial location is not feasible, then the City may continue to coordinate discussions until a final disposition of the remains is decided upon.

Following the initial discovery and identification of any human remains, funerary objects, sacred objects, or objects of cultural patrimony within the Project area, no further archaeological excavation, recording, or analysis of such remains and/or objects shall occur until after the MLD has made a recommendation to the landowner with respect to the disposition of the remains and/or objects. Thereafter, the City shall take into account the recommendation of the MLD, and shall decide on the nature of any archaeological excavation, recording, or analysis to be done of the discovered remains and/or funerary objects.

CUL-3 If subsurface paleontologic resources are encountered during land modification activities, then activities in the immediate area of the find shall be halted so that a qualified professional archaeologist can assess the find, determine its significance, and make recommendations for appropriate mitigation measures consistent with the professional management standards for paleontological resources. The developer shall fund recommended management requirements for accidentally exposed paleontological materials.

Geology and Soils

GEO-1 Based on findings of the geotechnical investigation report, all structures for human occupancy shall be setback from the toe of the hillside along the northern side of the proposed development area a minimum distance of 50 feet. Additional trenching is required prior to finalizing the design of Phases 2-4 and the trenching and a report of findings shall be reviewed and approved prior to approval of the designs in these phases. This measure addresses both slope stability and will increase the Restricted Use Zone width established for possible fault hazards in virtually all areas.

GEO-2 Based upon the comprehensive geotechnical investigation all inhabited structures shall be designed to do the following:

a. Resist minor earthquakes without damage;
b. Resist moderate earthquakes without structural damage, but with some nonstructural damage; and
c. Resist major earthquakes, of the intensity or severity of the strongest forecast to occur within the City of Highland, without collapse, but with some structural, as well as nonstructural damage.

GEO-3 The applicant shall be required to include a Soil Erosion Control Plan as part of the Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) for the project site. This section of the SWPPP/WQMP shall include measures designed to control wind and water erosion on the site during and after construction. These Best Management Practices (BMPs) shall include measures including landscaping, hardscaping and incorporation of site retention facilities to reduce the volume of stormwater runoff, minimize soil exposed to concentrated runoff and infiltrate surface runoff on the project site in accordance with the City's Stormwater Management ordinance (Section 15.54.160 of the Municipal Code). These best management practices shall be monitored by the Municipal Utilities and Engineering Services Department and the Building & Safety Division of the Development Services Department to verify effectiveness during construction and future occupancy.

GEO-4 All permanent landscaping shall be installed prior to final occupancy; and, following construction, disturbed soils shall be landscaped, or otherwise treated (covered with gravel, mulch or hardscape, to protect soils from wind and water erosion; to be monitored by the Development Services Department, Planning Division, and satisfied prior to occupancy of the project.

Hazards and Hazardous Materials

HAZ-1 All spills or leakage of petroleum products during construction activities shall be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste shall be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure shall be incorporated into the SWPPP prepared for the Project development.

HAZ-2 If the landfill is located on the project site, the site developer shall remove it; conduct tests to ensure it does not contain any contamination; relocate the waste to an appropriately licensed landfill; and replace the excavated material with documented clean fill. This shall be completed prior to initiating mass grading of the site and the records of all chemical tests and location of disposal shall be provided to the City.

HAZ-3 If the abandoned wells on the project site have not been properly abandoned, any such wells shall be properly closed using current regulatory requirements. This shall be completed prior to initiating mass grading of the site and records documenting proper closure shall be provided to the City.

HAZ-4 If other subsurface facilities exist within the project site (irrigation pipes, septic tanks, etc.), the site developer shall remove these facilities; conduct any required tests to ensure they do not harbor contamination; properly dispose of the structural waste at an appropriately licensed landfill; and replace the excavated material with documented clean fill. This shall be completed prior to or concurrent with mass grading of the site and records documenting proper closure shall be provided to the City

HAZ-5 The area containing DDT concentrations above the State hazard level shall be documented, including the exact dimensions and volume. A report verifying that the DDT contaminated soil can be effectively blended (and how this will be accomplished on the project site) with other uncontaminated onsite soil shall be provided to the City If there is insufficient soil for blending at the site, the DDT contaminated soil shall be collected and disposed of at a properly licensed facility. This shall be completed prior to initiating mass grading of the site and records documenting proper management of the DDT contaminated soil shall be provided to the City.

HAZ-6 At all times during construction of the site improvements, the site developer shall ensure that emergency fire or medical vehicles are able to access all areas along the Project alignment during construction, particularly along Greenspot Road. The Developer shall submit an acceptable temporary traffic routing/management plan to ensure that adequate circulation capacity is being maintained to serve emergency functions (including emergency response and emergency evacuation plans) along roadways in the vicinity of the project.

HAZ-7 The developer shall submit a conceptual fire mitigation plan to the City that identifies the type of buffer that will be maintained between the future residences and the fire prone coastal sage scrub/chaparral habitat on the adjacent hillside to the north of the site. The project developer shall implement this plan by installing the buffer and provide a mechanism for long-term maintenance of the buffer area to minimize the wildland fire hazard threat at the project site. This plan shall be approved to the City prior to constructing any structures and implemented prior to occupancy. Alternatively, the City may accept the fire mitigation measures incorporated into the Tentative Tract Map and PD Plan as meeting the requirements of this measure.

Noise

NOS-1 Construction activities shall employ feasible and practical techniques to minimize noise impacts on adjacent uses. Particular emphasis shall be placed on the restriction of hours in which work other than emergency work may occur.

NOS-2 Non-emergency construction activities adjacent to existing noise-sensitive uses shall be limited to daylight hours between 7:00 a.m. and 6:00 p.m. Construction on weekends or holidays is prohibited.

NOS-3 A 12-foot temporary noise barrier or an 8-foot solid barrier (wall or combination wall/berm) shall be constructed along the west project boundary and adjacent to the onsite residence if occupied prior to the start of onsite grading or clearing.

NOS-4 If the existing residence is occupied during site grading activities and the occupant concludes these daytime construction activities are too intrusive after implementation of measure NOS-3, the developer shall offer to relocate the resident(s) at the developer's expense until grading immediately adjacent to the site is completed and exterior noise levels are reduced to 70 dB at the exterior of the existing residence.

NOS-5 Only small bulldozers shall be permitted to operate within 56 feet of the nearest off-site residential structures or the existing residence located within the project site. As noted above, the property occupant may choose to leave the site during immediately adjacent construction activities. The project developer shall fund the relocation.

NOS-6 An 8-foot solid noise wall (or combination wall/berm) shall be constructed along the Greenspot Road frontage, to provide an outdoor noise level of 65 dB CNEL for all units adjacent to Greenspot Road.

NOS-7 All Greenspot Road perimeter homes shall have central air conditioning as a standard feature to allow for window closure during warmer weather while maintaining interior comfort. Supplemental ventilation shall be required for any habitable rooms facing Greenspot Road. Assuming a 5-person household, 75 cfm (5x15 cfm/person) of fresh make-up should be supplied to such rooms. The make-up air intake shall be installed on the side of the house away from the adjacent arterial roadway.

Transportation / Traffic

TRA-1 Onsite Roadway Improvements
Construct Greenspot Road from Project's western boundary to 600 feet east of Driveway 2 at its ultimate half-section width as a Major Highway (104-foor right-of-way) in compliance with applicable City of Highland standards. Provide median improvements on the north side of Greenspot Road as required by the final conditions of approval for the proposed Project and applicable City of Highland standards. Wherever necessary, roadways adjacent to the Project, site access points and site-adjacent intersections shall be constructed to be consistent with the recommended roadway classifications and respective cross-sections in the City of Highland General Plan Circulation Element.

TRA-2 Site Access Improvements
Construction of on-site and site adjacent improvements shall occur in conjunction with adjacent Project development activity or as needed for Project access purposes.

Driveway 1 at Greenspot Road (#7) – A stop control shall be installed on the southbound approach and the intersection shall be constructed with the following geometrics:
Northbound Approach: N/A.
Southbound Approach: One shared left-right turn lane.
Eastbound Approach: One left turn lane with a minimum of 150-feet of storage and one through lane.
Westbound Approach: One through lane and one shared through-right turn lane.

Driveway 2 at Greenspot Road (#8) – A stop control shall be installed on the southbound approach and the intersection shall be constructed with the following geometrics:
Northbound Approach: N/A.
Southbound Approach: One shared left-right turn lane.
Eastbound Approach: One left turn lane with a minimum of 150-feet of storage and one through lane.
Westbound Approach: One through lane and one shared through-right turn lane.

TRA-3 Opening Year Cumulative Without and With Project Mitigation
The Project will contribute its proportional share of this cumulative improvement need through its payment of the City of Highland Development Impact Fee (DIF) and/or fair share as directed by the City.

Horizon Year Cumulative Without and With Project Mitigation
The Project will contribute its proportional share of this cumulative improvement need through its payment of the City of Highland Development Impact Fee (DIF) and/or fair share as directed by the City.

REFERENCES

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Herpetological Education & Research Project (H.E.R.P.), 2014. H.E.R.P. Database website. http://www.naherp.com/viewrecord.php?r_id=209273, 157040, 213108, 175566, 175567, 15568, 210017, 193188, 188030, 157128, and 157126

City of Highland General Plan

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LOR Geotechnical Group, Inc., *"Phase I Environmental Site Assessment Update and Limited Site Characterization Calvary Property, 3076 Greenspot Road (APN 0297-021-26), Highland, California,"* October 15, 2013

LOR Geotechnical Group, Inc., *"Update Letter to Phase 1 Environmental Site Assessment, and Limited Site Characterization, Phases I through IV of Tract 18893, Portion of the Arnott Ranch Property, East Highlands Ranch Area, Highland, California,"* February 5, 2015

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Urban Crossroads, "Mediterra at East Highlands Trip Generation Assessment," July 9, 2015.

FIGURES

FIGURE 1
Regional Location

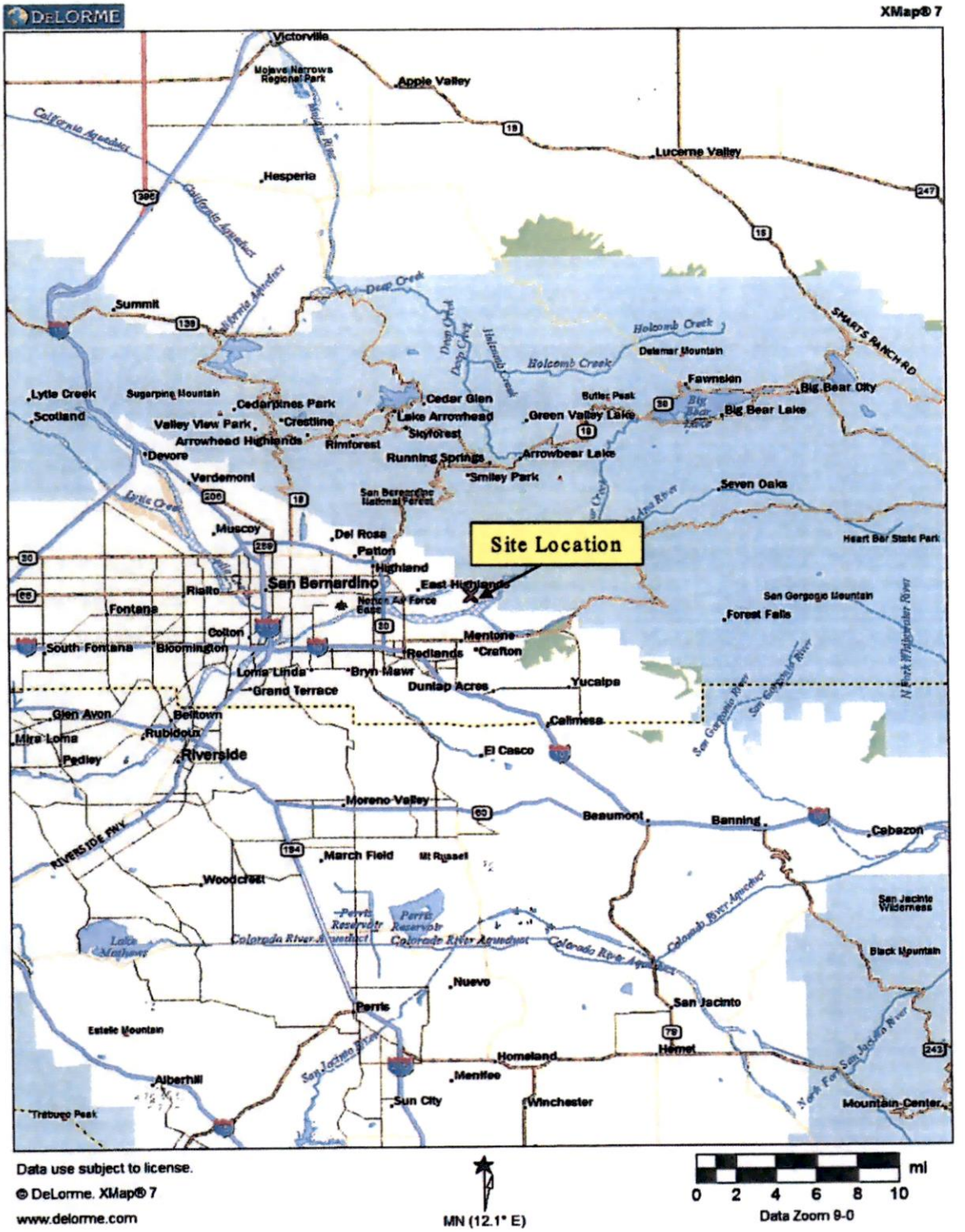


FIGURE 2
Site Location

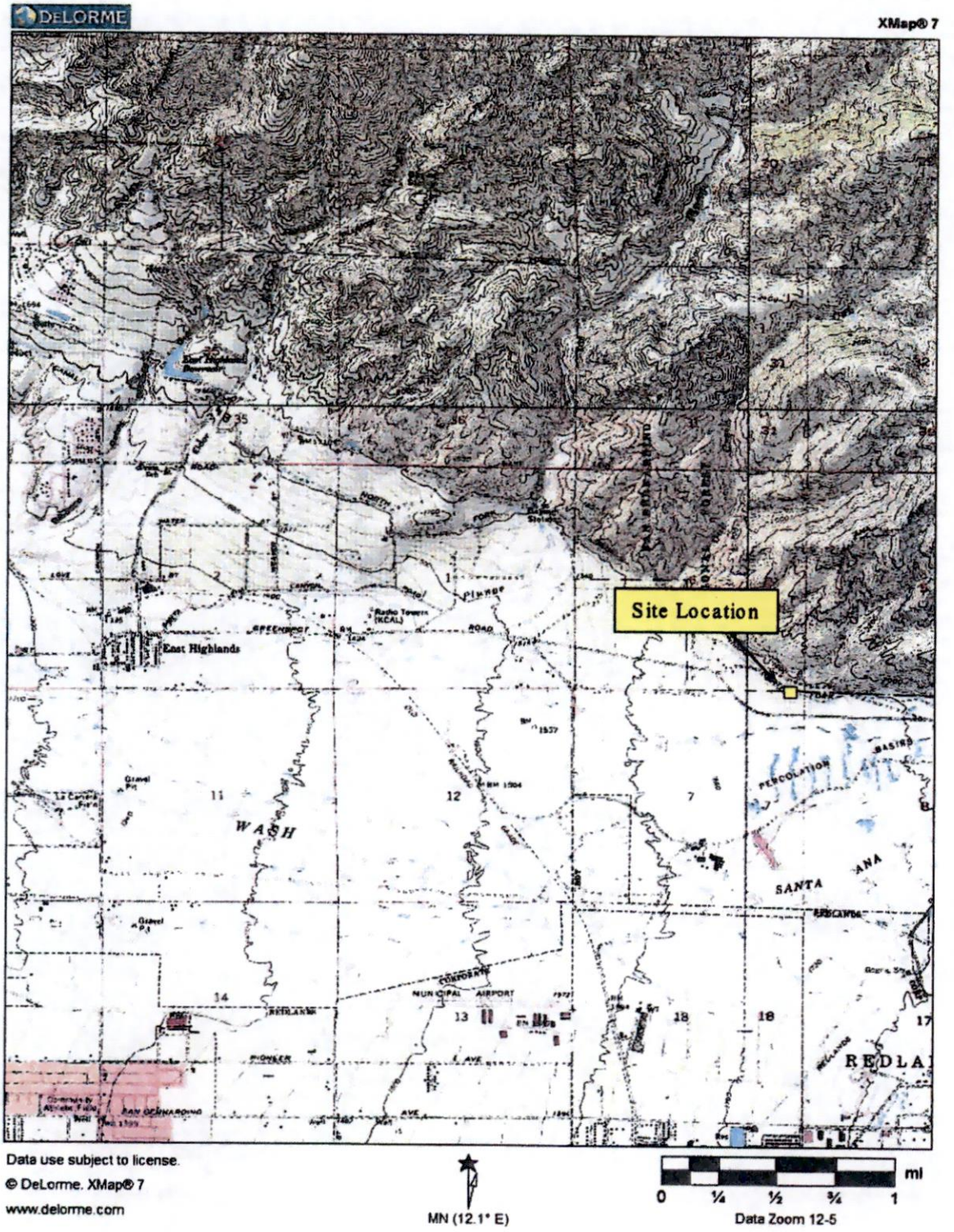
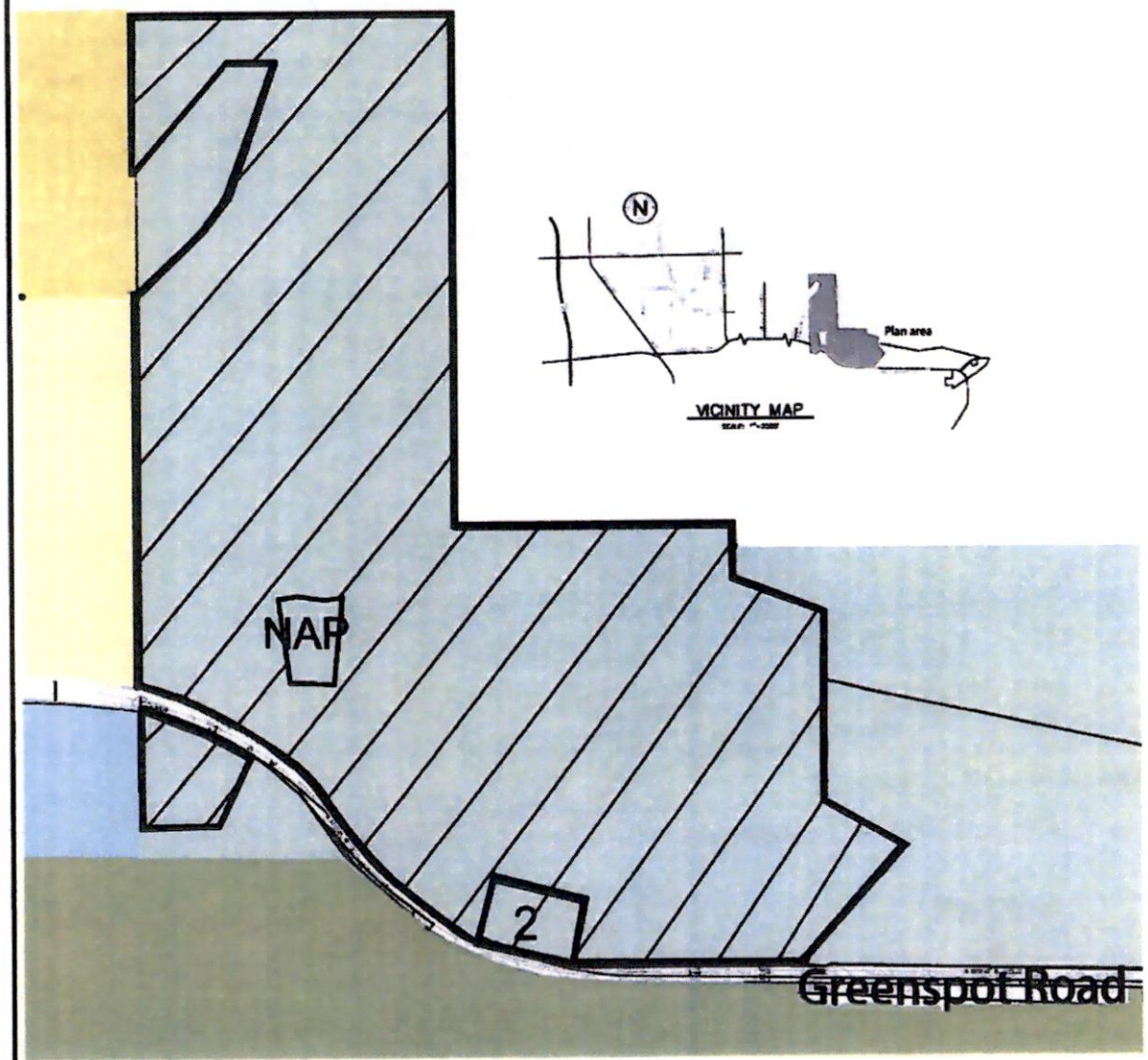


FIGURE 3
Circulation Map

TENTATIVE TRACT MAP NO. 18893
IN THE CITY
AND
BEING A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE & MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
MAY, 2015
SITETECH, INC.
OWNER
DEVELOPER/APPLICANT
NOTES:
PHASES:
VICINITY MAP
SCALE: 1"=100'
OPEN SPACE
NOT A PART
PHASE IV PUD I MD
SOUTHERLY LIMITS OF LAND USE RESTRICTED USE ZONE
LIMITS OF OPEN SPACE
SITE
SITETECH INC
SHEET 1 OF 2

FIGURE 5
Existing Land Use Designations



LEGEND

Mediterra Plan

- Agriculture / Equestrian (0 - 2.0 du/ac)
- Scenario 2

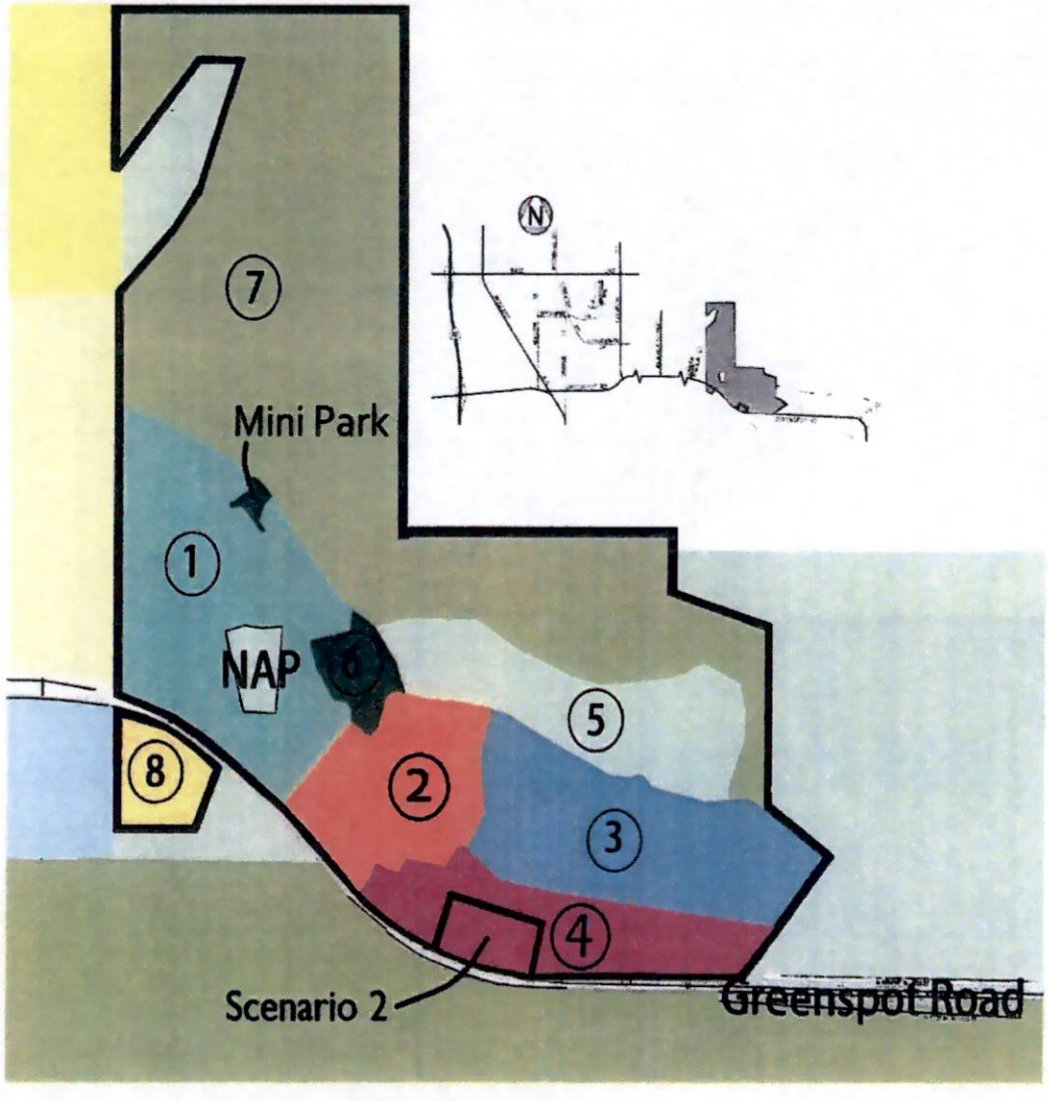
Surrounding

- Agriculture / Equestrian (0 - 2.0 du/ac)
- Planned Development (PD)
- Low Density (2.1 - 6.0 du/ac)
- Public Institutional
- Open Space (OS)

Source: Mediterra Planned Development Plan

Tom Dodson & Associates
Environmental Consultants

FIGURE 6
Land Use Plan



LEGEND

Mediterra Plan

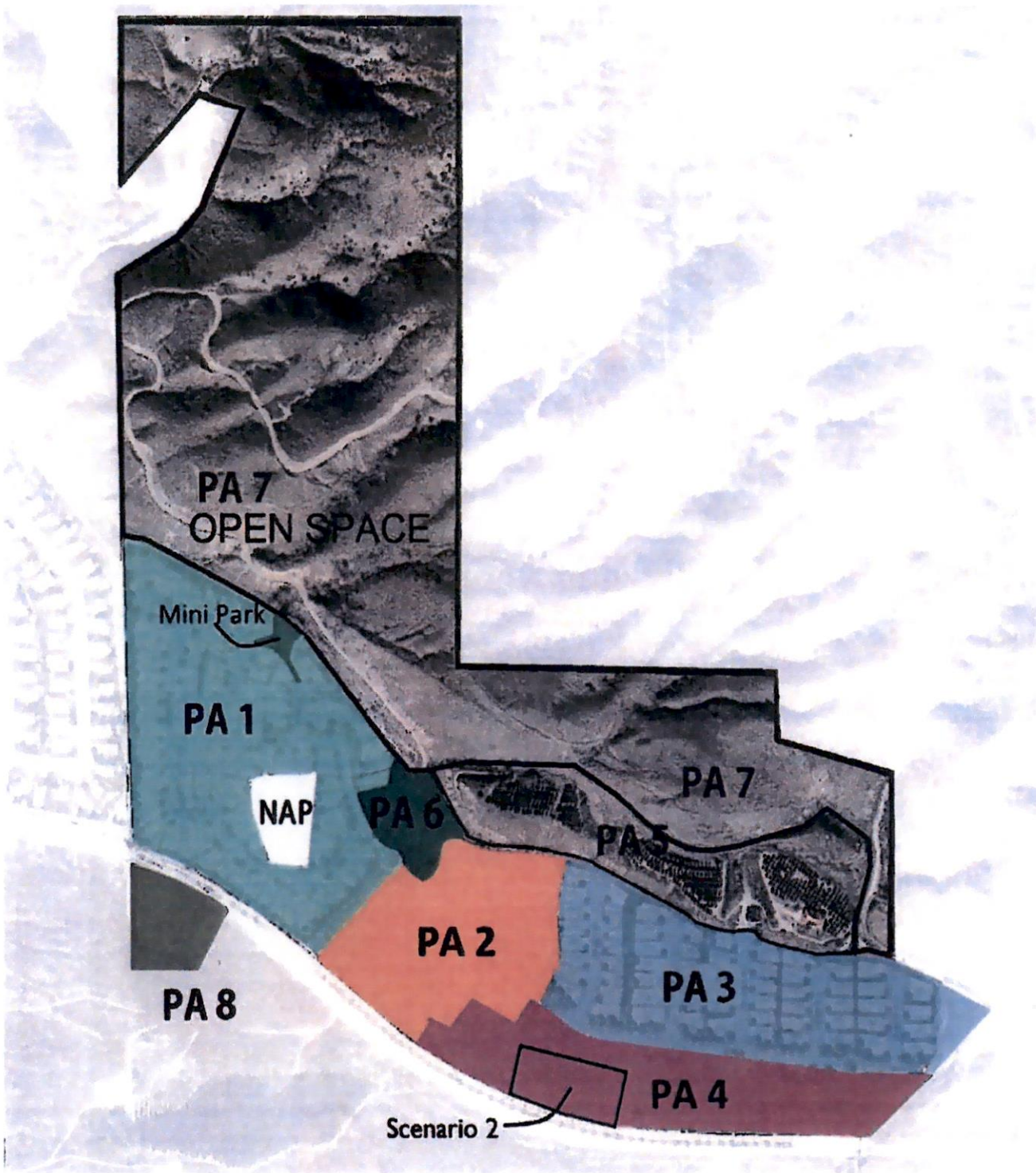
1. PA 1 - SFD1 Low Density - LD (2.1 - 6.0 du/ac)
2. PA 2 - SDF2 Low Density - LD (2.1 - 6.0 du/ac)
3. PA 3 - SFD3 Low Density - LD (2.1 - 6.0 du/ac)
4. PA 4 - Medium Density - MD (6.1 - 12.0 du/ac)
5. Agriculture / Equestrian - A/Eq (0 - 2.0 du/ac)
6. Park (P)
7. Open Space (OS)
8. Planned Development (PD)

Surrounding

- Agriculture / Equestrian (0 - 2.0 du/ac)
- Planned Development (PD)
- Low Density (2.1 - 6.0 du/ac)
- Public Institutional
- Open Space (OS)

Source: Mediterra Planned Development Plan

FIGURE 7
Planning Areas



Source: Mediterra Planned Development Plan

Tom Dodson & Associates
Environmental Consultants

FIGURE 8
California Important Farmland Finder Map

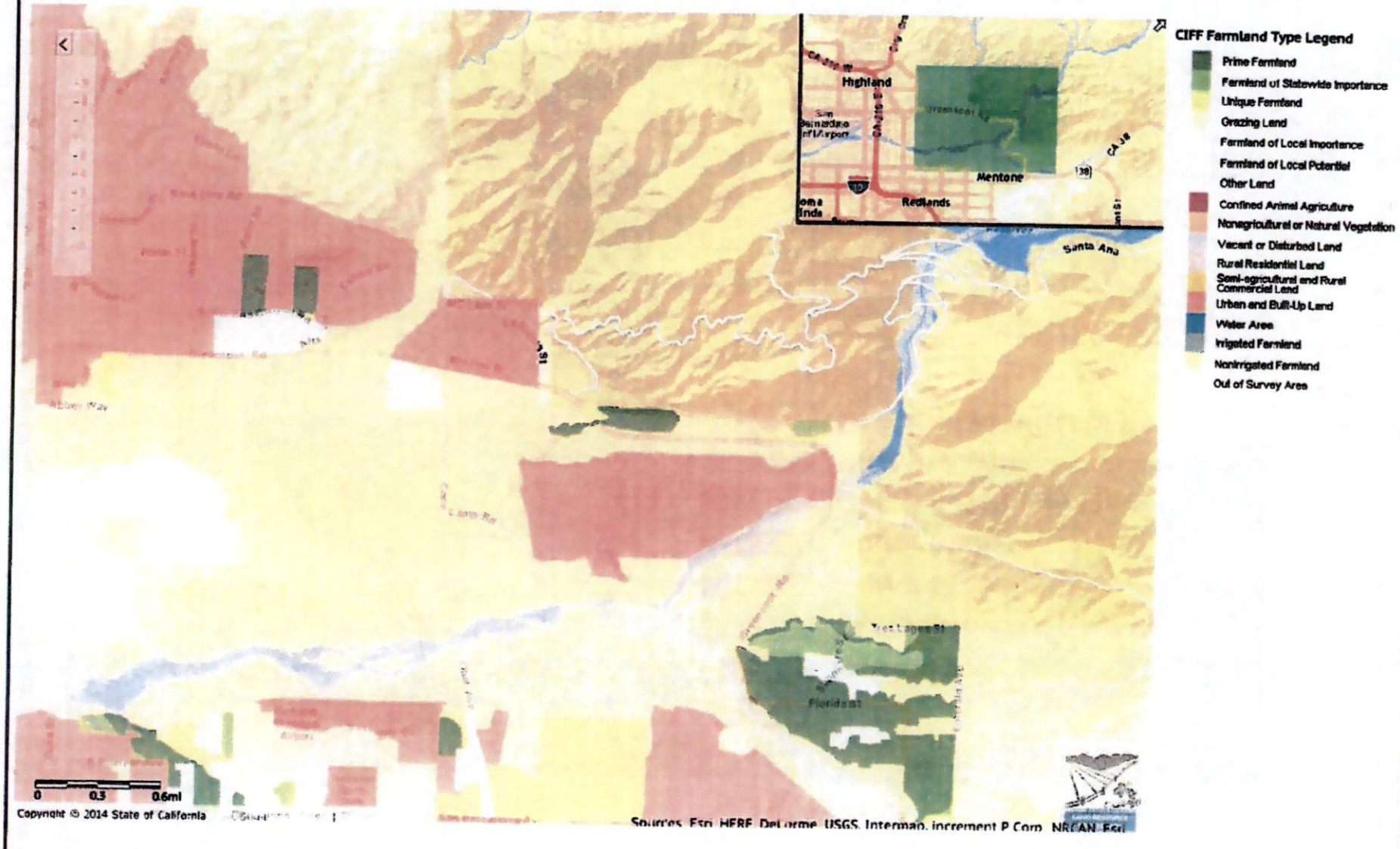
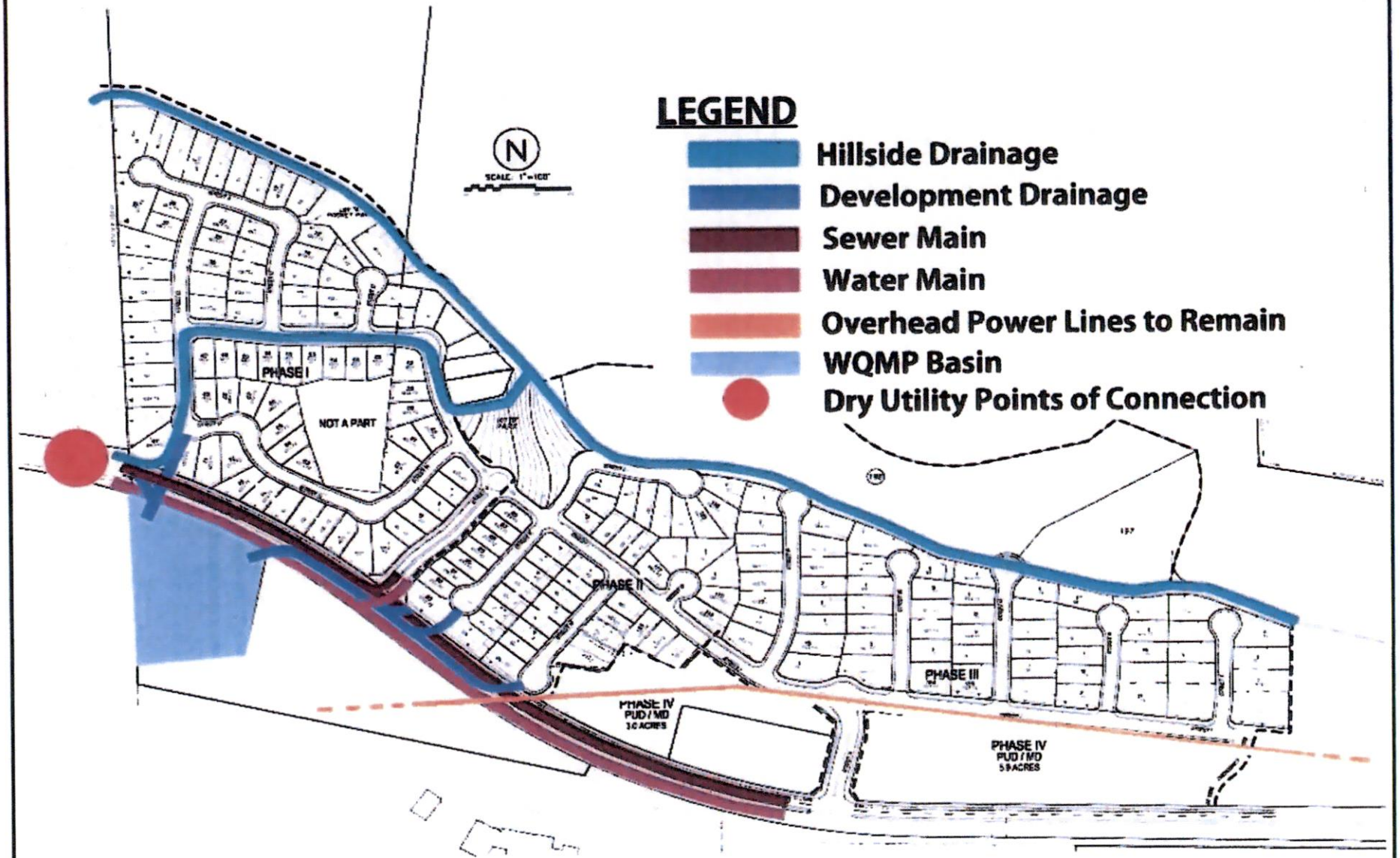


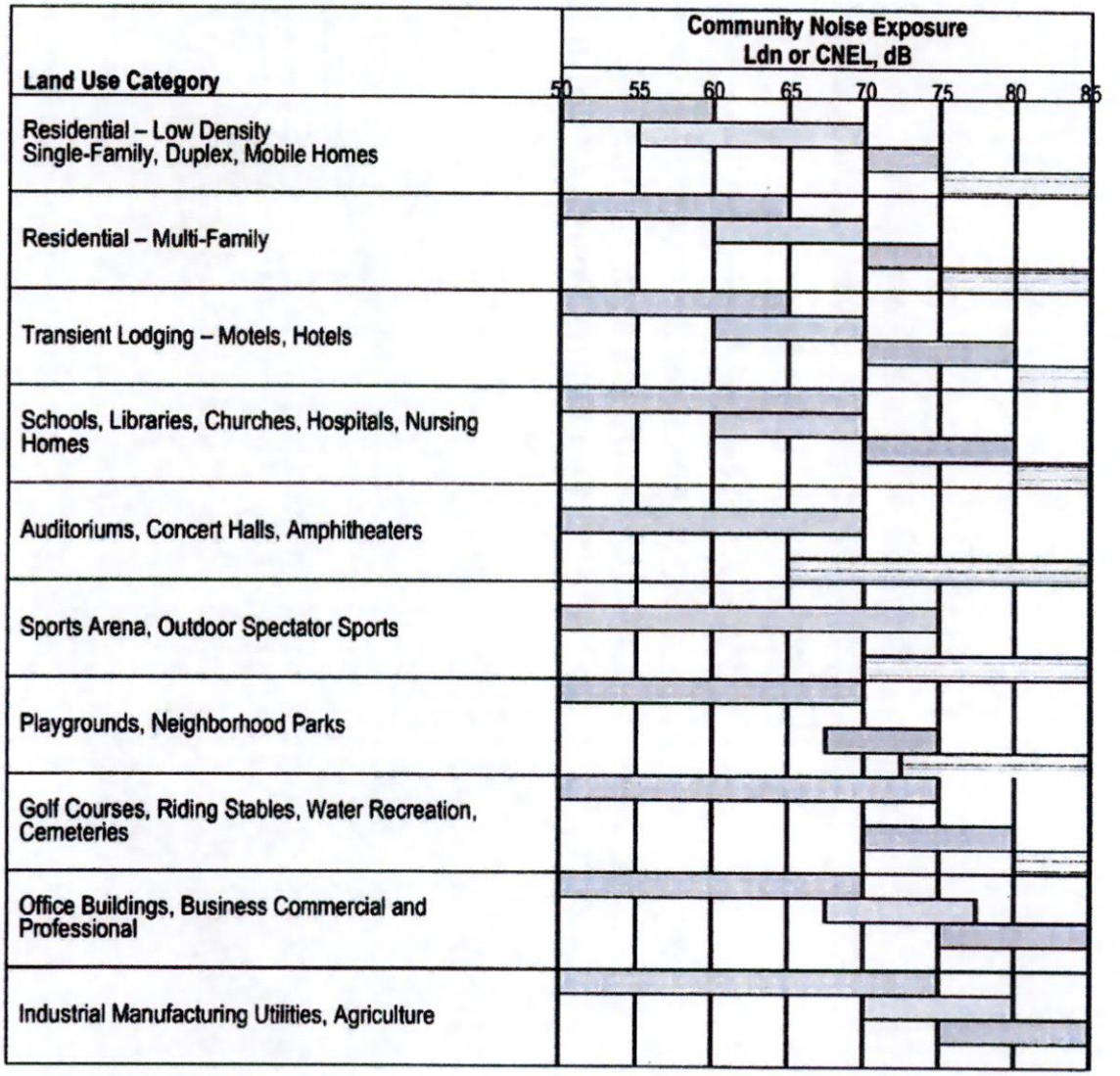
FIGURE 9
Infrastructure and Utilities



Source: Mediterra Project Description

Tom Dodson & Associates
Environmental Co[illegible]ants

FIGURE 10
City of Highland Noise Element
Noise Land Use Compatibility Criteria



INTERPRETATION

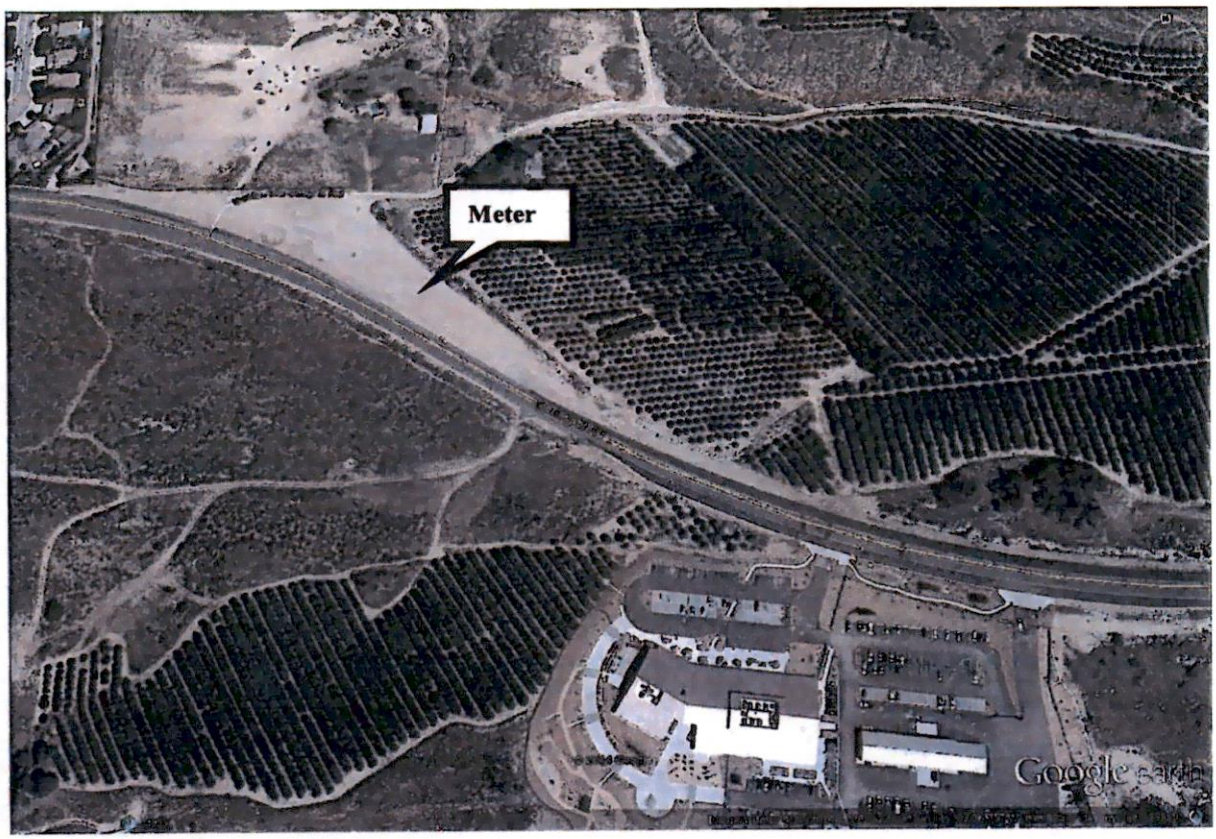
Normally Acceptable: Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable: New construction or development should generally not be undertaken.

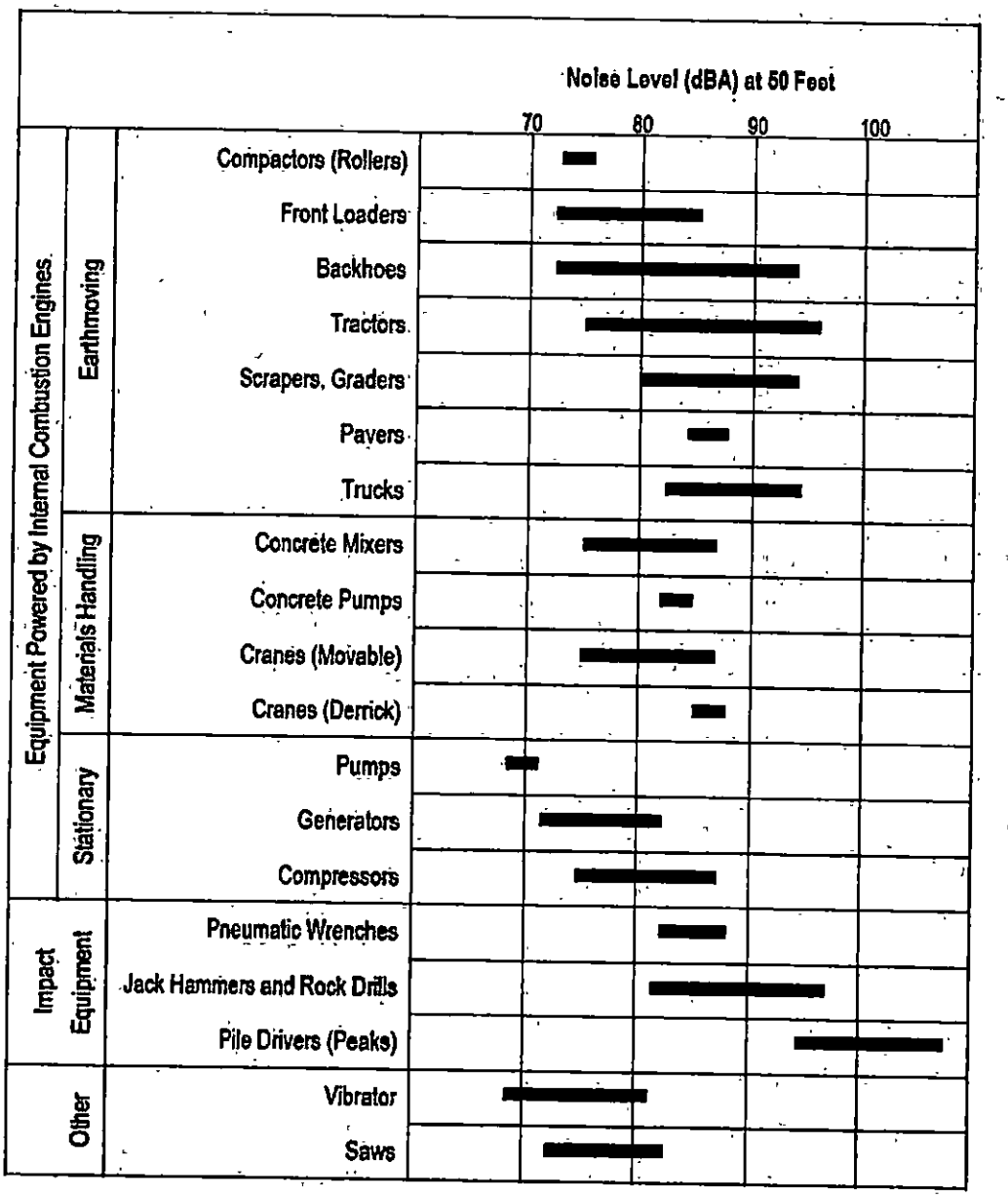
FIGURE 11
Noise Monitor Locations



Meter Location: About 50 feet from Greenspot Road

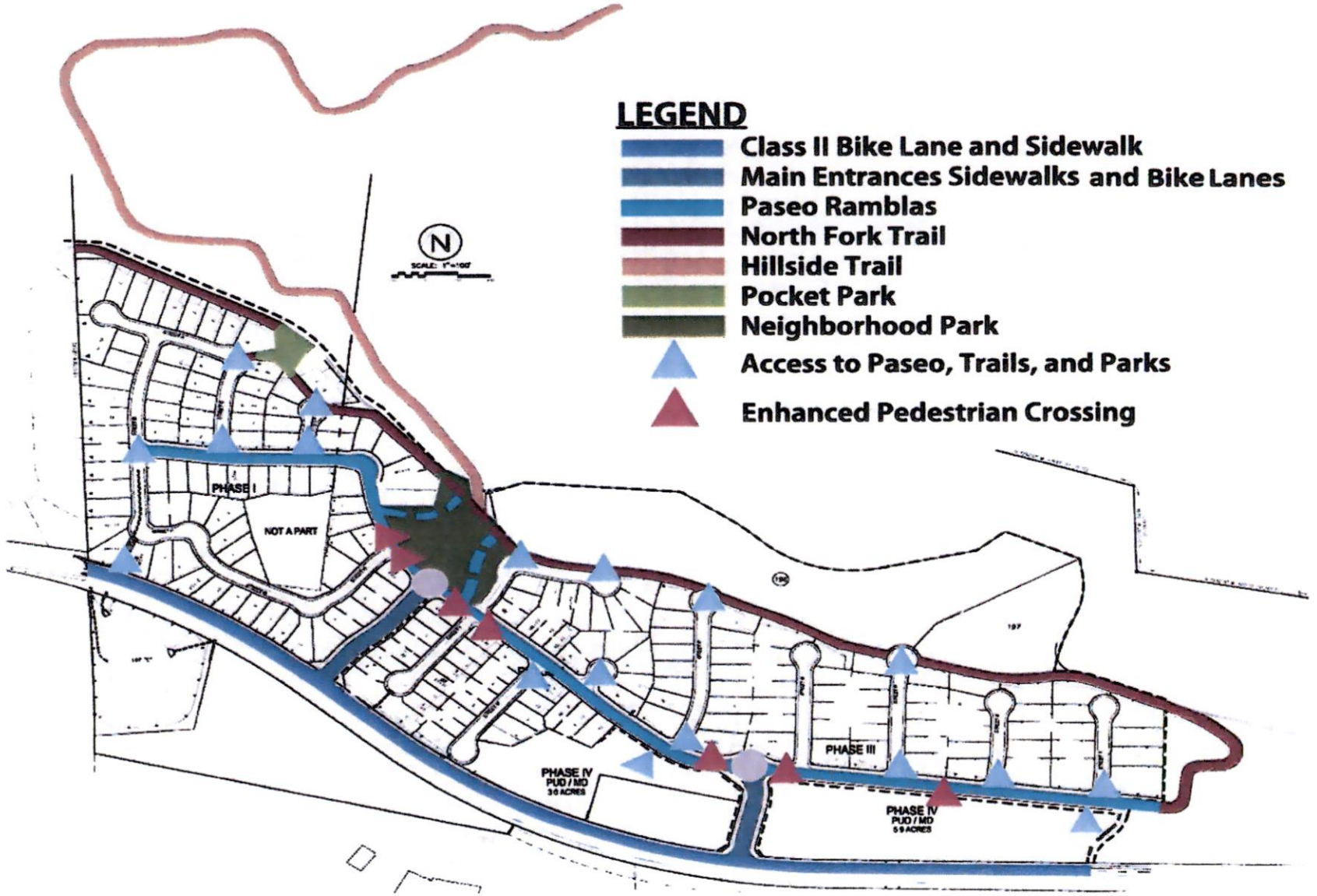
FIGURE 12

Typical Construction Equipment Noise Generation Levels



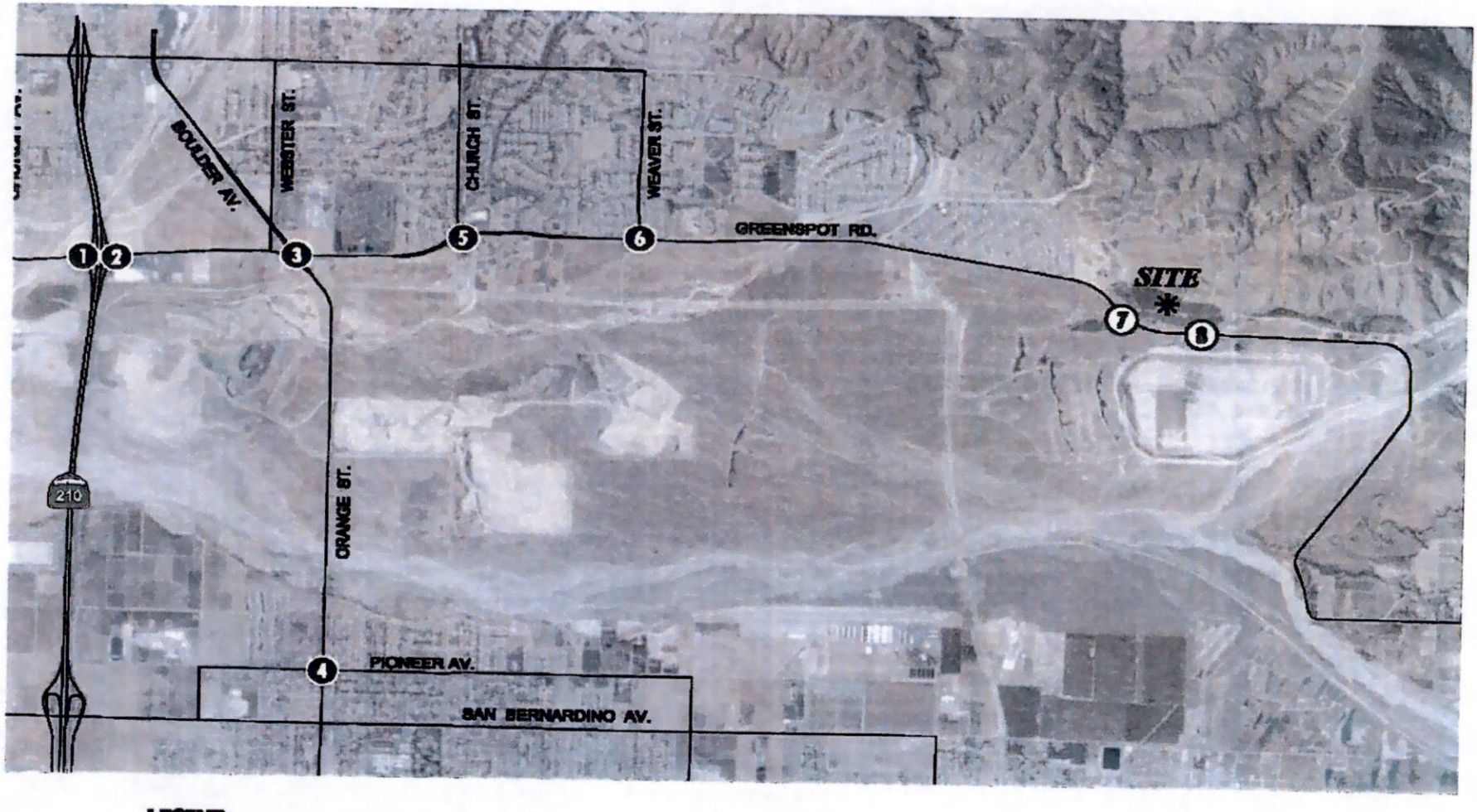
Source: EPA PB 206717, Environmental Protection Agency, December 31, 1971, "Noise from Construction Equipment and Operations."

FIGURE 13
Trails / Park and Recreation



Source: Mediterra Project Description

FIGURE 14
Location Map



LEGEND:

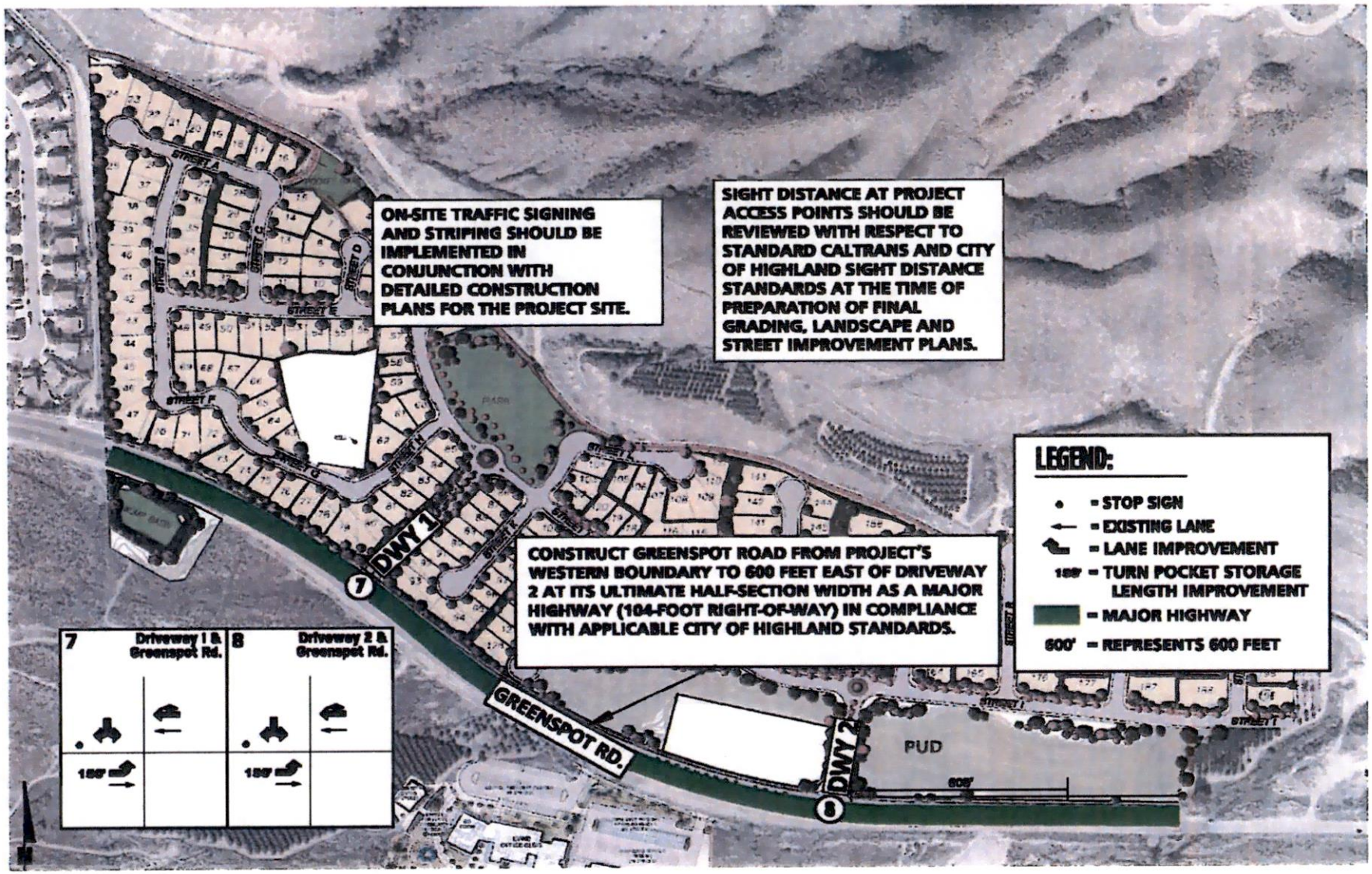
① = EXISTING INTERSECTION ANALYSIS LOCATION

① = FUTURE INTERSECTION ANALYSIS LOCATION

Source: Traffic Impact Analysis prepared by Urban Crossroads, December 2014 (revised)

Tom Dodson & Associates
Environmental Consultants

FIGURE 15
Site Access and Site Adjacent Roadway Recommendations

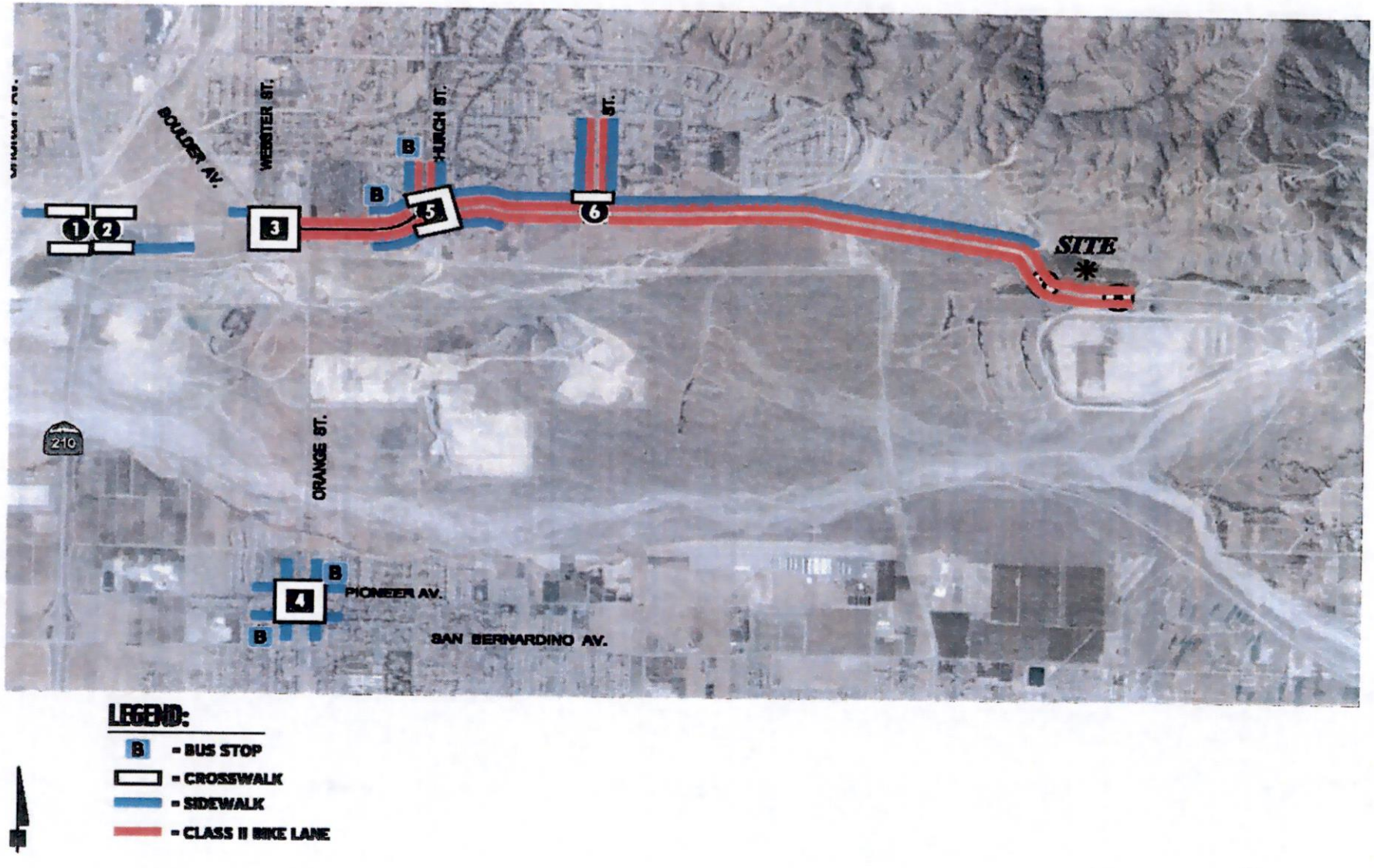


Source: Traffic Impact Analysis prepared by Urban Crossroads, December 2014 (revised)

Tom Dodson & Associates
Environmental Cor ants

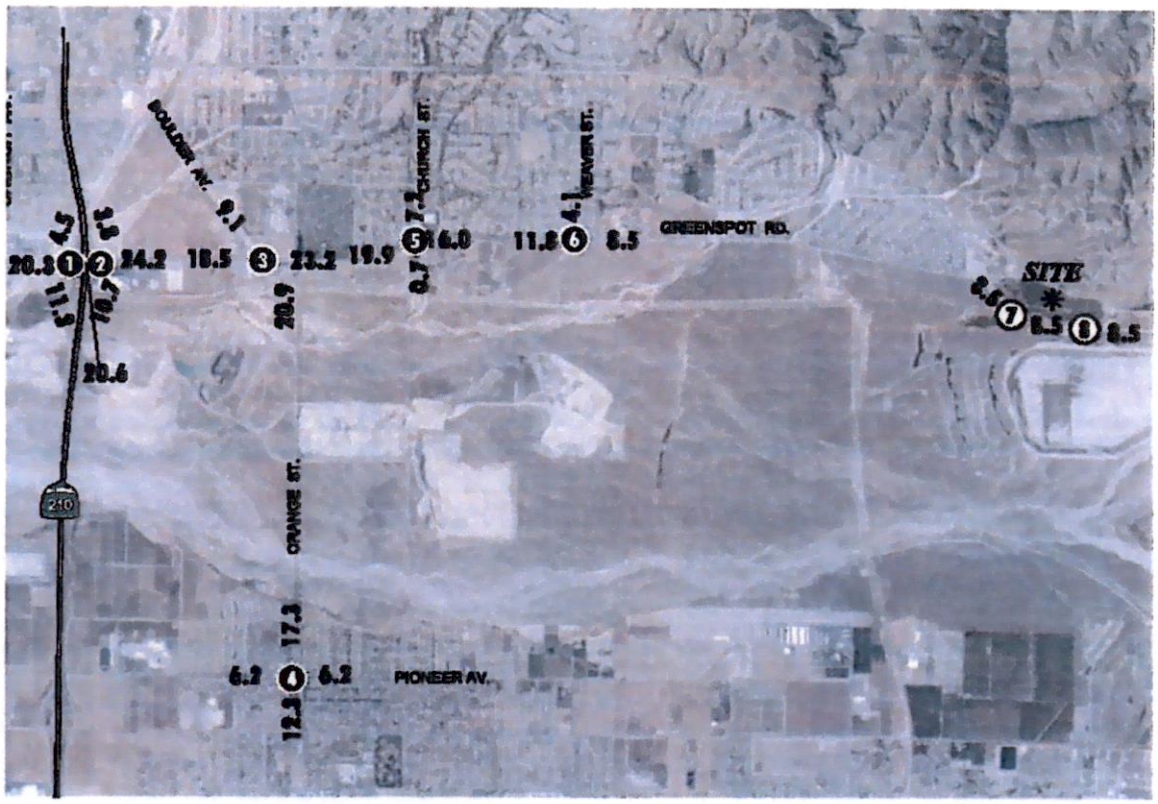
-152-

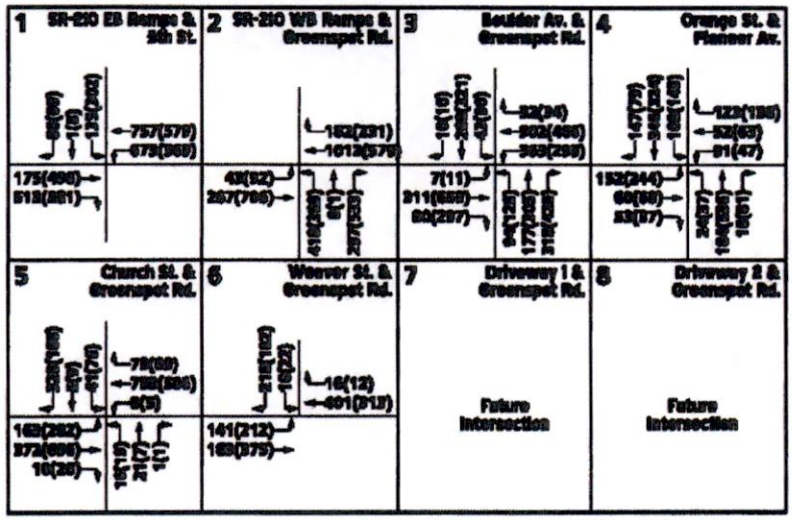
FIGURE 16
Existing Pedestrian Facilities



Source: Traffic Impact Analysis prepared by Urban Crossroads, December 2014 (revised)

FIGURE 17
Existing (2014) Traffic Volumes





LEGEND:

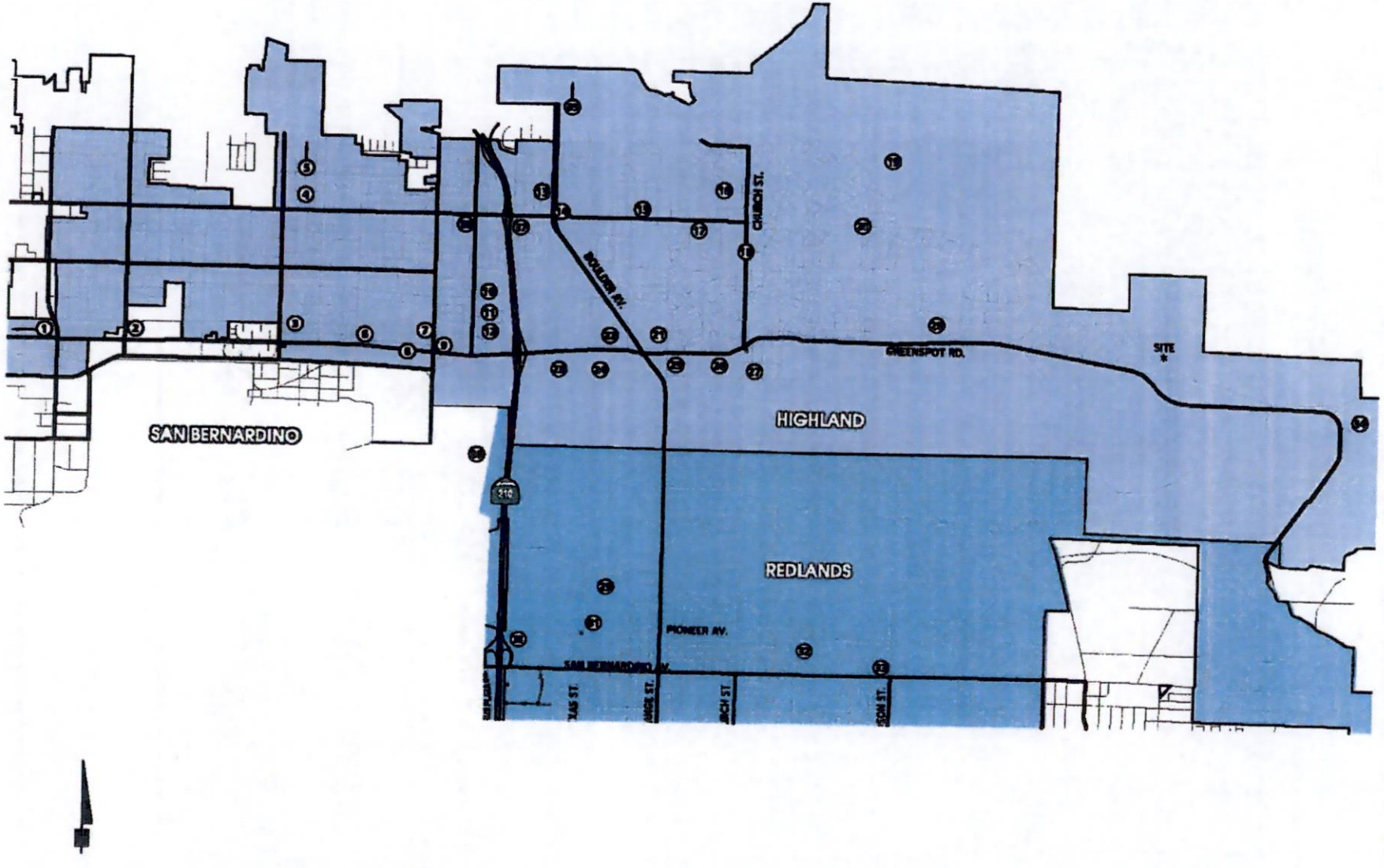
18.6 = VEHICLES PER DAY (1000'S)

10(10) = AM(PM) PEAK HOUR VOLUMES

Source: Traffic Impact Analysis prepared by Urban Crossroads, December 2014 (revised)

Tom Dodson & Associates
Environmental Consultants

FIGURE 18
Cumulative Development Location Map



Source: Traffic Impact Analysis prepared by Urban Crossroads, December 2014 (revised)

FIGURE 19
Project Trip Distribution (AM Peak Inbound, PM Peak)



LEGEND:

10 = PERCENT TO/FROM PROJECT

Source: Traffic Impact Analysis prepared by Urban Crossroads, December 2014 (revised)

Tom Dodson & Associates
Environmental Cor ants

Comment Letters &

Responses to Comments

COMMENT LETTER #1

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Edmund G. Brown Jr.
Governor

Ken Alex
Director

November 24, 2015

Megan Taggart
City of Highland
27215 E. Base Line, Suite A
Highland, CA 92346

Subject: Mediterra Project, Tentative Tract Map No. 18893 (TTM-14-002)(PUD-13-001)
SCH#: 2015101076

Dear Megan Taggart:

1-1 The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on November 23, 2015, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

RESPONSES TO COMMENTS
LETTER #1
OFFICE OF PLANNING AND RESEARCH, STATE CLEARINGHOUSE

1-1 This is an acknowledgment letter verifying that the State Clearinghouse submitted the Initial Study and the Notice of Intent to Adopt a Mitigated Negative Declaration to selected state agencies for review, and that no state agencies submitted comments through the Clearinghouse by the close of the review period, which occurred on November 23, 2015. The State assigned this project the following tracking number, SCH#2015101076. This letter is for information only and does not require additional formal response.

Document Details Report
State Clearinghouse Data Base

SCH# 2015101076
Project Title Mediterra Project, Tentative Tract Map No. 18893 (TTM-14-002)(PUD-13-001).
Lead Agency Highland, City of

Type MND Mitigated Negative Declaration

Description The project allows establishment of a planned development consisting of a low density residential development on 200 residential lots, a medium density development of 110 residential units, six estate lots, and several lettered lot containing two parks, landscaping and a water quality management basin within 6 Planning Areas on approximately 178 gross acres.

Lead Agency Contact

Name Megan Taggart
Agency City of Highland
Phone (909) 864-8732 x210 **Fax**
email
Address 27215 E. Base Line, Suite A
City Highland **State** CA **Zip** 92346

Project Location

County San Bernardino
City Highland
Region
Lat / Long
Cross Streets Greenspot Road / Santa Paula Street
Parcel No.
Township **Range** **Section** **Base**

Proximity to:

Highways
Airports Redlands Municipal
Railways
Waterways Santa Ana River
Schools
Land Use Z: Agricultural/Equestrian Residential (A/EQ)
GP: Agriculture/Equestrian (0 - 2.0 du/acre)

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Geologic/Seismic; Noise; Public Services; Toxic/Hazardous; Traffic/Circulation

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 6; Cal Fire; Department of Parks and Recreation; Department of Water Resources; Office of Emergency Services, California; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 8; Air Resources Board; Regional Water Quality Control Board, Region 8; Native American Heritage Commission

Date Received 10/23/2015 **Start of Review** 10/23/2015 **End of Review** 11/23/2015

Note: Blanks in data fields result from insufficient information provided by lead agency.

DEPARTMENT OF TRANSPORTATION
DISTRICT 8
PLANNING (MS 725)
464 WEST 4th STREET, 6th FLOOR
SAN BERNARDINO, CA 92401-1400
PHONE (909) 388-7017
FAX (909) 383-5936
TTY 711
www.dot.ca.gov/dist8

Serious Drought.
Help save water!

August 19, 2015

File: 08-SBd-38-PM 3.52

Megan Irwin
City of Highland
Planning Division
27215 Base Line Road,
Highland, CA 92346

Dear Ms. Irwin:

Mediterra Specific Plan - Traffic Impact Analysis Report

Thank you for providing the California Department of Transportation (Department) the opportunity to review and comment on the Traffic Impact Analysis (TIA) for the City of Highland Mediterra Specific Plan (Project), located north of Greensport Road. The Project includes the construction of 277 single family detached residential dwelling units on an approximately 179 acres land.

2-1

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act, it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Highland, due to the project's potential impact to the State facilities, it is also subject to the policies and regulations that govern the SHS.

Our areas of concern, pertaining to State facilities, include transportation/traffic issues. Due to these potentially significant impacts on State Route-210 (SR-210) and State Route-38 (SR-38), we offer the following comments on TIA:

2-2

Traffic Operation:

- Include the SR-38/Garnet Street intersection to the analysis.

2-3 • Provide the input/out files for the intersections #1 (SR-210 Eastbound (EB) Ramps/5th Street) and #2 (SR-210 Westbound (WB) Ramps/Greenspot Road). Explain the Level of Service (LOS) for the intersections #1 and #2 for the Horizon Year (2035) No Project (NP) compare to the Opening Year Cumulative (2018) NP as shown in Table 1-2.

Electrical Operations:

2-4 • Revise the coordination timing plans for the SR-210/5th Street EB and WB ramp signals along with the City of Highland traffic signals to the east of the SR-210 Interchange. This is needed to adjust traffic progression on Greenspot Road and the stacking length of 915 feet (EB ramp) and 1160 feet (WB ramp), as shown in Table 5-2.

2-5 • Include the two signalized intersections east of the SR-210 Interchange at Lowe's Center (no street name sign) to the east on Greenspot Road between to the analysis.

Multimodal Accessibility:

The Department is committed to providing a safe transportation system for all users. We encourage the City to embark a safe, sustainable, integrated and efficient transportation system and complete street to enhance California's economy and livability. A pedestrian/bike-friendly environment served by multimodal transportation would reduce traffic congestion prevalent in the
2-6 surrounding areas. We offer the following comments:

- The Department supports a project that fosters a transportation facility that is planned, designed, operated, and maintained to provide safe mobility for all users, including bicyclists, pedestrians, transit vehicles, truckers, and motorists. (Complete Street Implementation action Plan 2.0).

2-7 • When the City considers striping the street to include a bicycle facility, we encourage the City to utilize roadway configurations and design standards found in the National Association of City Transportation Officials' Urban Street Design Guide and the Urban Bikeway Design Guide. The Department officially endorsed these innovate design guidelines on April 11, 2014. These guidelines provide safety treatments that separate cyclists from through traffic and provide increased visibility at intersections.

2-8 • It appears that the San Bernardino County Non-Motorized Transportation Plan calls for Class II Bike Lanes on Greenspot Road. We recommend provision of a Class I or Class IV Protected Bike Lane instead of the planned Class II Bike Lane.

2-9 All comments should be addressed and the TIA should be resubmitted prior to proceeding with the Encroachment Permit Process. Please continue to keep us informed of this project and other future updates, which could potentially impact the State Highway System and interfacing transportation facilities. If you have any questions or need to contact us, please do not hesitate to contact Adrineh Melkonian (909) 806-3928 or myself at (909) 383-4557.

Sincerely,

MARK ROBERTS
Office Chief
Intergovernmental Review, Community and Regional Planning

RESPONSES TO COMMENTS
LETTER #2
CALIFORNIA DEPARTMENT OF TRANSPORTATION
CALTRANS DISTRICT 8

2-1 Your comment is noted and will be retained in the project file that is made available to the City decision-makers prior to a decision on the proposed project.

2-2 According to the project traffic engineer (Urban Crossroads) only five percent of the traffic from the project was directed east to State Highway 38. The number of peak hour trips at the intersection of Garnet/SR-38 was less than 50 trips. Therefore, a more detailed analysis was determined not to be necessary.

2-3 The I/O files for the identified intersections were previously provided to Caltrans for review. A second copy of these I/O files has been provided separately to Caltrans. The difference in LOS for intersections #1 and #2 is the incorporation of City Master Plan assumed improvements.

2-4 The City will monitor and adjust the coordination timing for the signals at the EB/WB ramps along with the signals on Greenspot Road east of the SR-210 interchange on an as needed basis.

2-5 The two signalized intersections east of SR-210 Interchange which provide access to Lowe's and other businesses were not included because they provide access to private property and were not identified in the initial traffic study scoping process as issue of concern.

2-6 The proposed project includes improvements to Greenspot Road that provide both pedestrian and bicycle friendly infrastructure on this roadway. The project also includes internal pedestrian trails and connections to regional trails.

2-7 The bike lane design needs to be consistent with the City's General Plan and the existing bike lanes along Greenspot Road. The City requires the Greenspot Road paved section to include the standard design for a Class II Bike Lane.

2-8 Your comment is noted and will be retained in the project file that is made available to the City decision-makers prior to a decision on the proposed project. As stated in the previous response and to provide consistency for bike riders along Greenspot, the City will most likely retain the current Class II bike lane design.

2-9 Your comment is noted and will be retained in the project file that is made available to the City decision-makers prior to a decision on the proposed project. The TIA will be resubmitted prior to proceeding with the Encroachment Permit Process as requested.

COMMENT LETTER #3

Megan Taggart, Senior Planner
City of Highland, Community Development Department
27215 Base Line
Highland, California 92346

October 27, 2015

Mediterra Project, Tentative Tract Map No. 18893 (TTM-14-002)(PUD-13-001

3-1 Development in Highland is inevitable but let us change a little bit of what we have been doing in the past. Because of the drouth and water shortage in the state, I believe the city planning should change from requiring front yards to landscape with grass lawns as in the past to front yard landscaping consisting of xeriscape only. No more water hungry lawns and plants requiring large amounts of water.

3-2 Further, require any landscaping for the rest of the lot (side yards and rear yards) be legal only if they are also developed with xeriscape methods such as in the front yard. This should not be at the option of the home owner but by law.

3-3 One step further should require any street and road landscape be done in the same manner.

This could be very pleasing to the eye. Think Phoenix Arizona and Las Vegas Nevada as places that have their main arteries done this way now.

3-4 I believe this would be a positive thing for our city and I believe the general public would think so too. Highland should lead not follow.

Sincerely,

Estle L. Hairgrove
7381 Ironwood St.
Highland, CA 92346

RECEIVED
NOV - 2 2015

RESPONSES TO COMMENTS
LETTER #3
ESTLE L. HAIRGROVE

3-1 The City will work with the developer to incorporate alternative landscaping on each parcel to minimize landscape water consumption (xeriscape). Note that because the project will eliminate the citrus grove on the property, the overall net water consumption by the proposed project is forecast to be very low.

3-2 The commitment to reducing landscape water consumption by allowing xeriscape plants will be extended to the whole lot.

3-3 Street and roadway landscaping will also be required to incorporate xeriscape plantings

3-4 Your comment is noted and will be retained in the project file that is made available to the City decision-makers prior to a decision on the proposed project.

COMMENT LETTER #4

7900 La Cresta Street
Highland, CA. 92346

November 18, 2015

City of Highland, Community Development Department
27215 Baseline St.
Highland, CA. 92346

Dear Senior Planner Megan Taggart,

4-1 I am writing to express my concern for Mediterra Project No. 18893. I hope the City of Highland considers my comments as I believe that the plan has significant consequences to its residents and to the overall status of the City. I urge you to reconsider this plan.

4-2 Despite the plan including a low density of residential lots and units, it does make a significant impact on its surrounding environment. At its current state, Highland has beautiful views that include the San Bernardino Mountains as well as its trademark, orange groves. When a person steps into East Highland, they do not see buildings upon buildings. Highland's natural scenes make it so picturesque. I believe these features are what make East Highland peaceful and therefore, alluring to those who wish to join the community. Over the years the amount of orange groves has diminished and I believe the City should preserve the ones that are left. These trees are being cut down because of housing developments and I sincerely find that to be an unfortunate occurrence. My home was the reason dozens of trees were cut down and I have mixed feelings regarding that. While I am happy to find residence in Highland I think the remaining trees and its surrounds areas should be preserved because it is vital to the identity of Highland.

4-3

4-4 I hope you reconsider this plan as it would distort the image of the city. It would injure the qualities that make East Highland it so peaceful and tranquil. It is a place one can truly call home. I do not wish the city to become overcrowded and lose all that is it. I think the City of Highland should reserve the concept of quality over abundance.

Sincerely,

Jamie L. Hudson

RESPONSES TO COMMENTS
LETTER #4
JAMIE L. HUDSON

4-1 Your comment is noted and will be retained in the project file that is made available to the City decision-makers prior to a decision on the proposed project.

4-2 Your comment is noted and will be retained in the project file that is made available to the City decision-makers prior to a decision on the proposed project. The visual setting of the project was evaluated based on the change to the existing visual setting. As shown on Figures 4, 11 and 14 of the Initial Study, this project site is located immediately east of and adjacent to existing suburban residential development. To the south is the East Valley Water District's new office. There are two residences existing on the property. Based on an evaluation views to the north, just west of the site, the proposed residential project will not block any views of the San Bernardino foothills or mountains which will continue to serve as the background view from Greenspot Road. Due to this highly modified visual setting, the Initial Study concluded that the loss of the citrus grove and replacement with suburban residential use, along with permanent conservation of the foothill property, does not constitute a significant visual impact. This project shifts the density from the foothill property to the valley floor, thus avoiding modifications of this important visual feature on the property. In the vernacular used in your comment, the visual setting for the new development will continue to be "alluring to those who which to join the community."

4-3 Your comment is noted and will be retained in the project file that is made available to the City decision-makers prior to a decision on the proposed project. Note that the proposed project will not result in an overall increase in the number of residences on the property, but there will be a shift of density to the valley floor at a compatible density to that of the adjacent residential development to the west and the East Highlands area in general. To date the City government has not made funding the acquisition of citrus groves among its highest priorities, primarily due to lack of funding. In order to permanently preserve any citrus grove it would require the City or some entity to purchase the property and establish a land use designation consistent with permanent preservation, comparable to what the developer is proposing by setting aside the hillside property for permanent conservation.

4-4 Your comment is noted and will be retained in the project file that is made available to the City decision-makers prior to a decision on the proposed project.

825 East Third Street, San Bernardino, CA 92415-0835 | Phone: 909.387.8109 Fax: 909.387.7876

SAN BERNARDINO COUNTY

Department of Public Works
Environmental & Construction • Flood Control
Operations • Solid Waste Management
Surveyor • Transportation

Gerry Newcombe
Director

November 18, 2015

City of Highland, Community Development
Megan Taggart, Senior Planner
27215 Base Line
Highland, CA. 92346
mtaggart@cityofhighland.org

File: 10(ENV)-4.01

RE: CEQA – NOTICE OF AVAILABILITY OF A MITIGATED NEGATIVE DECLARATION FOR THE MEDITERRA PROJECT FOR THE CITY OF HIGHLAND

Ms. Taggart:

Thank you for giving the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on October 23, 2015** and pursuant to our review, the following comments are provided:

Flood Control Planning Division (David Lovell, PWE III, 909-387-7964):

5-1 1. A major point of concern for the San Bernardino County Flood Control District (District) is an existing 60 ft road easement the District owns that bisects the proposed subdivision. The easement is used and maintained by the District for access to the Seven Oaks Dam. This road, known as Alder Creek Road, is also used by the United States Forest Service, designated as 1N16, which is used for fire protection. Both agencies at times operate equipment and haul on long tractor/trailers at any time of the day or night for various needs and emergency situations. The District **does not support** the current tentative map, dated May 2015, for it clearly cuts off both agencies access nor has wide enough roads to safely use the large equipment. The District recommends further dialog to discuss it's easement on a revised design to address this highly public safety issue.

Environmental Management Division (Marc Rodabaugh, Stormwater Program Manager, 909-387-8112):

1. Concerning the Hydrology impact analysis, I have two comments:

5-2 a. First, the WQMP provides mitigation for up to the 85th percentile storm event (~2 year 24 hour event), not *all* storm events. The EIR should discuss how the project proponent will address stormwater runoff pollution from storm events that are larger than the 85th percentile storm.

5-3 b. Second, Section IX, subsections c) and d) discuss the applicability of the WQMP to address potential Hydromodification impacts to downstream waters (tributaries) in

BOARD OF SUPERVISORS
Robert A. Lovingood, Vice Chairman, First District; Janice Rutherford, Second District; James Ramos, Chairman, Third District; Curt Hagman, Fourth District; Josie Gonzales, Fifth District
Gregory C. Devereaux, Chief Executive Officer

5-3 cont. compliance with our NPDES MS4 permit. Previous studies indicated that tributaries immediately downstream and adjacent to the proposed development area have an elevated risk of Hydromodification from increased dry and wet weather runoff. (Appendices C and D of the San Bernardino County NPDES Areawide Program developed Watershed Action Plan, which can be found at http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/san_bernardino_permit.shtml). The EIR should address the impacts caused by additional runoff from storm events larger than the 85th percentile storm.

Water Resources Division (Mary Lou Mermilliod, PWE III, 909-387-8213):

5-4 1. Prior to any encroachment on District Right-of-Way, a permit will be obtained from the District's Permits/Operations Support Division, Permit Section. Other on-site or off-site improvements may be required which cannot be determined at this time.

Environmental Management Division (Erma Hurse, Senior Planner, 909-387-1864):

5-5 1. Section 17, Utilities and Service Systems, Item (f): The information provided in this section may have been superseded. Please contact San Bernardino County Department of Public Works, Solid Waste Management Division at (909) 386-8735 for current disposal capacities and the system wide landfill site life assessment.

If you have any questions, please contact the individuals who provided the specific comment, as listed above.

Sincerely,

NIDHAM ARAM ALRAYES, MSCE, PE, QSD/P
Public Works Engineer III
Environmental Management

NAA/EA/sr: CEQAComment_Highland_NOA_MediterraProject_2015-11-18.docx

RESPONSES TO COMMENTS
LETTER #5
SAN BERNARDINO COUNTY
DEPARTMENT OF PUBIC WORKS

5-1 To address the 60 foot easement that is used to move heavy equipment from Greenspot Road, to offload equipment, and for parking, the project proponent met with County Flood Control staff. After detailed discussions Flood Control staff agreed that their comments can be satisfied by resolution of this issue which will be discussed further during the final design phase of the plans, and the project proponents can proceed to submit an application to seek relinquishment of the easement on the Mediterra site. A copy of the Flood Controls findings in this matter is provided as Attachment 3 to these responses.

5-2 A preliminary Water Quality Management Plan, prepared in accordance with the San Bernardino County template and guidelines, has been compiled and approved for this project. The WQMP utilizes one large basin for the treatment of storm runoff from the developed portions of the project. Per County guidelines the basin is currently designed to mitigate runoff pollution for up to the 85th percentile storm events, which is equivalent to a 2-year, 24-hour storm, which is again consistent with the County's NPDES MS4 Permit. The primary objective of the MS4 program is to capture the first flush of pollutants from an area and treat it so it does not cause significant degradation of surface runoff. The follow-on flows from the site do not contain the same level of pollutants as this first flush. The WQMP accomplishes treatment of pollutants in accordance with the County's MS4 program and the additional increment of flow from the site will convey only minor levels of pollutants after first flush.

5-3 Overflow from the water quality basin envisioned for the proposed project enters a City storm drain which has 100-year storm runoff capacity. This storm drain then outlets into Plunge Creek at the Greenspot Road crossing. The configuration and depth of the WQMP basin allows for flexibility for management of hydromodification concerns for storms that are greater than the 85th percentile storm. A reconfiguration of outlet design in the basin will allow the existing size of the basin to mitigate the hydromodification that may be generated by the Mediterra Development. The basin configuration will accommodate mitigation for hydromodification for a 10 or 100 year storm event with the configuration of the outlet facilities during the final engineering of the project. The applicant commits to make the necessary revisions in coordination with the City and County engineers.

5-4 Your comment is noted and will be retained in the project file that is made available to the City decision-makers prior to a decision on the proposed project. If the project moves forward, encroachment permits will be obtained prior to implementing any activities within District right-of-way.

5-5 As suggested in this comment, the Solid Waste Management Division was contacted and based on a review of the more current information, the data in the Initial Study is still accurate.

COMMENT LETTER #6

SoCalGas
A Sempra Energy utility

NOV 23 2015

James Chuang
Environmental Specialist

Southern California Gas Company
Sempra Energy utilities
GT17E2
555 Fifth Street
Los Angeles, Ca. 90013
Tel: 213-244-5817
Fax: 323 518 2324

11/18/2015

Ms. Megan Taggart
City of Highland, Community Development Department
27215 Base Line
Highland, CA 92346

Re: Mediterra Project

Dear Ms. Taggart:

Southern California Gas Company (SoCalGas) appreciates the opportunity to review and respond to the Notice of Intent to Adopt a Mitigated Negative Declaration. SoCalGas understands that the proposed project involves a planned development, including low and medium residential units, estate lots, and lettered lots containing parks, landscaping, and a water quality management basin. Overall the project will consist of 8 Planning Areas on approximately 178 acres. We respectfully request that the following comments be incorporated in the subsequent Mitigated Negative Declaration (MND).

6-1 • SoCalGas has a medium pressure distribution pipeline traversing the southern project area, running beneath Greenspot Road and Santa Ana Canyon Road. Because the Initial Study indicates this roadway alignment may change as part of the project, SoCalGas recommends that the project proponent call Underground Service Alert at 811 at least two business days prior to performing any excavation work for the proposed project. Underground Service Alert will coordinate with SoCalGas and other Utility owners in the area to mark the locations of buried utility-owned lines.

6-2 • Should it be determined that the proposed project may require SoCalGas to abandon and/or relocate or otherwise modify any portion of its existing natural gas lines or create a new service, SoCalGas respectfully requests that project proponent coordinate with us by calling (877) 238-0092 to follow-up on this matter. In addition, any potential impacts associated with this work should be appropriately considered and addressed in the MND.

Once again, we appreciate the opportunity to comment on the Notice of Intent. If you have any questions, please feel free to contact me at (213) 244-5817 or wcchuang@semprautilities.com.

Sincerely,

James Chuang
Senior Environmental Specialist
Southern California Gas Company

cc. Carli Ewert, SoCalGas

RESPONSES TO COMMENTS
COMMENT LETTER #6
SOUTHERN CALIFORNIA GAS COMPANY

6-1 Your comment is noted and will be retained in the project file that is made available to the City decision-makers prior to a decision on the proposed project. The City appreciates the input regarding the medium pressure distribution pipeline in Greenspot Road and Santa Ana Canyon Road. The City will require the project developer to contact Underground Service Alert at least two days prior to performing any excavation work within either of these two alignments.

6-2 Installation of natural gas pipelines as part of the project construction was considered as one of the activities evaluated in the Initial Study. This includes roadway improvements and connection to the distribution line. The future developer will be required to contact SoCalGas prior to modifying any portion of the company's natural gas lines or to create a new service.

COMMENT LETTER #7

Cover Letter

Dear City of Highland Planners and Decision Makers,

7-1 I am writing this letter of objection in response to the "Notice of Intent to Adopt a Mitigated Negative Declaration" (Mediterra Project, TTM 18893) letter received October 27th, 2015 via email.

7-2 My name is Michael Raley, and my family and I have lived adjacent to, or in the "Mediterra" plan area for over 12 years. I grew up in Redlands, and graduated from Redlands High School in 1983. I would frequently ride my bike along Greenspot Road in the late 70's early 80's and grew quite fond of the setting. In 2003, my family purchased a home in (Ventana/Entrada) directly adjacent to the project area, to establish our roots in such a unique region of the Inland Empire. The future development of this area is of significant interest to my family and me. We were heavily involved in influencing the CUP permit for Calvary Chapel that was to be built in this same area.

7-3 From 2003 to 2013 we would frequently hike/bike the area in and around the "Mediterra" plan area. We watched as the Wattenbarger property (Not A Part (NAP) in "Mediterra") came on the market. After much research (Agriculture, Water Rights, Wells, Highland General Plan etc.) we finally made the plunge and purchased it in 2013. We believe that the area is protected by the HGP as a significant agricultural, historical, cultural and aesthetic area for past, current and future generations of Highland. We invested a significant amount of time and money into bringing the old property into a much more positive space. We also have plans to go even further, to truly make the property a valuable contribution to the region as defined in the Highland General Plan (HGP).

7-4 When we found out about the "Mediterra" project (only after purchasing the property), I personally spent a significant amount of time preparing a presentation and attending the first public meeting (Planning Commission, Study Session for "Mediterra"). My family and I would love to see the area developed. We would however like to see the area developed consistent with the HGP in a way that preserves its unique character and history for current and future generations. Based upon the fact that there has been little or no change to the TTM/Specific Plan presented at this study session, we can only conclude that the developer and/or planning commission are not persuaded by our interpretation of the HGP or public interests.

7-5 Because this planning area is of such significant public interest (in our eyes), and it is clearly identified in the Highland General Plan for protection (character, culture, history etc.) I have had to undertake a significant personal endeavor to better understand the public planning process and specifically CEQA processes.

The following document has been prepared by myself. I have attempted to be as constructive and true to the goals outlined in the CEQA guidelines. I intend this document to be influential in the CEQA process in a constructive way, so as to protect public and environmental interests. I am not a CEQA attorney, and have no background in environmental law. Please forgive my small mistakes, and give me feedback on how to better convey my intent if/when possible.

7-6 Conclusion: A Mitigated Negative Declaration for the Mediterra Project is not appropriate at this time. The initial study fails to disclose known environmental impacts, it draws unsupported conclusions about impacts, and their mitigations. It does not thoroughly evaluate a reasonable number of alternative

RESPONSES TO COMMENTS
LETTER #7
MR. MICHAEL C. RALEY

7-1 Your comment is noted and will be retained in the project file that is made available to the City decision-makers prior to a decision on the proposed project.

7-2 Your comment is noted and will be retained in the project file that is made available to the City decision-makers prior to a decision on the proposed project.

7-3 Your comment is noted and will be retained in the project file that is made available to the City decision-makers prior to a decision on the proposed project. One of the objectives of the proposed project is to take a large parcel of land and transfer density in order to keep development off of the hillside portion of the property. The number of units allowed under the agricultural designation will not be exceeded.

7-4 Your comment is noted and will be retained in the project file that is made available to the City decision-makers prior to a decision on the proposed project.

7-5 Your comment is noted and will be retained in the project file that is made available to the City decision-makers prior to a decision on the proposed project.

7-6 Your comment is noted and will be retained in the project file that is made available to the City decision-makers prior to a decision on the proposed project. Specific comments submitted are addressed in subsequent responses.

7-6 cont. mitigations. The Initial Study, and the entirety of the Administrative Record, is insufficient for planners and decision makers to conclude: "This development does not have any unmitigated impacts on the environment that may be significant." (CEQA guidelines)

7-7 The planners and decision makers should **not** adopt "A Mitigated Negative Declaration (MND)" for the "Mediterra" plan based on this Initial Study. The planners and decision makers should require a full Environmental Impact Report (EIR) or at least significant changes to this Initial Study.

Sincerely,

_____

Michael C Raley
2425 Trellis Ln.
Plano Texas 75075
mraley@yahoo.com
30992 Greenspot Road
Highland CA 92346

7-8 p.s. While I have endeavored to identify all the gaps between CEQA guidelines for a "Mitigated Negative Declaration (MND)", the "Mediterra" plan and the Initial Study, I feel that there are still more that can be added. Preparing this document has been at great personal expense in time (72 hours) and effort. Given the 30 day time window allowed for public comment, I have tried to include as much constructive material as possible. I intent to add more material into the Administrative Record at or before each of the Planning Commission Review Meeting and the City Council Decision Meeting. Please let me know how best to submit written material into those processes (and keep me apprised of them) so that the material can be considered effectively by those bodies.

7-7 Your comment is noted and will be retained in the project file that is made available to the City decision-makers prior to a decision on the proposed project.

7-8 Your comment is noted and will be retained in the project file that is made available to the City decision-makers prior to a decision on the proposed project. As a party that has commented on the Initial Study, you will be provided responses to comments prior to any public hearing on the proposed project and you will be notified of each City meeting at which the Mediterra project will be considered. Written or verbal comments may be submitted to the Planning Commission or Council prior to or at each meeting.

Summary

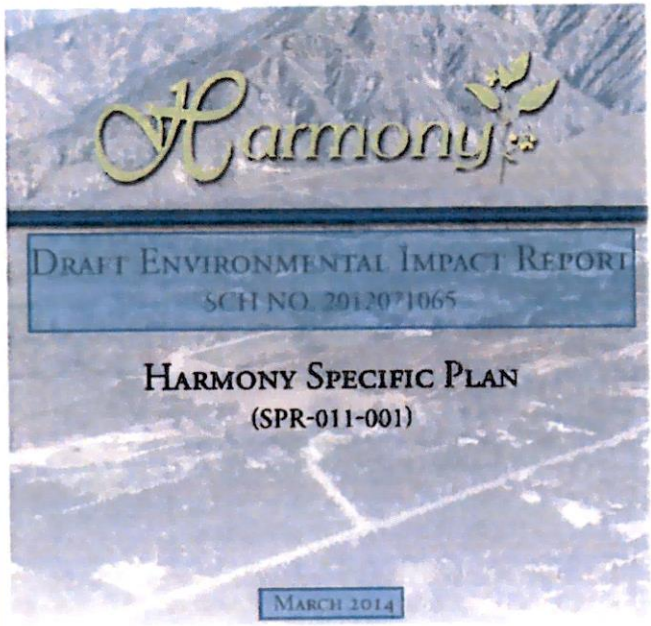
	Concern	CEQA	"Mediterra" Initial Survey
1	Harmony Cumulative Impact	Cumulative	Incomplete assessment ("Mediterra" needs full EIR)
2	Citrus view along Greenspot	Aesthetics	Incomplete assessment, ineffective mitigation proposed
3	SBNF influence overlap	Forest	Un-assessed, no mitigation proposed
4	Tree preservation (mature and heritage)	Forest	Incomplete assessment, no mitigation proposed
5	Tree ages (dating back to founders)	Cultural	Un-assessed, no mitigation proposed
6	North Fork Citrus along Greenspot	Cultural	Un-assessed, no mitigation proposed
7	Faulting (PA 2+)	Geo	Un-assessed, deferred mitigation proposed
8	Fire Zone 1	Hazard	Assessed, incomplete/deferred mitigation proposed
9	Well locations, status and plans	Hazard	Incomplete assessment, deferred mitigation
10	Ongoing AG/EQ use herbicides/pesticides	Hazard	Un-assessed, no mitigation proposed
11	Ongoing septic use	Hazard	Un-assessed, no mitigation proposed
12	Ongoing well use	Hydrology	Un-assessed, no mitigation proposed
13	HGP Consistency (General)	Land Use	Incomplete assessment, differed mitigation
14	HGP Appropriate Density	Land Use	Incomplete assessment, HGP mitigation ignored
15	HGP Lower Intensity	Land Use	Un-assessed, HGP mitigation ignored
16	HGP Planned Development	Land Use	Un-assessed, HGP mitigation ignored
17	HGP Mitigation Buffers	Land Use	Un-assessed, HGP mitigation ignored
18	HGP Isolated Development	Land Use	Un-assessed, HGP mitigation ignored
19	HGP Land Use Transition	Land Use	Un-assessed, HGP mitigation ignored
20	HGP Edge Treatment	Land Use	Un-assessed, HGP mitigation ignored
21	HGP Visual Agricultural Heritage	Land Use	Un-assessed, HGP mitigation ignored
22	HGP Tree Replacement Policy	Land Use	Un-assessed, HGP mitigation ignored
23	Ongoing AG/EQ noise	Noise	Un-assessed, no mitigation proposed
24	Insufficient Public Parks	Public Services	Incomplete Assessment, insufficient mitigating proposed
25	Incompatible Traffic	Trans	Un-assessed, no mitigation proposed
26	Pollination Community	BIO	Un-assessed, no mitigation proposed

7-9

1. Harmony and Cumulative Impact

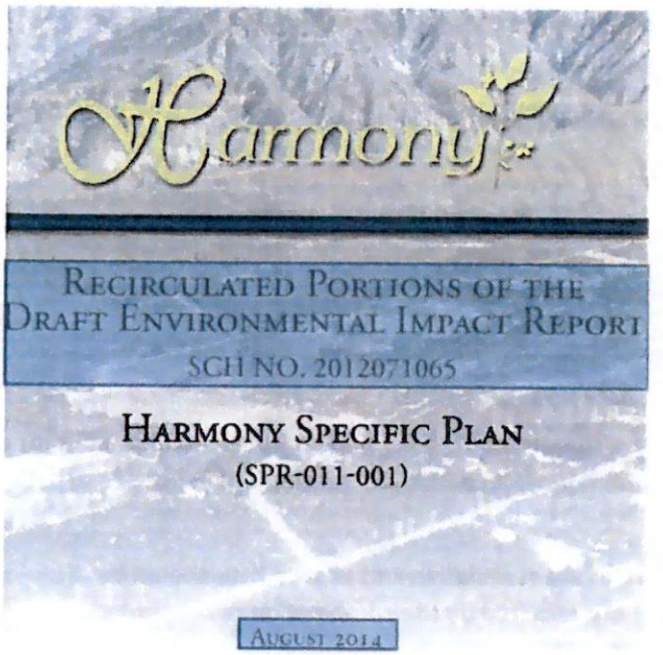
"Mediterra", like nearby "Harmony", requires a full EIR to accurately mitigate potential CEQA issues

As recently as March 2014, the City of Highland and LCD Greenspot, LLC found that a full Environmental Impact Report (EIR) would be necessary to fully address any environmental impacts of "Harmony" in order to mitigate those issues.



Harmony DEIR, cover

Even though it was a full EIR, Public and Agency comments resulted in valuable mitigations that were incorporated into a recirculated version of the EIR (Aug 2014)



Harmony Recirculated Portions of DEIR_August 2014(1), cover

"Harmony" is similarly situated in the same area as "Mediterra", from a pure environmental impact perspective (CEQA). Because of the similar timing and location, "Mediterra" could be considered an extension of "Harmony". At a minimum the following issues should be addressed.

Cumulative Impact

First, because of the similar timing and location of these developments, there is the potential for significant combined environmental impact. It is difficult if not impossible for decision makers and planners to understand the combined impact without both of these developments providing full EIRs, each one incorporating results from the other. The planners and decision makers can synthetize the impacts. The whole is greater than the sum of its parts.

Further, Harmony's EIR is still incomplete. The actual layout, mitigations, densities etc. have not been fully determined. It is possible that significant changes can still occur. This creates a chicken and egg problem for ownership issues associated with mitigation responsibilities between the developments.

Example:

- "Harmony", 10,000 trips = C rating intersection
- "Mediterra" 2,000 trips (total 12,000) = D rating intersection presumably "Mediterra" is responsible

Now, "Harmony" updates to 12,000 trips (the EIR is still not complete, opponents fight the traffic model, developer adds houses etc.)

- "Harmony", 12,000 trips = D rating intersection "Harmony" is now responsible

- "Mediterra", 2,000 trips (14,000 trips)=F rating intersection, but "Mediterra" finished EIR with a MND and only had to mitigate a D intersection.

This example could read on water/sewer/wildlife corridor/fire/police etc.

"Mediterra" is built on an incomplete assessment of "Harmony". This is a classic chicken and egg problem, and the best way to resolve it is to assess both "Mediterra" and "Harmony" as a combined project each with its own EIR. The traffic (or any other combined impact) can then be apportioned (e.g. 20% "Mediterra", 80% "Harmony") as a single combined mitigation.

- Combined "Mediterra"+"Harmony"= F intersection (20% "Mediterra", 80% "Harmony")

Solution A: Declare either "Mediterra" or "Harmony" independent, the other one dependent. The independent project would proceed without any assumptions of the dependent one. **After the EIR for the independent project is complete**, the dependent project could then develop its EIR based on that of the independent one.

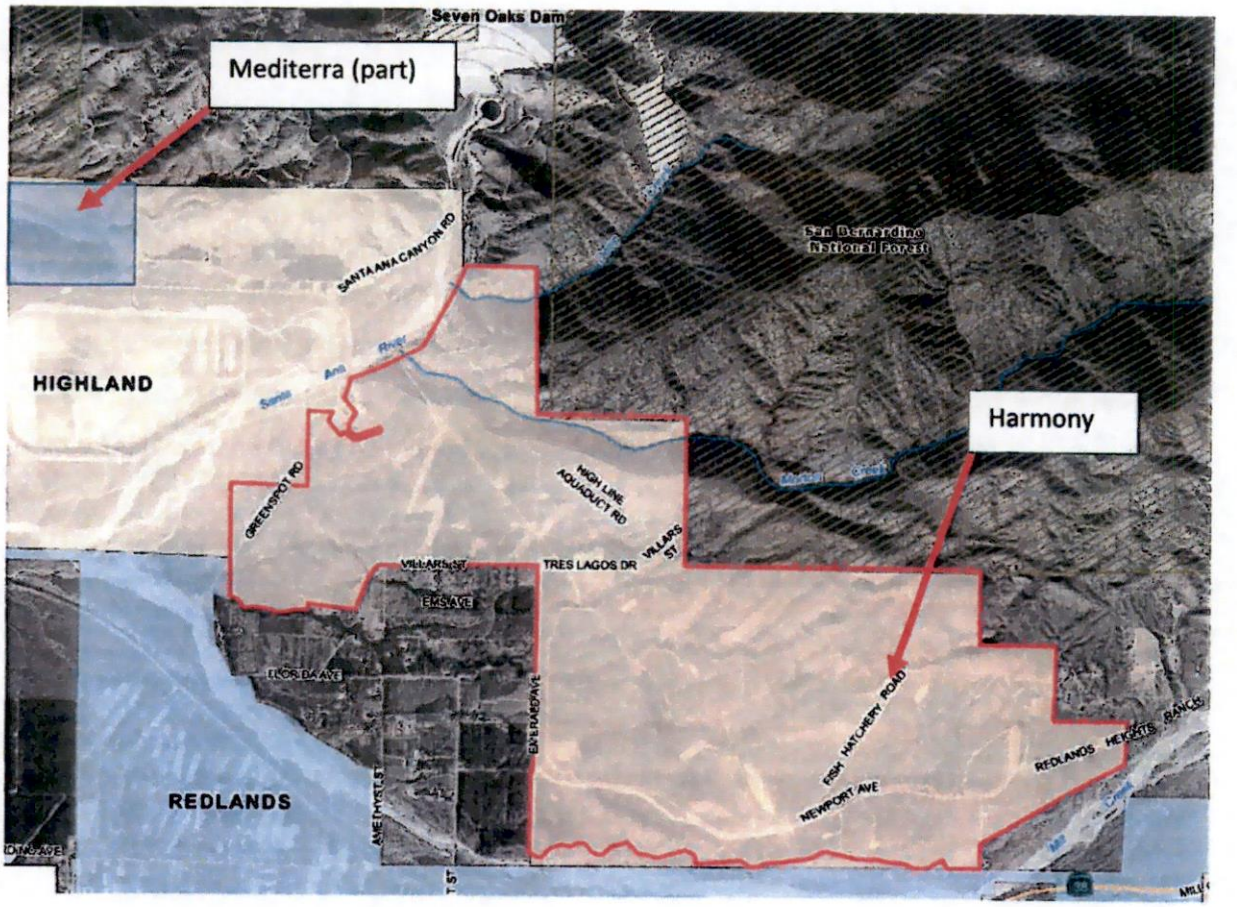
Solution B: Declare that "Mediterra" and "Harmony" are cumulative and as such they should be considered and developed together. The mitigations required by the combination of the projects can then be apportioned to each development (e.g 80%/20%).

Precedent

Second, "Harmony" and "Mediterra" share similar biomes, infrastructure and regulatory agencies etc. It is unclear how one development would be declared eligible for MND while the other full EIR. "Mediterra" may be smaller, acreage of development is not a measurement used to determine eligibility for MND.

Reuse

Third, mitigation steps identified for "Harmony" should be imported into "Mediterra" (and vice versa) when they involve similarly situated subject matter. The work done for "Harmony" should be leveraged to mitigate those same issues for "Mediterra". Similar issues should not be mitigated differently just because the owners of the developments are not the same. The environment does not see this distinction.



Unique non exhaustive list of shared and similar CEQA dependencies:

Adjacent to San Bernardino National Forest
Adjacent to Sana Ana River
Greenspot Road (Traffic, Scenic, Primary Artery)
North Fork water and history
Citrus History and Artifacts
Proximity to San Andreas Faults
Adjacency to Agriculture
Species sensitivity
Fire risks
Flood risks
Land slide risks
Seven Oaks Dam risks
Contamination of the Bunker Hill Basin
Shared limited utilities (Sewer, Water)
Etc.

Conclusion: The entire administrative record of "Harmony" should be included in the administrative record for "Mediterra" (and vice versa). From a CEQA mitigation perspective, they are so similar (time,

environment, agencies, utilities etc.) they constitute a combined impact on the environment. It is unrealistic for planners and decision makers to arbitrarily separate the subject matter. Both are currently (Nov 2015) in their respective EIR phases.

7-10

2. Citrus view along Greenspot

While the "Mediterra" Initial Study identifies removal of open space and citrus groves along Greenspot as a significant impact worthy of mitigation, the Initial Study fails to identify the composition as being a particularly significant aesthetic. The proposed mitigation fails to properly mitigate the impact.

The HGP Goal 3.3 lays out that Greenspot Road should be considered a special visual resource area.

"GOAL 3.3
Preserve and enhance uniquely scenic or special visual resource areas along appropriate routes for the enjoyment of all travelers.
Policies
1) Designate the following roadways as Scenic Highways and establish guidelines that protect visual resources in the community and allow for the development of additional recreational opportunities:

- *Boulder Avenue*
- *Base Line (east of City Creek)*
- *Palm Avenue*
- *Greenspot Road*
- *Church Street*
- *Highland Avenue (east of City Creek)"*

HGP 3-16

Further policy 3 from Goal 3.3 proposes mitigations that "detailed land and site planning" and "regulation of land use and intensity" should take place to protect these special visual resources.

"3) Take such actions as may be necessary to protect scenic routes, including but not limited to:

- *regulation of land use and intensity of development;*
- *detailed land and site planning;*
- *control of outdoor advertising;*
- *careful attention to and control of grading and landscaping; and*
- *careful design and maintained appearance of structures and equipment."*

The "Mediterra" Initial Study draws an unsupported conclusion of "it appears the City finds...". It is insufficient analysis to simply "do what the neighbor did" to satisfy "detailed land and site planning" "necessary to protect scenic routes".

"Given the preceding residential development along Greenspot Road to the immediate west, it appears that the City finds well planned residential use and moderate density residential subdivisions compatible with an eligible scenic roadway."

Mediterra Project Initial Study (Oct 2015), page 9

The city additionally identifies mitigation steps for this area, in the Highland General Plan.

"2) Preserve agricultural lands within the eastern portions of the City as commercial operations if possible, or within residential developments if not. Utilize Planned Developments with joint ownership or agricultural uses or placement of low density housing within an overall grove setting."

HGP 2-29

The "Mediterra" Project Initial Study identifies the citrus groves as a foreground view, but the study fails to assess the visual importance of "orange grove in the foreground with a mountain backdrop". This view is iconic to the identity and brand of the city of Highland. Eliminating any occurrence of this combination should not be taken lightly and only with a full environmental review to identify possible mitigation measures. There are few remaining spots in the City of Highland that maintain this iconic view, especially in the context of a scenic highway and major corridor like Greenspot Road.

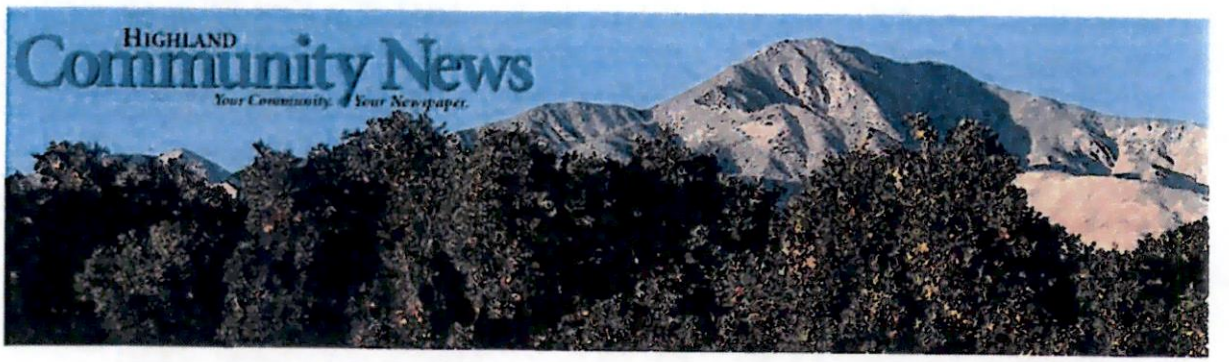
"Less Than Significant Impact – The existing citrus groves provide the foreground views from Greenspot Road north to the foothills."

Mediterra Project Initial Study (Oct 2115), page 9

The City logo specifically includes the iconic composition (citrus groves foreground, mountain scape background).

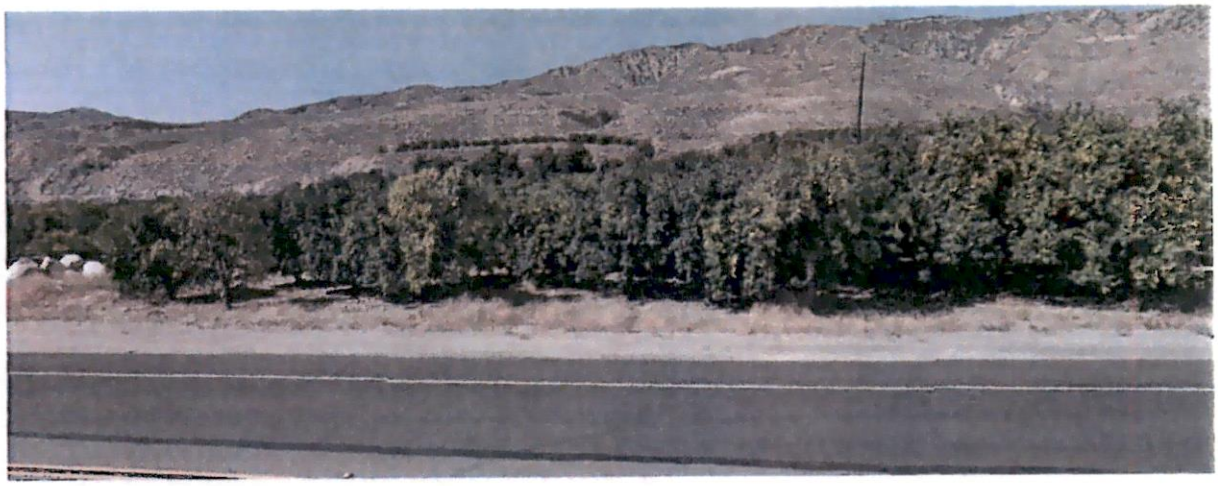
http://www.ci.highland.ca.us/

The local community newspaper also uses this composition as its front page.



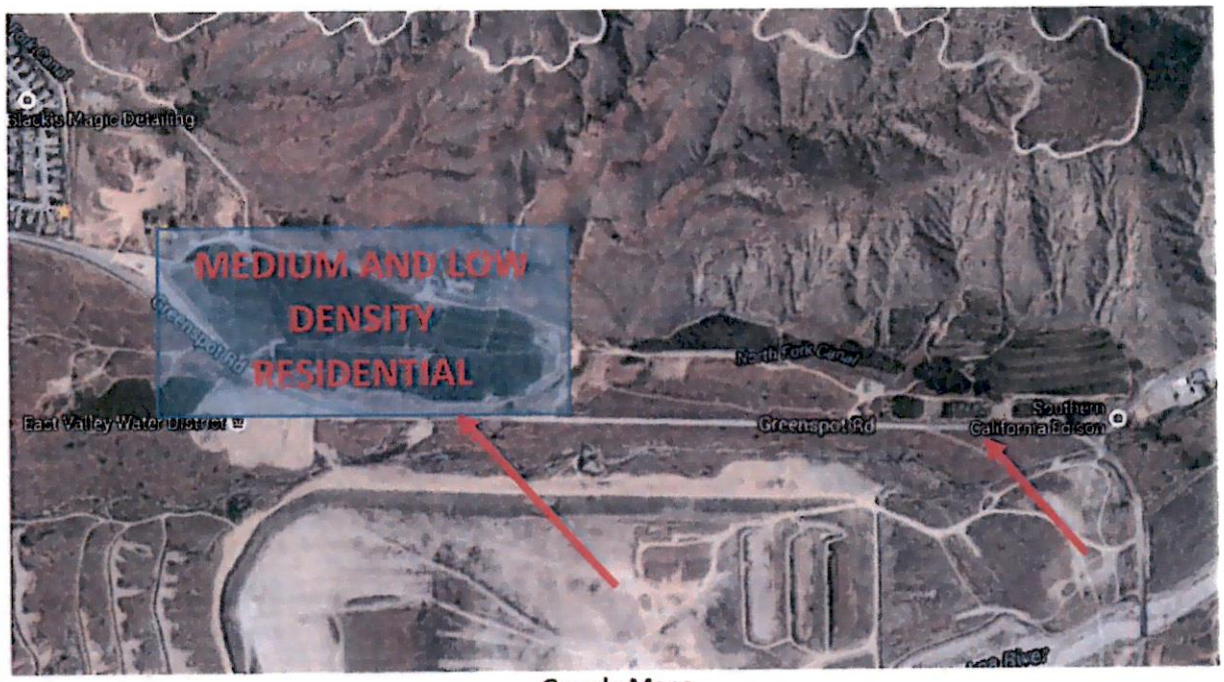
http://www.highlandnews.net/

The view from Greenspot Road as it is today, along the proposed "Mediterra" project frontage is spectacular. A true asset to the community and visitors alike. The "Mediterra" development will have a significant impact to these irreplaceable views. Great care should be taken to find every opportunity to mitigate these changes.



Impacted scenic from Greenspot Road of "Mediterra" project area (Google Street View)

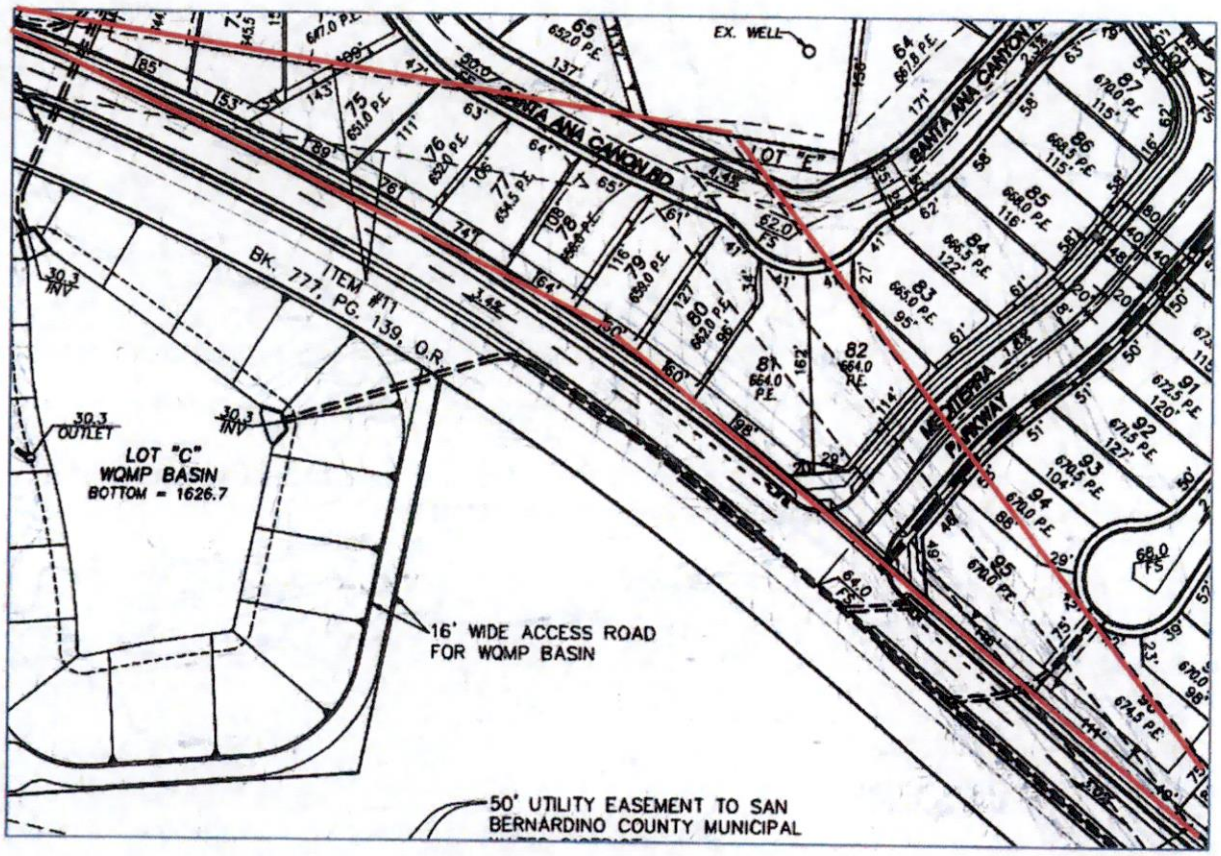
There are only two view locations, with this iconic composition, remaining along Greenspot Road. Unmitigated, the "Mediterra" development will eliminate one of them.



Google Maps

Conclusion:
A full environmental impact should be performed to protect this diminishing iconic view and identify possible mitigation measures. The city's proposed mitigation measure should be employed (residential in an overall grove setting).

An additional mitigation: the shoulder of the Greenspot Road right of way that the "Mediterra" development proposes to vacate, should **not** be turned into R1-2 development. A better use of the vacated easement would be to operate a city owned grove, at profit, to preserve this iconic view along Greenspot Road (for more information see "6)North Fork Citrus" in this document).



TTM with identified Greenspot vacated easement in red

If the City of Highland is not prepared to operate an orange grove, third parties can be approached. As examples: "Redlands Citrus Preservation Commission" (http://www.cityofredlands.org/commissions/citrus), Highland Historical Society, "Mediterra" Homeowners Association, the company that operates the Redlands groves on behalf of that city, Ron Arnott who operates the "Mediterra" groves today and the like. Additional citrus groves for other mitigations can be incorporated too.

"Currently, the City of Redlands owns 14 citrus groves throughout the city totaling 282.9 acres. They include Valencia Oranges, Naval Oranges, Ruby Star Grapefruit, and Rio Grapefruit.

The City's citrus operation operates as an enterprise funds and has been able to maintain these groves without general fund support to date. All of the revenue received from the harvesting of the crops is used to continue the on-going cultural care. "

http://www.cityofredlands.org/gol/citrus

Goal 2.7 of the Highland General Plan specifically identifies the approach of joint ownership to preserve agricultural lands. It is inappropriate to file a MND when a specifically identified mitigation measure from the Highland General Plan have not been fully explored.

"2) Preserve agricultural lands within the eastern portions of the City as commercial operations if possible, or within residential developments if not. Utilize Planned Developments with joint ownership or agricultural uses or placement of low density housing within an overall grove setting."

HGP 2.29

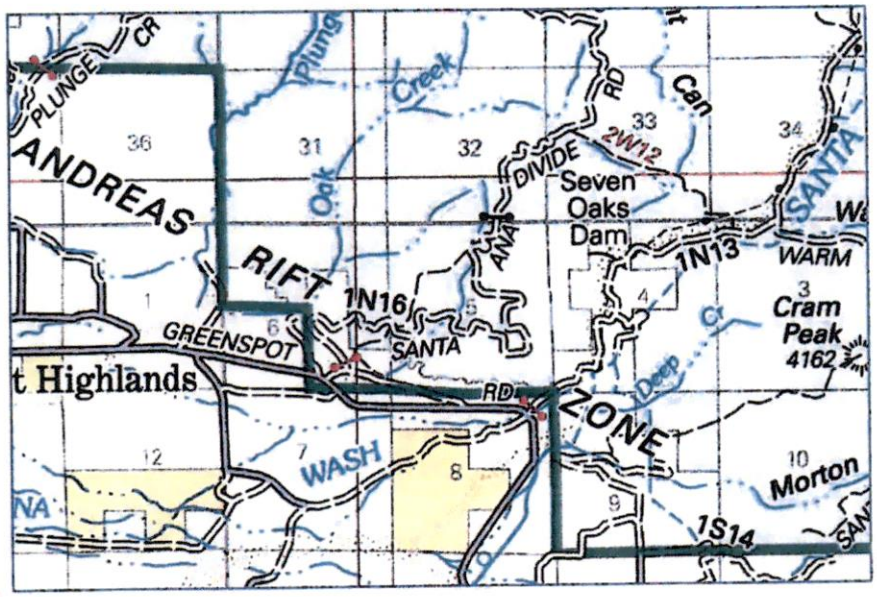
7-11

3. SBNF Influence Overlap

The "Mediterra" Initial Study fails to assess or mitigate the incompatibility and overlap of the San Bernardino National Forrest (SBNF) and "Mediterra's" urban/suburban development.

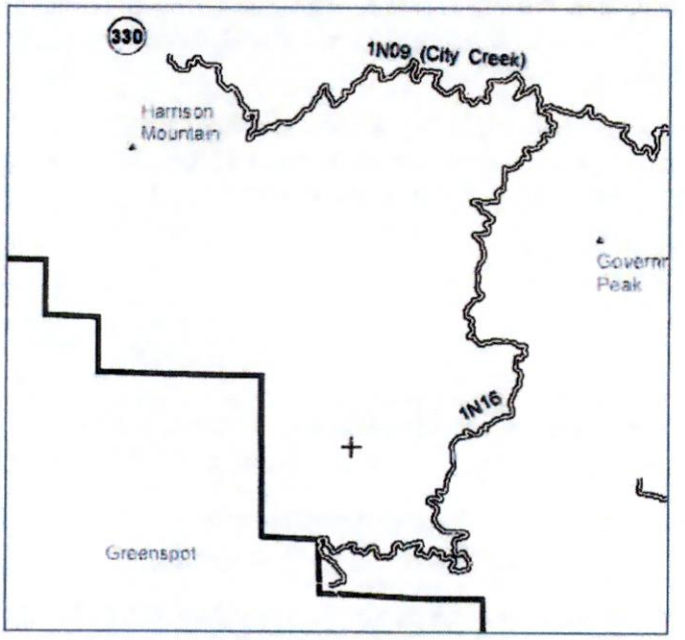
While not immediately apparent, there are multiple possible areas of impact between the SBNF and "Mediterra".

First, the region identified by the "Mediterra" plan appears to be part of the San Bernardino National Forrest. The SBNF should be contacted to identify what (if any) requirements are placed on "Mediterra" for being in the SBNF sphere of influence.



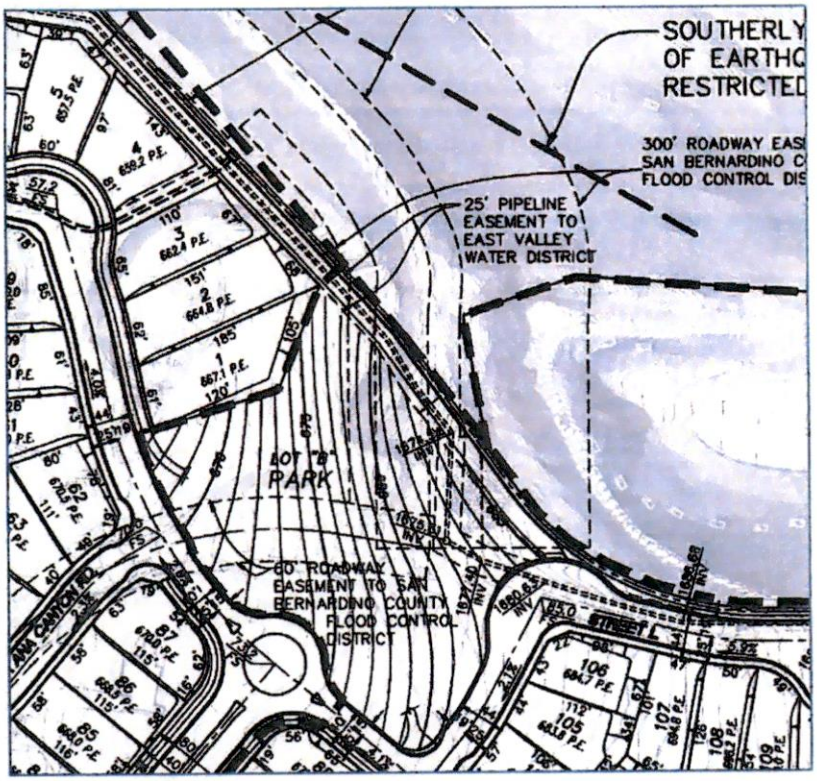
http://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5396628.pdf

Second, 1N16 of the San Bernardino National Forest appears to be poorly integrated into the development. Michael Raley (a resident either adjacent to, or in the plan area for 12 years) sees an average of approximately 5-10 vehicles per day use this route, as well as frequent uses by hikers and bikers. The SBNF should be contacted to identify what (if any) mitigation steps are required by the SBNF to preserve access between the SBNF (1N16) and Greenspot Road thru the "Mediterra" plan area.



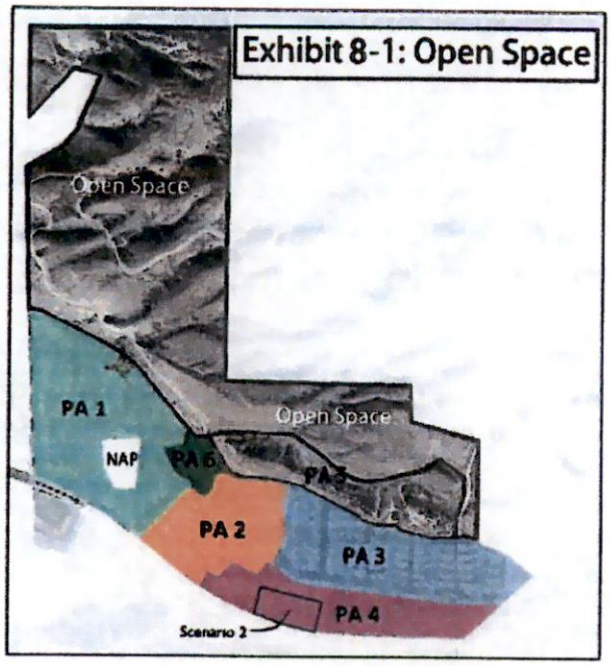
http://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5202571.pdf

"Mediterra" blocks 1N16 with a park.



Mediterra TTM

As shown in the maps above, much of PA7's open space declaration occurs in the San Bernardino National Forrest. As a mitigation measure for minimizing conflicting land uses between the City of Highlands open space designation (owned by the City of Highland? with associated liability?) perhaps it would be better to assign ownership of the PA7 open space area to the San Bernardino National Forrest.



Mediterra Specific Plan 8-2

Conclusion: A full environmental impact report should be prepared to better interface the roads, trails and open space of "Mediterra" with the overlapping SBNF. The SBNF can clearly articulate how access to SBNF should be handled through this private residential community. Highland could request that the sphere of influence of SBNF be reallocated so that PA1-6 of "Mediterra" is no longer confusingly part of the SBNF. Finally ownership of PA7 could be assigned to SBNF so that the stewardship and liability of PA7 could be handled by a government agency that is specially tasked with that purpose.

7-12

4. Tree Preservation Policy

The "Mediterra" Initial Survey inaccurately assesses whether the City of Highland has any relevant tree preservation policies, and goes on to provide no mitigation measures because of this.

The "Mediterra" Initial Survey implies that only the City of Highland Municipal Code constitutes the entirety of "any local policy or ordinances". The report failed to do a thorough assessment. The determination: municipal code does not require it, so the term "any local policy or ordinance" has been satisfied, is inadequate. Finding a single supporting document does not constitute a thorough assessment of the term "any local policies or ordinances".

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

No Impact – The City of Highland protects heritage trees through its Municipal Code Section 16.64.040. *There are no heritage trees in the Project development area. "*

The Highland General Plan was apparently not consulted. The Highland General Plan is a primary city policy document. This oversite (failing to consult the HGP) brings into question the thoroughness of the "Mediterra" MND initial study. How did this get overlooked? What else was overlooked?

"UNDERSTANDING THE GENERAL PLAN
Its Functions
The simplest way to state the function of the General Plan is to say that its job is to implement the Highland Vision. This isn't to say that everything necessary to make our Vision a reality can or should be accomplished through the General Plan, but it is the main policy vehicle for doing so. In performing this basic role of carrying out the Vision, our General Plan:

- *Organizes our commitments to quality and defines what quality means to us;*
- *States goals in key subject areas;*
- *Sets development policy within the City;*

..."

HGP 1-5

Goal 5.7 Policy 12 of the Highland General Plan clearly state a local tree preservation policy.

"Goal 5.7 Policy 12) Require replacement at a 2:1 ratio of all mature trees (those with 24-inch diameters or greater measured 4½ feet above the ground) that are removed."

HGP 5-22

The "Mediterra" plan calls for the removal of 38 acres of citrus grove. How many of these (or any other trees in the impacted area) could be determined as "mature" as defined by the HGP? Who knows? A full EIR should be required.

"However, even this value is higher than actual impact on the groundwater aquifer, because the proposed project will remove about 38 acres of citrus grove, which requires about 114 acre-feet per year (about three acre-feet per acre), leaving a residual impact of 45 acre feet of actual additional pumping impacts on the groundwater aquifer."

Mediterra Project Initial Study (Oct 2015), page 61

Additionally, the initial study concludes "There are no heritage trees in the Project development area". This conclusion is likely inaccurate, and unsupported. Has the site been assessed for any "possible" heritage trees?

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

No Impact – The City of Highland protects heritage trees through its Municipal Code Section 16.64.040. There are no heritage trees in the Project development area. "

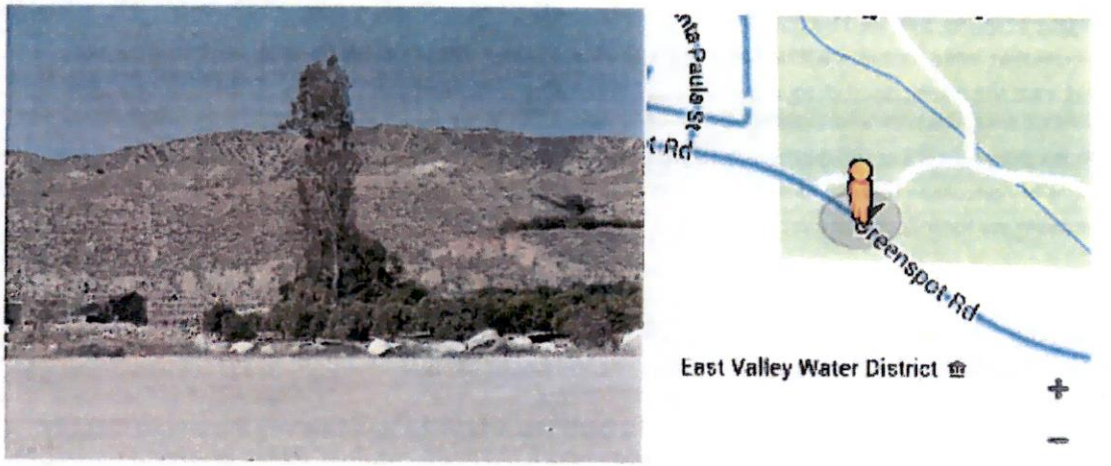
Mediterra Project Initial Study (Oct 2015)

The City of Highland defines a "Heritage Tree" as "any tree not bearing fruit or nut". It seems unlikely that the project area does not include any "Heritage Trees" using this definition.

"Tree Removal Review & Permit: Required for the removal or relocation of any heritage tree. A heritage tree is any tree not bearing a fruit or nut. This permit does not apply to properties less than 20,000 square feet in area developed with a primary structure other than a sign."

http://www.ci.highland.ca.us/FAQ/?FAQ=Planning

As a matter of fact, a simple look at Google Street View shows at least one probable "heritage tree". The conclusion that "there are no heritage trees" is completely unsupported. Unless a certified arborist surveys the development site, it will be impossible to determine where every tree that is "not fruit or nut bearing" is.



Google Street View

Conclusion: The quality and thoroughness of the "Mediterra Project Initial Study" is in question. At a minimum third party experts should be assigned to evaluate the "Mediterra Project Initial Study (Oct 2015)" for completeness. Alternatively a full EIR process should be developed instead. Lastly as a mitigation, a certified arborist should be employed to identify all "mature" and/or "heritage" trees that are located in the impacted area and a plan should be put in place to either replace them at a ratio of 2:1 or relocate/permit remove them them per local city policies.

7-13

5. Tree Ages (dating back to founders)

The "Mediterra" Initial Study fails to assess the possibility that culturally significant trees may be in the panning area. It is quite possible that trees exist in the planning area that date back to the original settlers of Highland (up to, and including original citrus).

The EIR does not assess the possible historic nature of the trees in the "Mediterra" planning area. It is possible that the groves (or entire site area) contain individual historical trees dating back to the original groves of the settlers of Highland, circa 1880. Orange trees are know to live to 135 years (2015-135=1880ad).



What Is the Life Span of an Orange Tree?

By Carolyn Csanyi
eHow Contributor

Pin Share Tweet Share Email

Save

6 Shares & Saves

A sweet orange tree (Citrus sinensis) more than repays you for your care. The ornamental evergreen tree has fragrant, dark green leaves and powerfully perfumed white flowers in spring, followed by showy, brightly colored fruits that make delicious eating. They can be long-lived, with the parent navel orange tree (Citrus sinensis 'Washington Navel') in Riverside, California, known to be **135 years old** as of 2014. Hardy in U.S. Department of Agriculture plant hardiness zones 9 through 11, sweet oranges need long, hot summers for fruit to ripen properly.

Nick White/Digital Vision/Getty Images

http://www.ehow.com/about_5094815_life-span-orange-tree.html

At a minimum a full EIR should be employed and a certified arborist should survey the site to identify any trees that could date back to the founding of Highland (including citrus). If identified, a mitigation plan should be created for each.

7-14

6. North Fork Citrus along Greenspot

The "Mediterra" Initial Study fails assess whether the citrus groves along Greenspot and the North Fork could constitute a Historic and Cultural area as defined by CEQA. More specifically:

"a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?"

http://resources.ca.gov/ceqa/guidelines/Appendix_G.html

15064.5 states that historically significant agricultural areas are considered historical resources. The "Mediterra" project will have a significant impact on this historic agricultural area.

"(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural,engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section4852) including the following:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(B) Is associated with the lives of persons important in our past;

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesseshigh artistic values; or

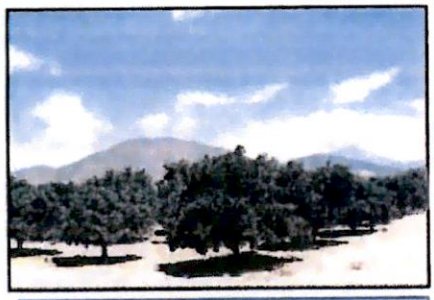
(D) Has yielded, or may be likely to yield, information important in prehistory or history."

http://www.parks.ca.gov/pages/1054/files/california%20code%20of%20regulations.pdf

The Highland General Plan frequently refers to the rich history Highland has with respect to citrus along Greenspot and the North Fork Ditch.

> Although Highland is a relatively new city, the community of Highland has a long history. The earliest attempts to establish an agricultural settlement in the Highland area occurred in 1858, when the Cram and Van Luevan families constructed a ditch to bring water from the Santa Ana River to their lands in East Highlands; the ditch extended as far as City Creek, east of the present Highland village townsite. By the early 1880s, agricultural development was increasing, most notably the planting of citrus orchards. The construction of the North Fork Ditch began in 1881, bringing water from the upper part of the Cram and Van Ditch west along the mountain front, crossing City Creek, and terminating near the present intersection of Palm and Highland Avenues. Evidence of the early rock-lined ditches can still be seen along the west

Highland General Plan 2-3



Highland's agricultural roots are evidenced by citrus orchards that remain along Greenspot Road in east Highland

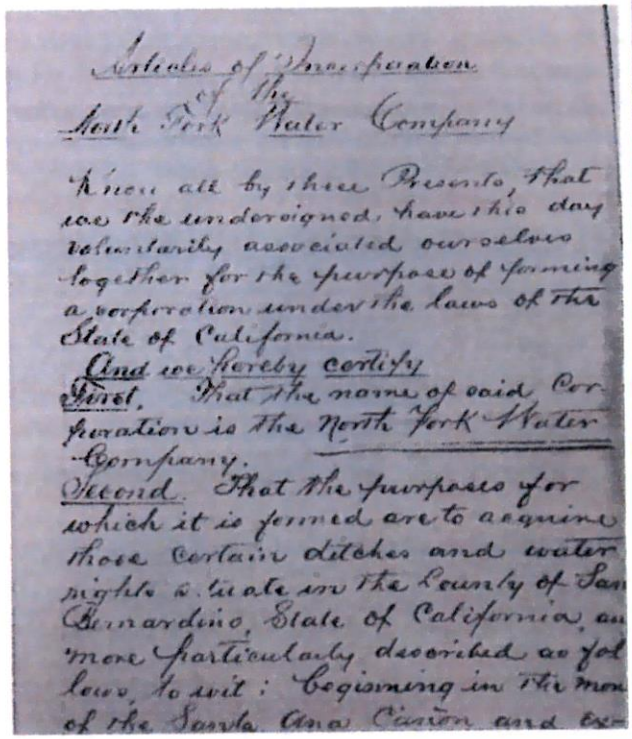
Highland General Plan 2-4

The North Fork Water Company has a rich history with the city, and incorporated over 130 years ago. The site area of "Mediterra" has an uninterrupted history of growing citrus via the North Fork even longer than that. This rich cultural tie back to the founding fathers of Highland should be treated carefully, with every mitigation considered (certainly more than a MND can supply). This historical chain can only be broken once.

North Fork Water Company

Original Articles of Incorporation for NFWC filed in 1885 via handwritten document.

This document set forth the purposes for forming the North Fork Water Company



Articles of Incorporation
of the
North Fork Water Company

Know all by these Presents, that we the undersigned, have this day voluntarily associated ourselves together for the purpose of forming a corporation under the laws of the State of California.

And we hereby certify

First. That the name of said Corporation is the North Fork Water Company.

Second. That the purposes for which it is formed are to acquire those certain ditches and water rights situate in the County of San Bernardino, State of California, as more particularly described as follows, to wit: Beginning in the mouth of the Santa Ana Cañon and ex-

http://www.eastvalley.org/AgendaCenter/ViewFile/Agenda/03132015-793

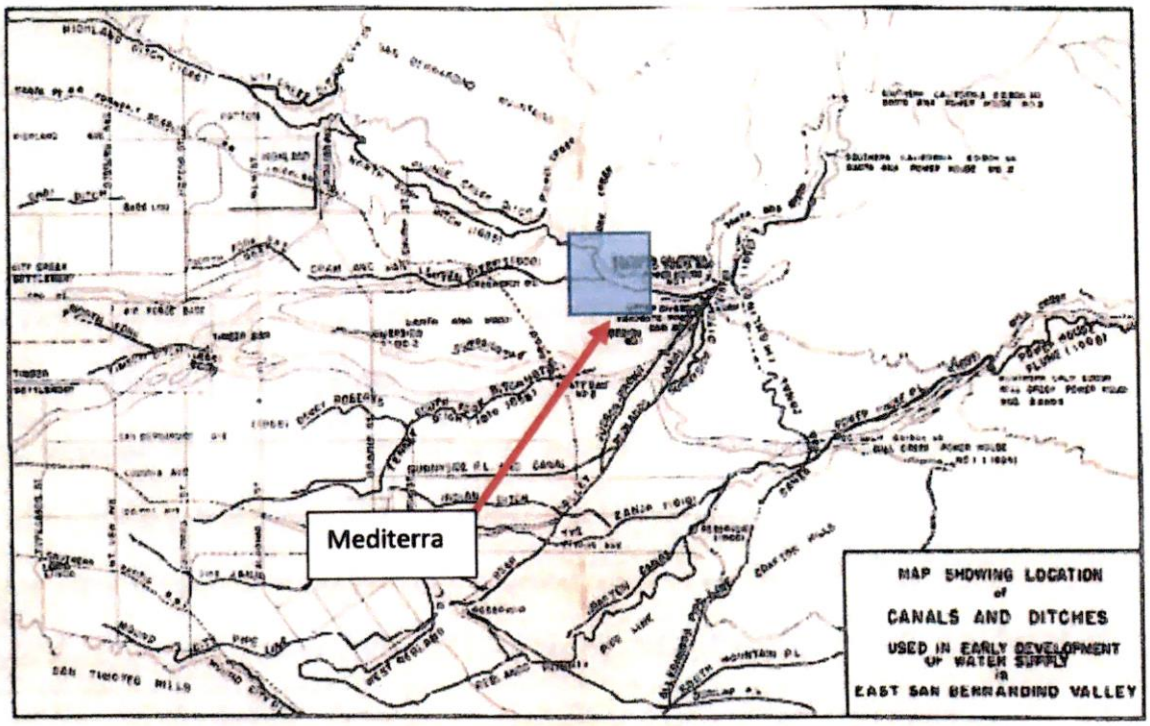
The Highland Historical Society showcases the historic significance of North Fork Canal and Citrus production.

A Brief History of North Fork Canal, San Bernardino, CA

By Kyle Quales

In March of 1853, the United States Congress made public lands in California subject to Federal preemption laws. Government land was public land. Mormon leaders selected eight groups to survey the land they wanted in the San Bernardino Rancho. During the process of government approval, people began moving in to occupy what they had hoped would be public land[1]. Two groups of non-Mormon settlers established small communities along the Santa Ana River within the San Bernardino Rancho's proximity in the early 1850's[2].

The term *highline* refers to what became the North Fork Canal. Its purpose was to serve what people in that area called the 'benchlands'. Judson & Brown were very interested in this upper territory for the purpose of growing oranges. The original developer for the orange industry in this area was Anson Van Leuven[36]. He had obtained a few trees from the Wolfskill family and planted them along his house which was considered a pioneer route from San Bernardino to the San Gorgonio Pass. In 1873, Lewis F. Cram had also begun planting oranges in East Highlands. It was evident to Judson & Brown that this future endeavor would be a success. They began construction in the fall of 1881and it was up and running in April of 1882[37]



http://www.highlandhistory.org/Water_History/A_Brief_History_of_North_Fork_Canal.pdf

Mitigation: A possible mitigation step would be for the City of Highland to preserve the North Fork access for water directly from the Santa Ana River with historic pre-1914 water rights, that is still used today for the groves in the "Mediterra" planning area, to bring some or many of these historic groves under public control, like the neighboring City of Redlands has done for its historic groves.

City Owned Groves

Currently, the City of Redlands owns 14 citrus groves throughout the city totaling 282.9 acres. They include Valencia Oranges, Naval Oranges, Ruby Star Grapefruit, and Rio Grapefruit.

The City's citrus operation operates as an enterprise funds and has been able to maintain these groves without general fund support to date. All of the revenue received from the harvesting of the crops is used to continue the on-going cultural care.

Citrus Groves Map

Citrus Preservation Commission

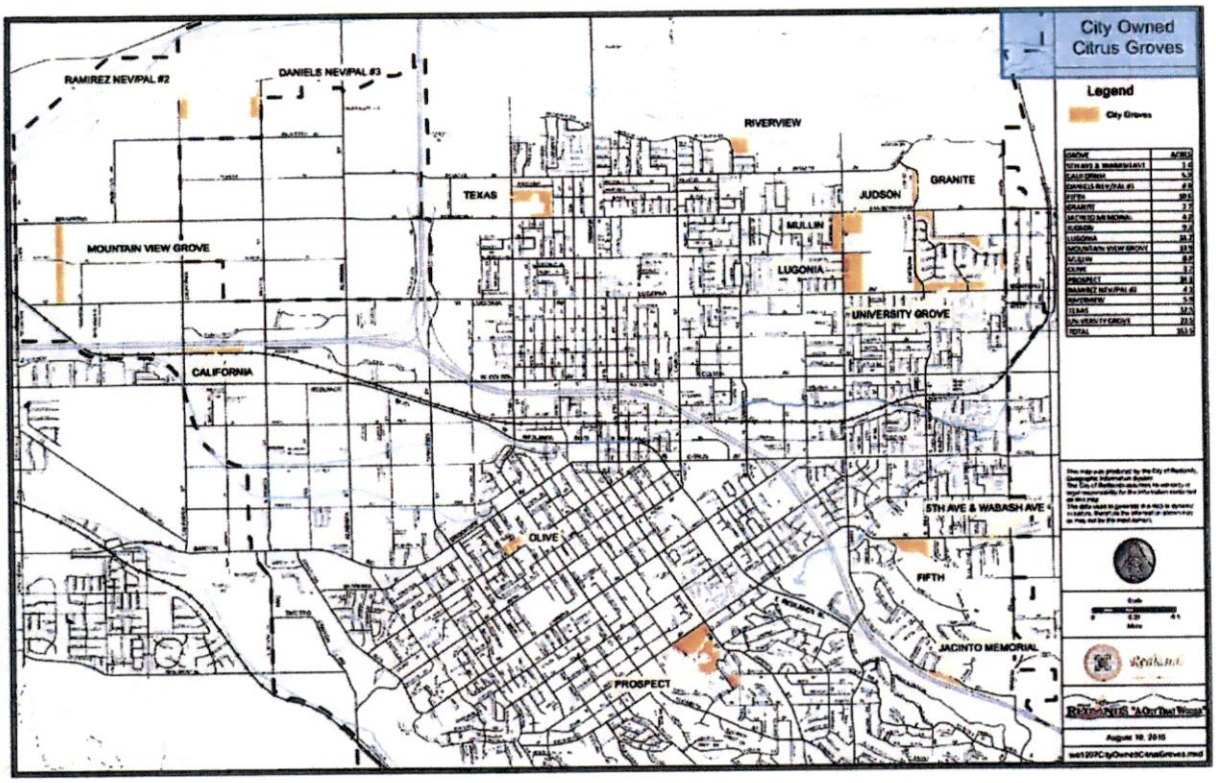
The City of Redlands Citrus Preservation Commission meets the 2nd Tuesday of every odd numbered month and all meeting are open to the public. For more information about the City's citrus operation, contact the Quality of Life Department at 909-798-7655.

Citrus Preservation Commision

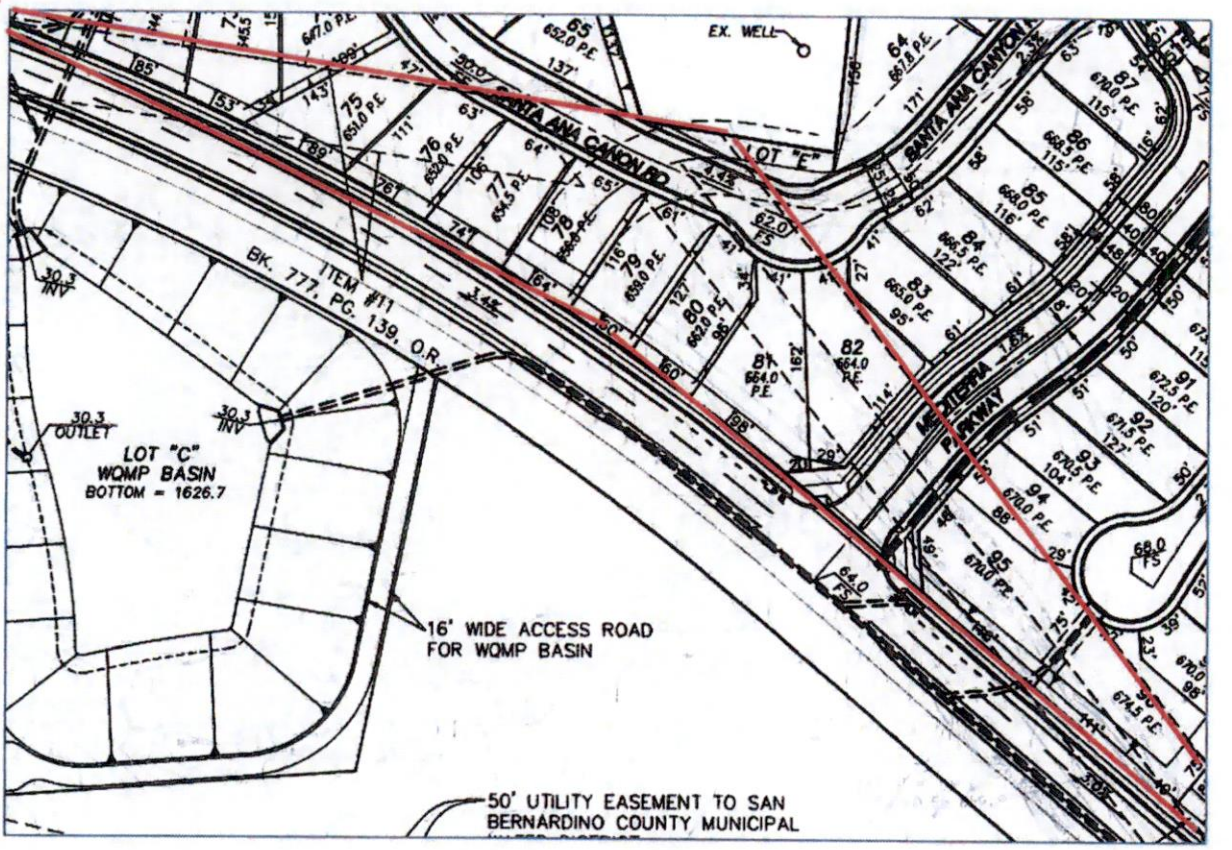
Click Here to view the Citrus Preservation Commission Webpage

Attachment	Size
CityOwnedCitrusGroves.pdf	648.73 KB

http://www.cityofredlands.org/qol/citrus



Additionally, the "Mediterra" TTM calls for vacating the shoulder of scenic Greenspot road in order to allow for some 16 or more lots (or potions thereof). An alternative CEQA mitigation measure would help preserve historic groves and their access to the North Fork water. This water is "free" (utilizing North Fork Shares). By utilizing this (proposed vacated) land as a city operated grove, at a minimal profit for the city tax payers, while preserving the scenic views of orange groves along the Greenspot road. The groves would also act CEQA noise mitigation for those properties situated along Greenspot road.



Mediterra TTM

Conclusion: There is abundant material publically available that identifies the historical importance of irrigation canals and orange production in the region. The city of highland has very few groves remaining that are feed by the historic North Fork. This combination is precious cultural and historic resource that should be protected. The "Medittera" plan will have a significant impact on this historic and cultural resource.

Proposal: It would be an invaluable cultural asset for future generations of Highland to be able to have a preserved sense of cultural history and identity where North Fork water continues to feed citrus along Greenspot road as a legacy. The cost is low; "Greenspot Aplin Citrus Grove, preserved cultural history".

a) Maintain North Fork access to the North Fork that is already present on the site
b) Transfer shares of North Fork to the City (or other entity) from the landowners benefitting from the "Mediterra" plan.
c) Assign land vacated by Greenspot shoulder to said entity
d) Plant and maintain citrus by said entity using proceeds to pay for maintenance

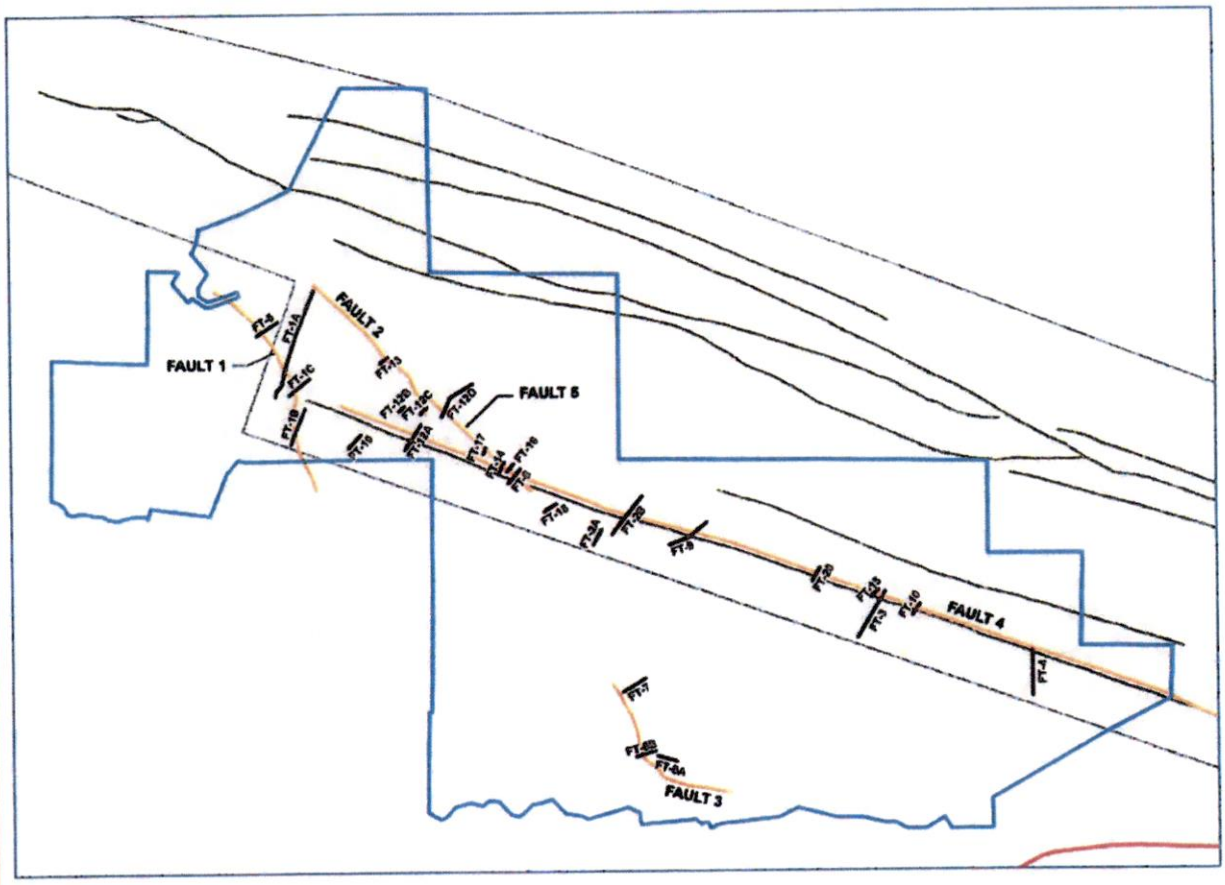
7-15

7. Faulting (PA 2+)

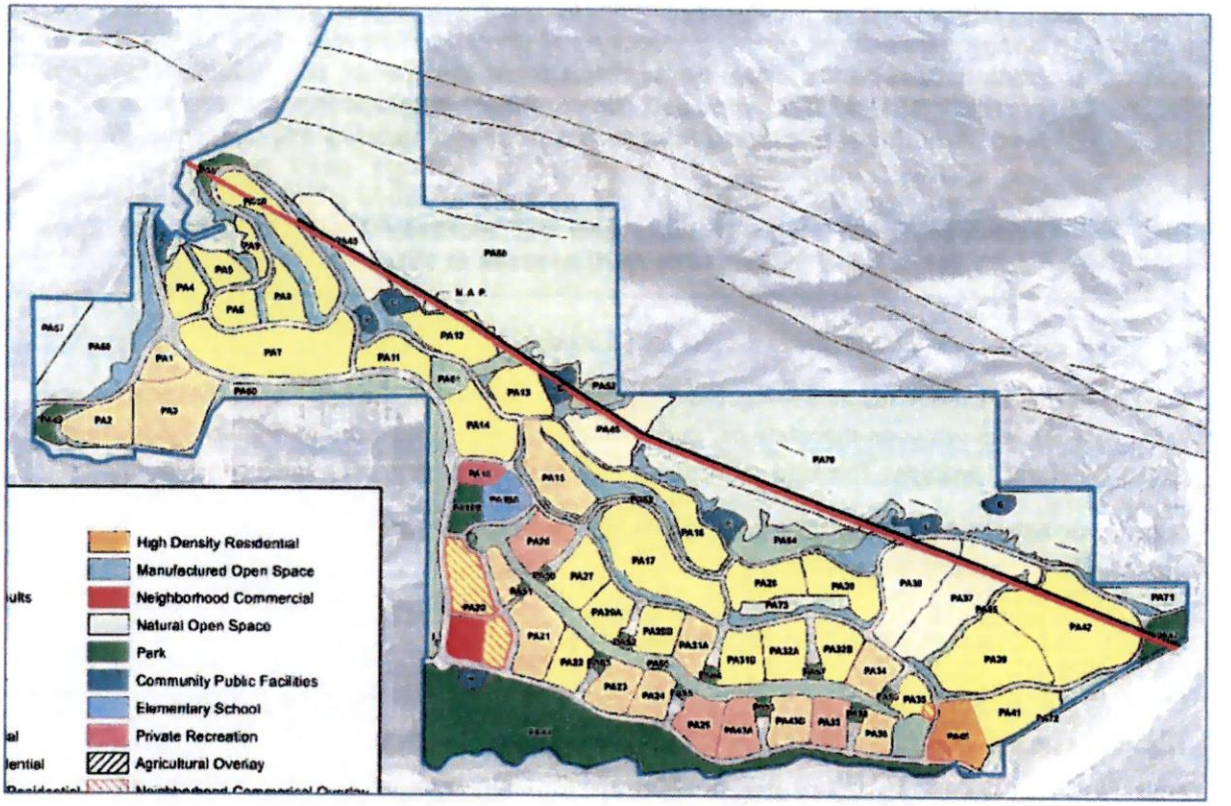
The "Mediterra" project fails to assess very significant faulting risks posed for Planning Areas 2 and beyond. The specific locations of probable faults lying in PA's 2+ are a significant impact. "Sundstrom V.

County of Mendocino (1988) 202 Cal.App.3d 296" clearly prohibits deferred studies and mitigations for CEQA analysis.

The "Harmony" project is similarly situated along and proximate to the San Andreas Fault. As part preparing a full EIR, a number of possible faults were identified within the project area (including planned residential communities). It is likely similar results can/will occur within the "Mediterra" project area. Without this level of analysis it is impossible for planners and decision makers to ensure that significant environmental impacts are mitigated.



Harmony Draft EIR, Figure 5.6-2 – Fault Location Map



Harmony Draft EIR, Figure 5.6-3 – Structural Setback

Alternatively the "Mediterra" Initial Survey document fails to perform this analysis likely putting the future residents of "Mediterra" at unmitigated significant environment risk (phases 2-4). The exact location of the San Andreas Fault appears to be generically approximated as "the toe of the hillside along the northern side of the development". The Initial Study specifically identifies this probable risk, and states "additional investigation work **will be needed** prior to development of any additional phases..."

"REMAINING FAULT INVESTIGATION WORK FOR FUTURE PHASES

We understand that you wish to proceed with development of Phase 1 of Preliminary Tract 18893 at this time and have the tentative tract map processed with the City of Highland. The available data that we have accumulated to date indicates no evidence that any active faults traverse the development area. Although it is evident that subsurface investigation work is not required for the approval of Phase 1 of Preliminary Tract 18893 for development, additional investigation work will be needed prior to development of any additional phases tentatively proposed to the east of Phase 1. The additional investigation work will likely include excavation, logging and backfilling of exploratory trenches."

> ***GEO-1*** ***Based on findings of the geotechnical investigation report, all structures for human occupancy shall be setback from the toe of the hillside along the northern side of the proposed development area a minimum distance of 50 feet. Additional trenching is required prior to finalizing the design of Phases 2-4 and the trenching and a report of findings shall be reviewed and approved prior to approval of the designs in these phases. This measure addresses both slope stability and will increase the Restricted Use Zone width established for possible fault hazards in virtually all areas.***

Mediterra Project Initial Study (Oct 2015), page 42

The report that is used to justify a Mitigated Negative Declaration on the entirety of "Mediterra" plan (not just PA1) does not even speculate or "guess" what might be uncovered for Phases 2-4 faulting. GEO-1 is deferred analysis. This kind of "future" analysis does not support a MND conclusion.

Conclusion: Either switch the MND analysis to "only" phase one of "Mediterra", or require a full EIR on the "Mediterra" project and perform the required fault analysis.

7-16

8. Fire Severity Zone 1

The City of Highland has identified a significant environmental impact for the area by declaring the plan area "Fire Severity Zone 1". Unless the "Mediterra" Initial Survey mitigates this impact to less than significant, a full EIR is required. The "Mediterra" Initial Survey fails to mitigate this significant fire impact. The IS only proposes HAZ-7 a deferred mitigation limited to a buffer that is to be determined at a later time. "Sundstrom V. County of Mendocino (1988) 202 Cal.App.3d 296" clearly prohibits deferred studies and mitigations for CEQA analysis.

The "Mediterra" project defers creating a "Fire Severity Zone 1" mitigation plan. In addition there is no specific plan for monitoring how the mitigation will be managed in the long run. The mitigation appears to limit itself to a single buffer between adjacent hillsides and the development.

"HAZ-7 The developer shall submit a conceptual fire mitigation plan to the City that identifies the type of buffer that will be maintained between the future residences and the fire prone coastal sage scrub/chaparral habitat on the adjacent hillside to the north of the site. The project developer shall implement this plan by installing the buffer and provide a mechanism for long-term maintenance of the buffer area to minimize the wildland fire hazard threat at the project site. This plan shall be approved to the City prior to constructing any structures and implemented prior to occupancy. Alternatively, the City may accept the fire mitigation measures incorporated into the Tentative Tract Map and PD Plan as meeting the requirements of this measure."

Alternatively the nearby "Harmony" project identified a significant number of measures that can be used to mitigate fire risks. Including but not limited to: Fuel Modification zones, between and around homes, Building Code "Materials and Construction Methods for Exterior Fire Exposure", interior sprinklers, looped fire access roads, unobstructed road widths, maximum road grades, minimum turning radiuses, access to USFS land and road maintenance and more. The "Harmony" EIR should be included by reference into the "Mediterra" mitigation plan.

D. Fire Protection requirements:

Fuel Modification zones ranging from 100 feet around interior structures to 150 feet on the northwest, north, northeast and east perimeters of development, and 100 feet on south and west side of development, will be needed, as well as roadside fuel modification zones. Fuel modification zones are also required around each structure throughout the development The actual sizes of recommended and required zones would be included in the Fire Protection Plan.

Based on the wildland fire hazard, all structures will be required to comply with Chapter 7-A of the Building Code "Materials and Construction Methods for Exterior Fire

Harmony DEIR H.1 Summary Memo of Finding related to Fire protection plan 090711 page 2

It is clear that a single deferred mitigation clause in a MND is insufficient to mitigate environmental impact on an issue as significant as:

"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?"

The "Mediterra" site is considered a "Fire Severity Zone 1". And the differed mitigation limits itself to an overly simple solution like a single "buffer" between hillside and home. Meanwhile the similarly situated "Harmony" is also in EIR (simultaneously) and provides a full set of mitigation measures.

Conclusion: A full EIR is necessary for decision makers and planners to full assess all the mitigation measures that are available in such a unique and significant risk as "Mediterra" and wildfire.

7-17

9. Well Locations, Status and Plans

The "Medittera" plan identifies that there is a significant risk to the environment from wells that are not properly abandoned. The Initial Study fails to adequately research the locations of all possible wells on the site and identify the status and future plans for the located wells. In order to properly mitigate the significant risk posed by wells that are improperly abandoned, the Initial Study needs to identify the locations of these wells, status of these wells, and a plan for each. The level of analysis provided by the Initial Study does not support a MND.

The "Mediterra" Initial Study states that there are three known wells. It goes on to suggest that they are active with the statement "If these wells are to be abandoned". (Unknown Plans)

"Three groundwater wells are known to be present on the site. If these wells are to be abandoned, they should be abandoned in accordance with current regulatory requirements. Other subsurface structures, such as irrigation lines, septic systems, and underground utilities should be anticipated during site development."

Mediterra Project Initial Study (Oct 2015), page 53

Later, the Study identifies that plans for the wells are unclear "If ... wells have been abandoned". (Unknown Status/Plans)

"If the three onsite groundwater wells have been abandoned, then they need to be abandoned in accordance with current regulatory requirements."

Mediterra Project Initial Study (Oct 2015), page 55

And further the Study is unclear if the wells have been property abandoned... (Unknown Status)

"HAZ-3 If the abandoned wells on the project site have not been properly abandoned, any such wells shall be properly closed using current regulatory requirements. This shall be completed prior to initiating mass grading of the site and records documenting proper closure shall be provided to the City."

Mediterra Project Initial Study (Oct 2015), page 55

With the possibility that wells in the site area could provide a straight path to a critical resource like the Bunker Hill Basin, it is imperative a full assessment and survey should be performed to identify the location, status and plan for every well, abandoned or operating, in the site area. The Highland Municipal Codes states that TTM's shall mark the location of all existing wells. The "Mediterra" TTM appears to only show one well on the "NAP" property.

16.68.040 Tentative maps – Required information.

A. The following information shall be shown on or shall accompany tentative tract and tentative parcel map applications together with any supplementary information that the community development director and/or city engineer may deem necessary and reasonable:

10. Names of utility purveyors, locations and widths of existing and proposed public utility easements:
    a. When specific areas for subsurface disposal are required, those areas shall be delineated; and
    b. Any known existing wells on the property or within 200 feet of the subdivision boundary shall be indicated on the tentative map.

Because the cited "three wells" are not clearly identified on the TTM (Unknown Location), it is impossible to assess which wells have been identified. Michael Raley has lived adjacent to, and in the subject area for 12 years, and knows or has heard of at least 3-4 wells in the western half of the "Mediterra" site plan alone.

Locate

A full assessment should be performed including but not limited to interviewing "Budd Wattenbarger, Michael Raley, Ron Arnott, Pastor Lee Coe and others" that may have specific knowledge of possible wells in the area. A site survey should be performed at each identified location (visual, digging to 3 feet or so, radar etc.). Well locations should be marked on the TTM.

Status

Each well should be assessed as to its status; active, improperly abandoned and properly abandoned.

Plan

Additionally a specific plan for each identified well should be created. As an example there may be a "horizontal well" in or near the proposed "pine park". It may be beneficial to the public to keep this well active for Pine Park, and wildlife in the area (which may have grown dependent on it). A simple statement of "properly abandon" all wells found, is insufficient for the public interest and the environment. The future of each and every identified well should be considered uniquely.

The Bunker Hill basin is a critical resource that serves the domestic water needs of over half a million people. A full EIR should be performed to ensure that that a very real risk to that water supply is mitigated.

"The Bunker Hill Basin provides water to approximately 650,000 people in the cities of Redlands, Highland, San Bernardino, Loma Linda, Colton, Rialto, Bloomington, Fontana, Grand Terrace, and Riverside, and portions of San Bernardino County."

http://www.sbvwcd.dst.ca.us/our-district/publications/3161-fs-bunkerhill/file.html

7-18

10. Ongoing AG/EQ Use of Herbicides and Pesticides

The Mediterra Initial Study, identifies that past agricultural use of the site may be a significant impact future residents of "Mediterra", because of herbicide and pesticide use.

"A Limited Site Characterization was conducted during this Phase 1 Environmental Site Assessment in order to determine if the past agricultural use of the site included organochlorine pesticides. The Limited Site Characterization indicated no levels of organochlorine pesticides were found to be above the EPA PRG's for residential soil at the locations sampled. No pesticide storage facilities, which would be considered "hot spots" for high concentrations of pesticides, were indicated during our site reconnaissance. One sample (C-13) had total DDT above the State level of 1.0 mg/kg, which characterizes the soil as a California Hazardous Waste, and requires that the soil in that location is not exported off-site. Our experience indicates that once grading of the site is finished, all the levels of Organochlorine pesticides will be reduced to well below the 1.0 mg/kg level and unrestricted use of the property appears warranted."

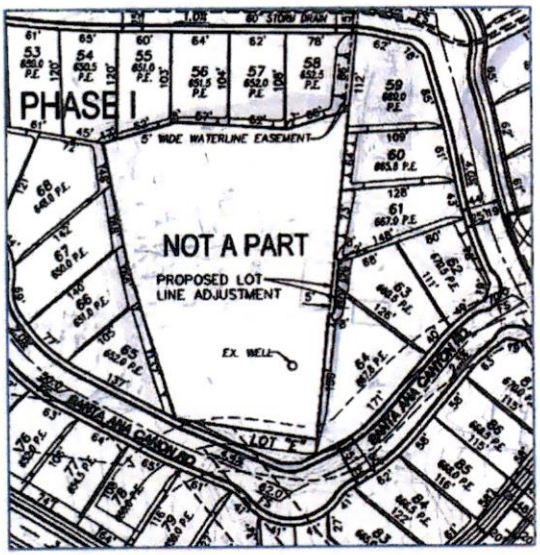
Mediterra Project Initial Study (Oct 2015), page 53

Later the study cites an interview with the "owner" (Calvary Property?, Arnott Property?) stating that he has not used pesticides in a couple of years.

"The owner stated he has not used pesticides for a couple of years."

The "Mediterra" Initial Study fails to assess the risk of an ongoing agricultural use within the community. Parcel "NOT A PART" will continue to operate under AG/EQ zoning and land use. A full assessment should be performed to assess and compare legally foreseeable herbicide and pesticide use on that parcel with respect to CEQA hazard findings. A full list of currently legal herbicides and pesticides and the respective concentrations should be identified and used to assess the possible impact on the immediate 14 lots that are adjacent to NAP, and the extended environment. Based on possible anticipated herbicide/pesticide use and concentration, a mitigation plan should be developed.

Additionally no interview was performed with the owner of NAP to ask about past, current and future herbicide and pesticide use. NAP is directly in the planed "Mediterra" area with respect to environmental impacts and should be surveyed.



Mediterra TTM

Conclusion: past/current/future agricultural use of herbicides and pesticides on parcel NAP is an un-assessed un-mitigated environment impact on this suburban neighborhood that may be significant.

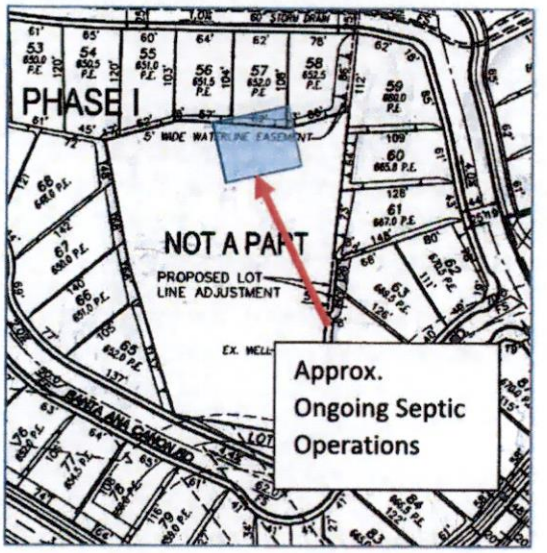
7-19

11. Ongoing septic use

Ongoing use of a septic system on parcel NAP has not been assessed or mitigated as a potential significant environment impact; specifically as it relates to parcels 56-57 on the "Mediterra" TTM.

Parcel "NOT A PART" operates an ongoing septic leech field that has not been assessed. There is a very real possibility that parcels 56, 57 and 58 will be impacted by the ongoing use of said leech field. It may

be argued that use of portions of lots 56, 57 and 58 as a leech field constitutes a prescriptive easement to the benefit of parcel "NOT A PART".



Mediterra TTM

Conclusion: Perform full EIR to identify and mitigate the scope of the leech field impact. Possible mitigations might include: relocate leech field, shut down leech field, adjust property lines, notify future owners of impact, properly record an easement etc.

7-20

12. Ongoing Well Use

The "Mediterra" Initial study has failed to assess or mitigate the impact of the "Mediterra" plan on ongoing nearby well use per the CEQA requirements. Based on the materials supplied by the "Mediterra" plan, it is likely there will be a significant adverse impact on parcel NAP's well that has not been assessed.

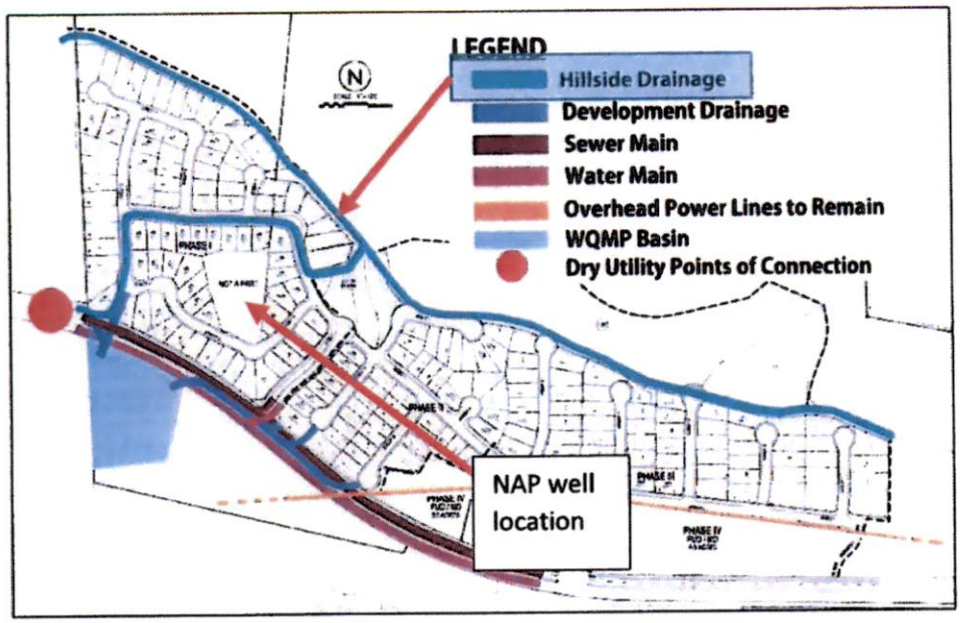
The assessment of CEQA "IX. HYDROLOGY AND WATER QUALITY (section b) dealing with groundwater supplies fails to assess impact on nearby ground wells. Specifically the impact of the development on the well located on parcel "NAP" has not be assessed.

"b) Substantially deplete 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 (e.g., 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)?"

Mediterra Project Initial Study (Oct 2015), page 60

The Mediterra Plan calls for capturing "Hillside Drainage" and delivering it past a well located on parcel NAP. Diverting the natural flow from the hillside to beyond the well (no longer allowing the water to percolate into the local aquifers).

Exhibit 4-1: Infrastructure and Utilities



Mediterra Specific Plan 4-5

In addition to diverting all or most of the hillside drainage, the Development further impacts the local ground water by reducing the percolation that occurs on the development site by 44.8%.

"Second, the project will add impervious surface to the project site which could reduce percolation on the property. According to the CWQMP (Appendix 7a), the project will have 44.8% as impervious surface."

Mediterra Project Initial Study (Oct 2015), page 60

Conclusion: While either impact alone might be a significant environmental impact, the combination of them should be analyzed to determine the impact and mitigation measures for the well located on NAP. A full EIR should be prepared to better understand the configuration of the NAP well, and how the development is likely to impact that well. Mitigation measures could include such things as: abandoning the well, replacing the well, replacing (with a new water source) the water the well represents, assessing the horizontal well located in Pine Park for reuse, using non-impervious materials in the development (porous asphalt) to allow percolation etc.

"What can porous asphalt do?

Porous asphalt pavements are of great interest to site planners and public-works departments. With the proper design and installation, porous asphalt can provide cost-effective, attractive pavements with a life span of more than twenty years, and at the same time provide storm-water management systems that promote infiltration, improve water quality, and many times eliminate the need for a detention basin. The performance of porous asphalt pavements is similar to that of other asphalt pavements. And, like other asphalt pavements, they can be designed for many situations."

http://www.asphaltpavement.org/index.php?option=com_content&view=article&id=359&Itemid=863

7-21

13. HGP Consistency (General)

The CEQA checklist specifically requires a check to review whether the "general plan" contains any instructions that are specific to avoiding or mitigating environmental effects. The Initial Study should then identify any relevant conflicts that have not been addressed by the plan and propose possible mitigations.

"b) Conflict with any 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?"

http://resources.ca.gov/ceqa/docs/2014_CEQA_Statutes_and_Guidelines.pdf, page 280

The "Mediterra" Initial Study fails to assess and mitigate conflicts between HGP's instructions for "avoiding and mitigating environmental effects" and the "Mediterra" plan. The assessment for the Initial Study for this check list item attempts to identify places where the goals of the HGP may be consistent with the plan, but does not attempt to identify the points of conflict and mitigate them. The role of CEQA is to identify impacts and find reasonable mitigations. This Initial Study fails to identify the differences and provide mitigations when they may be significant.

"Less Than Significant Impact – The project requires a change in the General Plan Land Use Designation from AG/EQ (low density residential) to Planned Development and a mixture of low density to medium density residential zone classifications that will allow between 0.5 to 12 units per acre. The PD designation is specifically being sought to allow clustering of units on the southern portion of the project site and preservation of open space in the northern portion of the site. The net number of units that would be developed on the project site will not be increased under this scenario, remaining below 356 units (316), which could theoretically be developed on the 178 acre property under the existing AG/EQ land use designation. The development plan compiled by the project applicant contains a detailed discussion of potential conflicts/consistency with the City General Plan. Because this is the key land use issue, the text of the consistency analysis is presented here in whole. "

Mediterra Project Initial Study (Oct 2015), page 63

Conclusion: The proposed clustering of units to the southern portion of the project specifically cause's conflicts with instructions provided the HGP which are intended to avoid or mitigate the environmental effects caused by incompatible adjacent uses (14-20 below).

7-22

14. HGP Appropriate Density

The "Mediterra" Initial Survey fails to identify how the proposed "clustering units in the southern portion" is in conflict with the HGP's goal and policy of establishing density or intensity that is compatible with surrounding existing land uses. This goal is meant to avoid and/or mitigate environmental effects; no mitigations have been proposed.

"HGP-Goal 2.6, 1) Require that new development be at an appropriate density or intensity based upon compatibility with surrounding existing and planned land uses."

HGP, 2-28

"Mediterra" is a new development that is not a "density or intensity" that is compatible with existing contiguous land use.

The suburban development proposed by "Mediterra" is not consistent with AG/EQ. The "Mediterra" Initial Study" explicitly states this incompatibility (in an unrelated section).

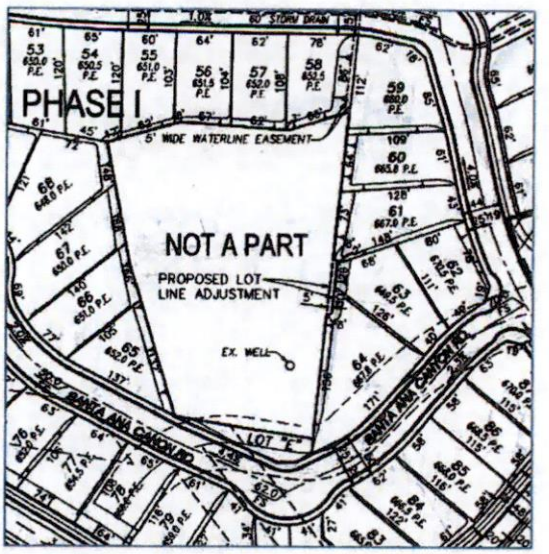
"The rationale for the GPA/ZC is that the type of suburban development proposed by Mediterra is not consistent with the A/EQ designation (even though it might support the proposed number of units), which is specifically designed to accommodate low density residential development where animals, such as horses, can be raised."

Mediterra Project Initial Study (Oct 2015), page 3

One parcel (NAP) is contiguous (surrounded by) the plan area and will retain its AG/EQ designation.

"Exhibit 1-3 shows the approximate limits of the Plan area, encompassing all of the land uses of open space, residential, and recreational. One parcel contiguous to the Plan area is not a part of the Plan and will retain its current land use designation of Agricultural/Equestrian."

Mediterra Specific Plan 1-4



Mediterra TTM

"Mediterra" proposes development intensity in PA 1 (that immediately surrounds AG/EQ parcel, NAP) as follows:

Table 6-1: Summary of Design Standards

Land Use and PA No.	Min Lot Size	Min Width	Min Depth	Lot Coverage	Building Height	Setbacks	Parking
SFD 1 PA 1	6,500 sf	55 ft	85 ft	50%	2-story 35 ft	Front: 10 ft to livable space / side entry garage 20 ft to garage door Side: 5 ft Rear: 15 ft	2-car garage min.

Mediterra Specific Plan, 6-10

The Highland General Plan states that R-2 residential has the following intensity.

Table 8.20: Reside

Standard	A/EQ	R-1	R-2
Maximum Density (units per acre)	2.0	6.0	12.0
Minimum Building Site (net area in sq)	20,000	7,200	7,200
Minimum Lot Width	100 ft.	60 ft.	60 ft.
Minimum Lot Depth	120 ft.	100 ft.	100 ft.
Minimum Front Setback	35 ft., but 65 ft. from street centerline	25 ft., but 55 ft. from street centerline	20 ft.
Minimum Interior Setback[2]	10% of lot width	5 ft. and 10 ft.	5 ft. and 10 ft.
Minimum Street Side Setback[2]	15% of lot width	15 ft.	15 ft.
Minimum Rear Setback	35 ft.	20 ft.	20 ft.
Maximum Lot Coverage	30%	40%	40%
Maximum Height	35 ft. or 2 ½ stories, whichever is greater	35 ft. or 2 ½ stories, whichever is greater	35 ft. or 2 ½ stories, whichever is greater
Minimum Building Separation[3]	15 ft.	10 ft.	10 ft.

HGP, 8-41

Comparing PA1 intensity ("Mediterra") with R-2 intensity (HGP), shows that Mediterra will have an intensity greater than R-2.

	Mediterra PA1	R-2
Min Lot	6,500 sf	7,200 sf
Min Width	55 ft	60 ft
Min Depth	85 ft	100 ft
Max Lot Coverage	50%	40%
Min Front Setback	10 ft	20 ft
Min Back Setback	15 ft	20 ft

The "Vacant Land Summary" from the HGP Housing Element shows a correlation between R-2 Zoning and corresponding MD Land Use. If the intensity of PA1 "Mediterra" where considered on its own, it would be considered MD or "Medium Density" land use.

Table 8.3: 2014–2021 Vacant Land Summary

Zoning	General Plan Land Use	Acres	Assumed Density	Assumed Yield			
				VL/L	M	AM	Total
AG	AG/EQ	67.6	2	0	0	135	135
R-1	LD	115.9	5	0	0	580	580
R-2	MD	4.5	10	0	45	0	45
R-2C	MD	9.4	10	0	94	0	94
R-3	HD	0.2	16	0	3	0	3
R-4	HDS	27.3	25	682	0	0	682
MU	MU	10.4	16	0	83	0	83
PD	PD	34.5	12	0	414	0	414
HDS[1]	PD	47.2	25	525	0	0	525
VR	VR	1.1	5	0	0	5	5
Total				**1,207**	**639**	**720**	**2,567**

Source: City of Highland, 2012.

Note: VL/L, M, and AM, stand for lower income, moderate income, and above moderate income units, respectively. Moderate income affordability assumptions reflect densities between 10 and 19 units per acre. Lower income affordability assumptions reflect densities between 20 and 30 units per acre.

1: The HDS Overlay permits up to 660 multifamily units by-right; however some of the sites within this area are underutilized. The development potential was divided into 525 on vacant sites and 125 on underutilized sites.

http://www.ci.highland.ca.us/Downloads/Files/HousingElement/Final_Housing_Element.pdf

Proposal: Require "Mediterra's" clustered southern portion (PA1-4) to be compatible intensity/density with AG/EQ.

7-23

15. HGP Lower Intensity

The "Mediterra" plan proposes to create incompatible adjacent land use between "Mediterra's" suburban development (PD Land Use, PD Zoning, Specific Plan "Mediterra" PA1) and parcel NAP (AG/EQ). The "Mediterra" Initial Survey fails to identify that the HGP has a policy to avoid/mitigate environmental effects in this specific situation.

"HGP, Goal 2.6, 2) Where a question of compatibility exists, require the new use to conform to the lower intensity use."

HGP, 2-28

A question (if not a straight declaration) of compatibility exists.

"The rationale for the GPA/ZC is that the type of suburban development proposed by Mediterra is not consistent with the A/EQ designation (even though it might support the proposed number of units), which is specifically designed to accommodate low density residential development where animals, such as horses, can be raised."

Mediterra Project Initial Study (Oct 2015), page 3

PA1 Alone

One analysis would be to consider PA1 of "Mediterrra" on its own merits. As shown in "HGP Appropriate Density" PA1 is "Medium Density" (MD) land use. MD land use does not conform to the lower intensity land use of NAP's AG/EQ.

Table 8.20: Reside

Standard	A/EQ	R-1	R-2
Maximum Density (units per acre)	2.0	6.0	12.0
Minimum Building Site (net area in sq)	20,000	7,200	7,200
Minimum Lot Width	100 ft.	60 ft.	60 ft.
Minimum Lot Depth	120 ft.	100 ft.	100 ft.
Minimum Front Setback	35 ft., but 65 ft. from street centerline	25 ft., but 55 ft. from street centerline	20 ft.
Minimum Interior Setback[2]	10% of lot width	5 ft. and 10 ft.	5 ft. and 10 ft.
Minimum Street Side Setback[2]	15% of lot width	15 ft.	15 ft.
Minimum Rear Setback	35 ft.	20 ft.	20 ft.
Maximum Lot Coverage	30%	40%	40%
Maximum Height	35 ft. or 2 ½ stories, whichever is greater	35 ft. or 2 ½ stories, whichever is greater	35 ft. or 2 ½ stories, whichever is greater
Minimum Building Separation[3]	15 ft.	10 ft.	10 ft.

HGP, 8-41

"Mediterra" Overall

Alternatively, the overall intensity of "Mediterra" PA1-4 (4.74 lots per acre) does not conform to the lower intensity use of the 2 lots per acre of NAP's agricultural land use designation.

The "Mediterra" Initial Study suggests that that PA7's open space designation should offset the increased intensity of PA1-4 ("*clustering of units on the southern portion of the project site*"). This assertion is inconsistent with the HGP.

"The A/EQ designation permits up to two units per acre to be developed, which would allow up to 356 units to be developed on the 178-acre project area. The GPA and ZC allow creation of a PD which allows additional flexibility in project design. Therefore, the developer is proposing to change the General Plan and Zone designations. The resulting gross density of the project, including 200 conventional lots in PA1 through PA3, a maximum of 110 medium density units in PA4 and 6 A/EQ lots in PA5, for a grand

total of 316 units, is about 1.76 lots per acre. Figure 5 shows the existing land use designations and Figure 6 shows a conceptual Land Use Plan for the 178-acre area showing the proposed land use designations."

Mediterra Project Initial Study (Oct 2015), page 3

The HGP identifies limitations to the use of the PD designation, as well as related density calculations, to avoid/mitigate impacts that the flexibility might create (as it does in this case).

First, the Highland General Plan 2-8 precludes the use of Open Space (94.62 acres of PA7) or any other nonresidential designation (5.66 acres of PA6 and PA8) to be included in calculating density.

"Any portion of a residential lot designated on the Land Use Map as Open Space or any other nonresidential designation should not be included in calculating density."

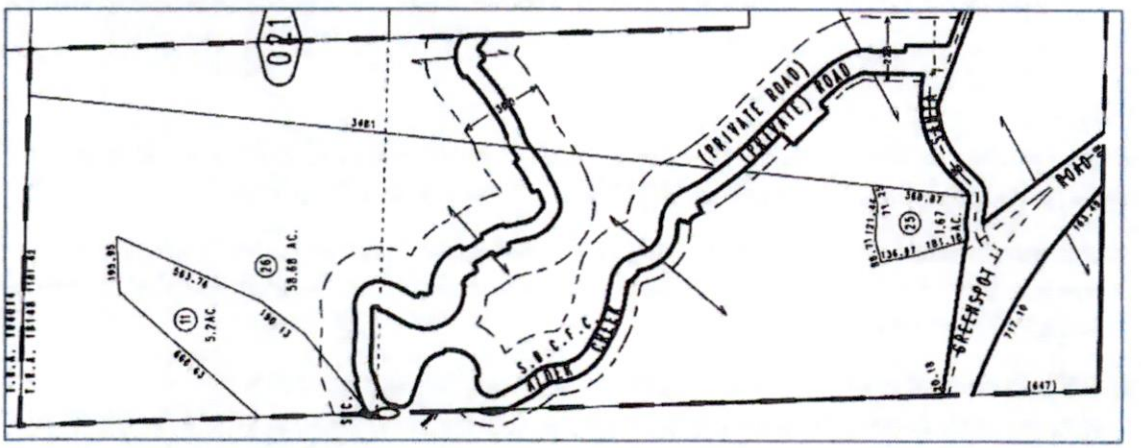
HGP 2-8

Second, the "Maximum Intensity "section of the Highland General Plan PD definition precludes using restricted lands or lands unsuitable for development for transfer of development rights.

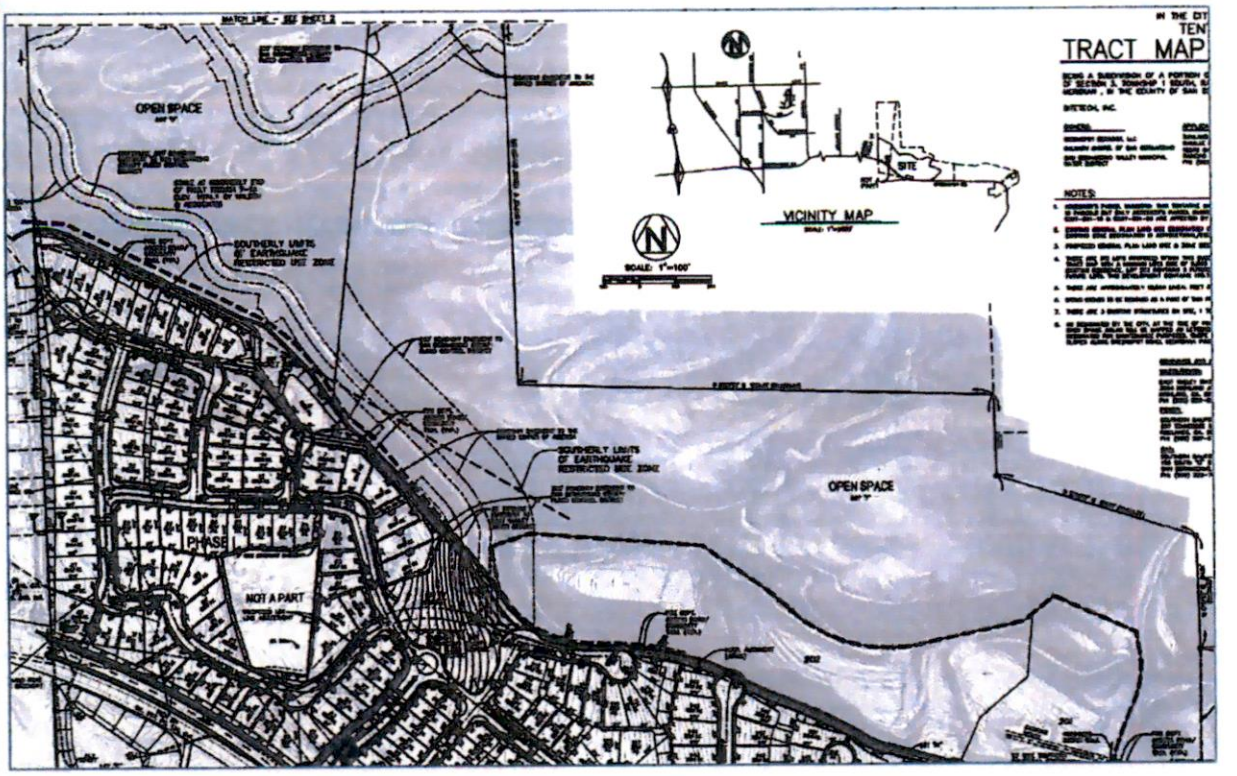
"Restricted lands or lands unsuitable for development shall not be used for transfer of development rights purposes."

HGP 2-13

In the second case, if the open space identified by PA7 were to be characterized as "suitable for development" for purposes of transfer of development rights; a third party expert should prepare a report showing how much of the 94.62 acres is actually suitable for AG/EQ development. Clearly roads and easements should be subtracted from the total. Additionally steep slopes, faults and CEQA should be assessed to determine how much of the land is actually still suitable for AG/EQ development.



Assessor's Map Book 0297 Page 02



Tentative Tract Map No. 18893

In order to be compatible the Highland General Plan ("Goal 2.6,2"), PA1-4 should be capped at the lower intensity use of 2 du/acre (65.45 acres/130.9 dwelling units).

7-24

16. HGP Use of Planned Development (PD)

The "Mediterra" plan proposes to use the PD land use designation to enable "clustering of units to the south". In so doing the plan would enable the protection of lands to the north as open space.

"Less Than Significant Impact – The project requires a change in the General Plan Land Use Designation from AG/EQ (low density residential) to Planned Development and a mixture of low density to medium density residential zone classifications that will allow between 0.5 to 12 units per acre. The PD designation is specifically being sought to allow clustering of units on the southern portion of the project site and preservation of open space in the northern portion of the site. The net number of units that would be developed on the project site will not be increased under this scenario, remaining below 356 units (316), which could theoretically be developed on the 178 acre property under the existing AG/EQ land use designation. The development plan compiled by the project applicant contains a detailed discussion of potential conflicts/consistency with the City General Plan. Because this is the key land use issue, the text of the consistency analysis is presented here in whole. "

Mediterra Project Initial Study (Oct 2015), page 63

While preserving open space, hillsides and slopes appears to be consistent with many elements of the HGP, the form of clustering that the "Mediterra" plan specifically proposes is in conflict with the HGP's Planned Development (PD) land use designation.

The HGP regulates the Maximum Intensity allowed by the PD designation. The purpose of this limitation is to avoid and/or mitigate environmental effects that may occur as a result of exercising PD land use (e.g. clustering).

"Maximum Intensity: The maximum overall intensity of areas designated Planned Development shall be consistent with the provisions of the Highland General Plan or determined through the development review process. In all cases, the overall intensity of Planned Development areas, and each portion thereof, shall be compatible with adjacent existing and planned land uses and shall address natural features of the site. Restricted lands or lands unsuitable for development shall not be used for transfer of development rights purposes."

HGP 2-13, 2-14

The "southern portion" (used for clustering, PA1 and/or PA1-4) of the "Mediterra" plan violates this directive from the HGP. The "Mediterra" Initial Study fails to identify this conflict with the HGP or propose any mitigations.

The suburban development proposed by "Mediterra" is not consistent with AG/EQ. The "Mediterra" Initial Study" explicitly states this incompatibility (in an unrelated section).

"The rationale for the GPA/ZC is that the type of suburban development proposed by Mediterra is not consistent with the A/EQ designation (even though it might support the proposed number of units), which is specifically designed to accommodate low density residential development where animals, such as horses, can be raised."

Mediterra Project Initial Study (Oct 2015), page 3

"Mediterra" PA1 is greater intensity that the HGP R-2 zoning.

	Mediterra PA1	R-2
Min Lot	6,500 sf	7,200 sf
Min Width	55 ft	60 ft
Min Depth	85 ft	100 ft
Max Lot Coverage	50%	40%
Min Front Setback	10 ft	20 ft
Min Back Setback	15 ft	20 ft

HGP R-2 zoning is Medium Density (MD) land use.

Table 8.3: 2014–2021 Vacant Land Summary

Zoning	General Plan Land Use	Acres	Assumed Density	Assumed Yield			
				VL/L	M	AM	Total
AG	AG/EQ	67.6	2	0	0	135	135
R-1	LD	115.9	5	0	0	580	580
R-2	MD	4.5	10	0	45	0	45
R-2C	MD	9.4	10	0	94	0	94
R-3	HD	0.2	16	0	3	0	3
R-4	HDS	27.3	25	682	0	0	682
MU	MU	10.4	16	0	83	0	83
PD	PD	34.5	12	0	414	0	414
HDS[1]	PD	47.2	25	525	0	0	525
VR	VR	1.1	5	0	0	5	5
Total				**1,207**	**639**	**720**	**2,567**

Source: City of Highland, 2012.

Note: VL/L, M, and AM, stand for lower income, moderate income, and above moderate income units, respectively. Moderate income affordability assumptions reflect densities between 10 and 19 units per acre. Lower income affordability assumptions reflect densities between 20 and 30 units per acre.

1: The HDS Overlay permits up to 650 multifamily units by-right; however some of the sites within this area are underutilized. The development potential was divided into 525 on vacant sites and 125 on underutilized sites.

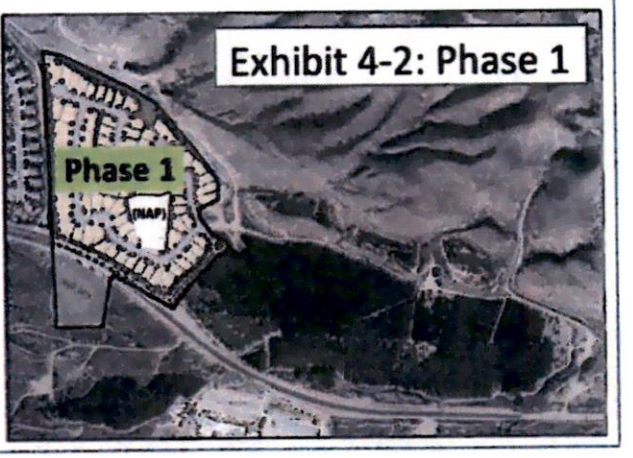
http://www.ci.highland.ca.us/Downloads/Files/HousingElement/Final_Housing_Element.pdf

PA1 (a portion of "Mediterra") is adjacent to NAP's AG/EQ existing and planned land use.

4-3.a: Phase 1

Phase 1 of the Mediterra Plan includes PA 1, the closest portion of the project to existing improvements and utilities to serve the development. Mediterra Parkway will be the main point of access from Greenspot Road. All local streets as well as the emergency vehicle access at the westerly edge of the community and all wet and dry utilities within the limits of PA 1 shall be completed with this phase. All of Greenspot Road north side frontage to PA 1, from the existing improvements to the west of Mediterra to the east edge of Mediterra Parkway along with the raised median shall be completed with Phase 1. The portion of the North Fork Trail and Fire Road that fall within the limits of PA 1 shall be completed with this phase.

The WQMP basin shall be completed with Phase 1. Pine Park shall be completed with PA 1.

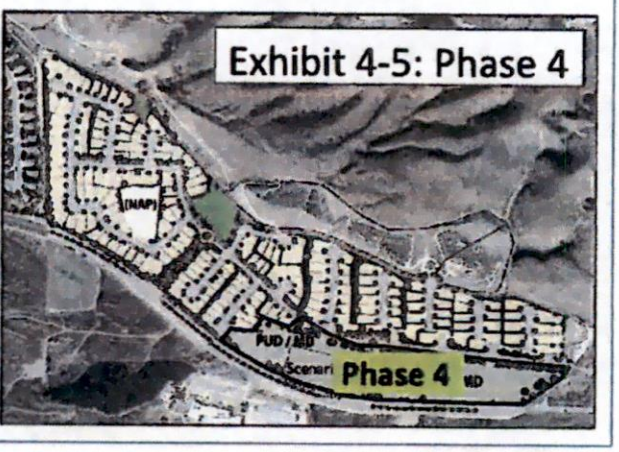


Mediterra Specific Plan 4-6

PA1-4 (the southern portion of "Mediterra" used for clustering) is adjacent to NAP's AG/EQ existing and planned land use.

4-3.d: Phase 4

Phase 4 of the Mediterra Plan may occur at PA 4 and relies on improvements completed in all prior phases of the plan. The frontage of PA 4 with Avenida Ramblas shall be fully completed along with all improvements within the limits of PA 4. If Terraneo Parkway is not previously completed then it should be fully improved with this phase. The north side portion of Greenspot Road between the previously completed improvements and the easterly edge of the Plan area which front the Mediterra Plan area along with the raised median shall be completed with this phase. All local streets within the limits of PA 4, including all utilities and other improvements shall be completed with this phase. Phase 3 may occur at PA 4 as described in Section 4-3.c subject to the approval of the City of Highland.



Mediterra Specific Plan 4-8

Proposal: Both of the environmental objectives (open space and adjacent compatibility) can be met by requiring the overall intensity of both PA1 and PA1-4 (both are portions of "Mediterra") to be a compatible intensity (e.g. AG/EQ land use and zoning) and still declare the PA 7 "open space".

7-25

17. HGP Mitigating Buffers

The HGP requires mitigation or buffers between dissimilar land uses where adverse impacts could occur. This requirement is in conflict with the proposed "Mediterra" plan and has not been identified or assessed by the "Mediterra" Initial Study.

"HGP, Goal 2.6, 7) Require new or expanded uses to provide mitigation or buffers, including greenbelts or landscaping, between dissimilar uses or existing uses where potential adverse impacts could occur."

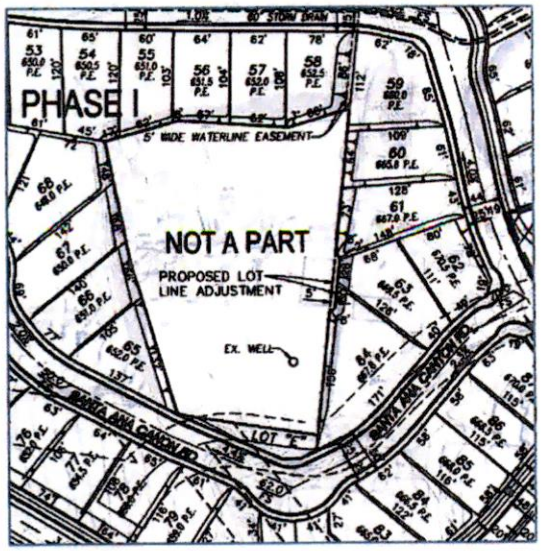
HGP, 2-28

The new expanded use of the "Mediterra" plan (vs. the plan areas current zoning and land use of AG/EQ) does not include any greenbelts or landscaping between the dissimilar suburban environment of "Mediterra" and the existing AG/EQ zoning and land use of the parcel designated "NOT A PART".

"Exhibit 1-3 shows the approximate limits of the Plan area, encompassing all of the land uses of open space, residential, and recreational. One parcel contiguous to the Plan area is not a part of the Plan and will retain its current land use designation of Agricultural/Equestrian."

Mediterra Specific Plan 1-4

"Mediterra" TTM shows 14 suburban lots directly adjacent to NAP with no mitigation or buffer (including landscaping or greenbelts).



Mediterra TTM

7-26

18. HGP Isolated Development

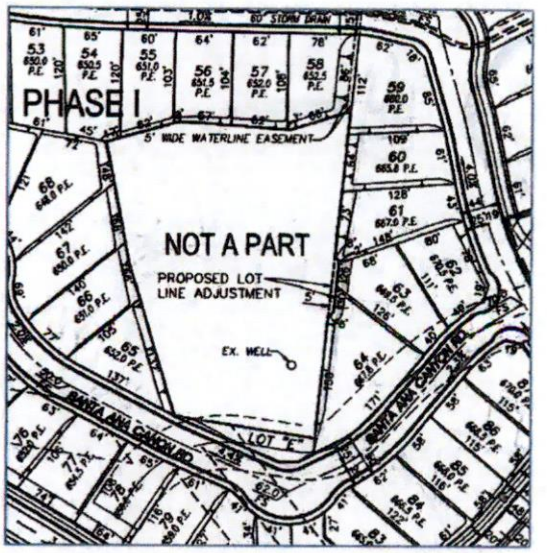
The HGP identifies a specific instruction to avoid and mitigate the environmental impact of converting agricultural land to residential development "avoid isolated development". The "Mediterra" Initial Study fails to identify or mitigate this conflicting directive form the HGP.

The Agricultural section of Conservation and Open Space (HGP-5) clearly states in its introduction that the goal of 5.2 is to avoid "isolated development" when converting from agriculture to "very low-density residential". "Mediterra" converts agricultural land to Medium or Low density residential, not "very low-density residential" as anticipated. Additionally it creates "isolated development".

"The land use issues involved in converting from agricultural to very low-density residential/equestrian uses center on avoiding isolated or "checker board" development, incorporating appropriate land use buffers and maintaining the rural character of the area."

HGP 5-5

NOT A PART is isolated development with AG/EQ zoning and land use.



Mediterra TTM

7-27

19. HGP Land Use Transition

In addition to the directive above to avoid isolated development, the HGP also dictates a policy that land use transitions and buffering will be used to avoid/mitigate the environmental effects of converting agricultural land to residential use. The "Mediterra" Initial Study fails to identify this conflict with the HGP.

"HGP, Goal 5.2, 2) Incorporate appropriate land use transitions and buffering techniques into new development"

HGP, 5-6

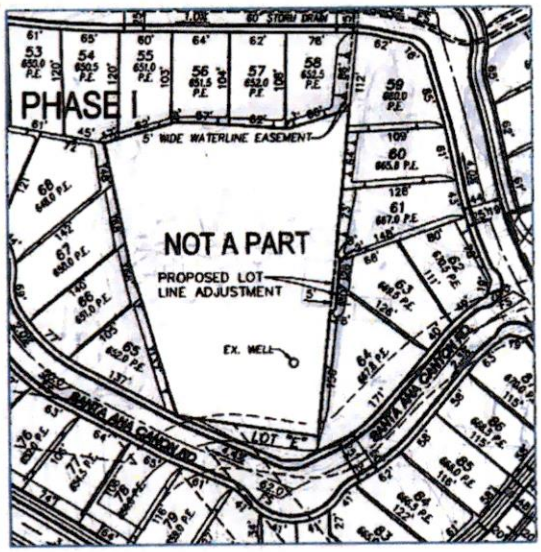
The "Mediterra" plan completely envelopes an existing AG/EQ property ("NOT A PART"), and no land use transitions or buffers are incorporated.

The Specific Plan calls out that the parcel will retain its current land use of Agricultural/Equestrian.

"Exhibit 1-3 shows the approximate limits of the Plan area, encompassing all of the land uses of open space, residential, and recreational. One parcel contiguous to the Plan area is not a part of the Plan and will retain its current land use designation of Agricultural/Equestrian."

Mediterra Specific Plan 1-4

The "Mediterra" TTM shows no use of land use transitions or buffers between (PD (suburban) and AG/EQ (rural)) land uses. The lot labeled "NOT A PART" is rural AG/EQ, land use and zoning.



Mediterra TTM

The city has been working with another development in the same general area as "Mediterra". This project called "Harmony" is in the process of creating a full EIR instead of a MND. "Harmony" has been required to establish buffers between agriculture and other adjacent uses.

"The Harmony Specific Plan specifies that the agriculture character of the community will be apparent from the landscape and street design that uses agricultural themes in an aesthetic portrayal of agricultural character. The Specific Plan provides general standards for the agriculture landscape to minimize conflicts between agriculture and other adjacent uses by establishing buffers and using fencing appropriate, and by broadly disseminating information about seasonal agricultural uses. Therefore, the Project is consistent with this policy."

Harmony DEIR, Appendix 0-General Policy Consistency page 56

7-28

20. HGP Edge Treatment

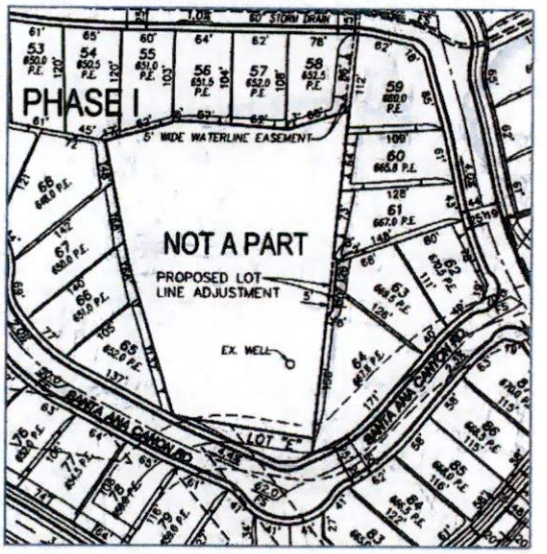
The "Mediterra" Initial Study fails to identify that the HGP has an environmental effect avoidance/mitigation policy to address the impacts of incompatible land use (between AG/EQ and higher density residential use) that the "Mediterra" plan fails to employ.

"HGP, Goal 5.2, 3) Incorporate appropriate edge treatment between the agricultural/equestrian uses and higher density residential uses through landscaped buffers, greenbelts, view fencing and parkways."

HGP, 5-6

The "Mediterra" TTM shows no use of edge treatment (e.g. landscaped buffers, greenbelts and parkways) between the agriculture/equestrian uses of "NOT A PART" and the higher density residential

use of "Meditera's" R1/R2. In fact 14 lots, of ~6000 sq. feet each, are immediately backed up to "NOT A PART".



Mediterra TTM

7-29

21. HGP Visual Agricultural Heritage

The "Mediterra" initial study fails to identify that there is incompatibility between the HGP's policy to mitigate environmental effects by preserving visual reminders of the city's agricultural heritage in parks and buffer zones etc. vs. the "Mediterra" plan. The "Medittera" plan fails to implement this policy, and the Initial Study fails to identify this conflict.

"Goal 5.2, 4) Preserve visual reminders of the City's agricultural heritage in park design, buffer zones, public use areas and landscape plans."

HGP, 5-6

The "Mediterra" plan does not provide visual reminders of the City's agricultural heritage. This is particularly important as "Mediterra" proposes to eliminate some of the last remaining agricultural operations in the city of Highland with MD residential development.

7-30

22. HGP Tree Replacement Policy

The HGP contains a Tree Replacement Policy that the "Mediterra" plan has failed to implement. The "Mediterra" Initial Study fails to identify this conflict between the cities environmental effects avoidance/mitigation policy and the "Mediterra" plan.

"HGP, Goal 5.7 12) Require replacement at a 2:1 ratio of all mature trees (those with 24-inch diameters or greater measured 4½ feet above the ground) that are removed."

HGP, 5-22

The "Mediterra" plan calls for the removal of 38 acres of citrus grove. As a mitigation measure, compliant with the general plan, an arborist should be employed to determine how many of the trees qualify as "mature trees" (as well as any other trees that are impacted but not part of the groves). The Mediterra plan should then replace those trees at a ratio of 2:1 per the HGP.

"However, even this value is higher than actual impact on the groundwater aquifer, because the proposed project will remove about 38 acres of citrus grove, which requires about 114 acre-feet per year (about three acre-feet per acre), leaving a residual impact of 45 acre feet of actual additional pumping impacts on the groundwater aquifer."

Mediterra Project Initial Study (Oct 2015), page 61

7-31

23. Ongoing Noise

While the "Mediterra" Initial Study identified that operating bulldozers excavators and such can be a significant environmental noise and vibration impact (that requires mitigation) on neighboring residential homes during construction. The Initial Study failed to identify how those same or similar (noise/vibration) machines might impact the new residents of "Mediterra with respect to ongoing and future agricultural use of parcel NAP.

"NOS-3 A 12-foot temporary noise barrier or an 8-foot solid barrier (wall or combination wall/berm) shall be constructed along the west project boundary and adjacent to the onsite residence if occupied prior to the start of onsite grading or clearing."

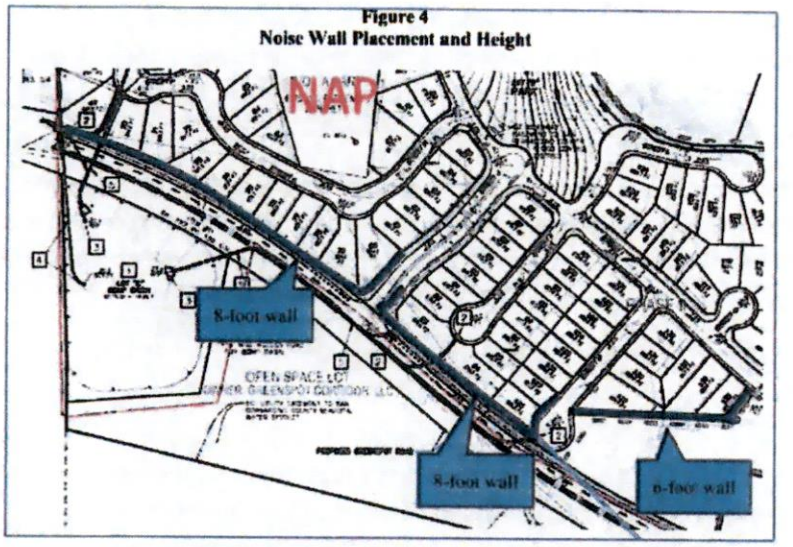
Mediterra Project Initial Study (Oct 2015), page 85

In addition noise from Greenspot Road was identified for mitigation.

"For all perimeter units along the Greenspot Road frontage, traffic noise may exceed recommended exterior compatibility standards for outdoor recreational space. In order to create outdoor space that achieves 65 dB CNEL at these units, an 8-foot solid noise wall, constructed along the Greenspot Road frontage, will provide 8 dB of noise protection. A 15-foot long return will be required along the side yards of lots at the site entrance to prevent noise leakage. This will ensure that recreational users in the rear yards of units backing up to Greenspot Road will achieve 65 dB CNEL even at build-out."

Appendix 8 (Noise), page 19

The proposed mitigation for Greenspot Road is to supply an 8 foot noise wall, with 15 foot long returns to achieve an 8 dB noise reduction.

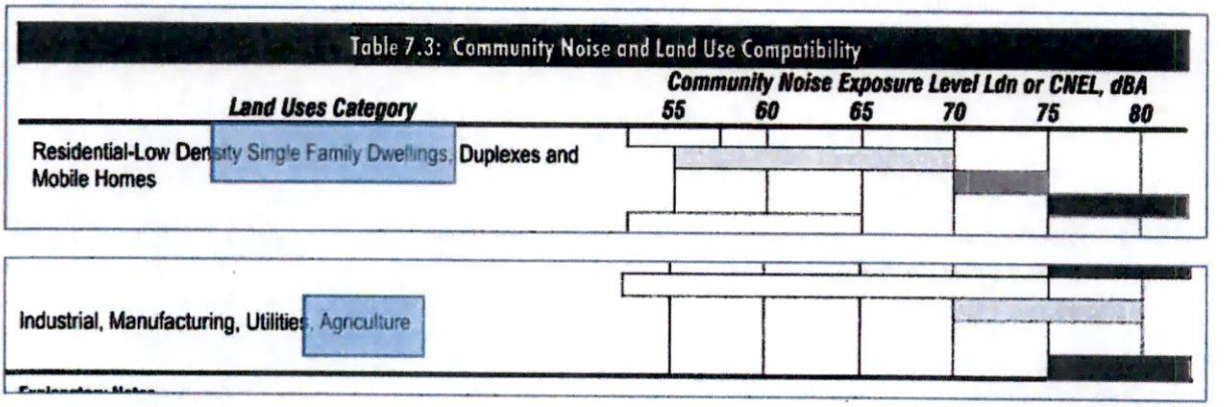


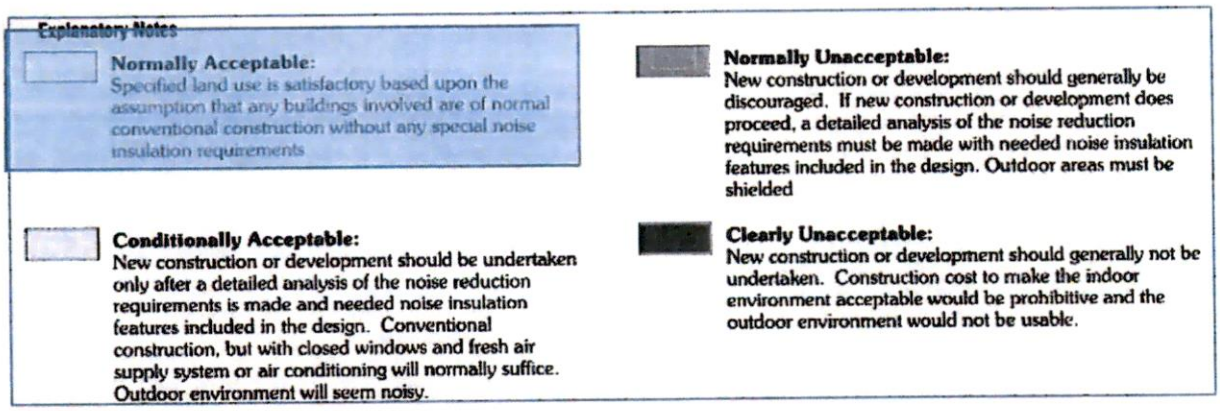
Appendix 8 (Noise), page 16

What the report has failed to assess is the impact of ongoing and future AG/EQ land use within the NAP parcel. Table 7.3 (Noise Element) from the HGP demonstrates the differing values of what is considered "Normally Acceptable" between LD Residential and Agriculture. Above 57.5 dBA Vs. 75dBA. This potentially significant CEQA Impact has not been properly addressed by the MND study, nor has any mitigation been proposed.

"Table 7.3 provides planning guidelines for the review and approval of development applications in terms of the compatibility of land uses with the existing and future noise environment."

HGP 7-7





HGP 7-8

Conclusion: A full EIR should be performed to identify possible mitigation measures that can be used to protect (at a minimum) the 14 lots that are adjacent to NAP from current and future noise levels, as well as those possibly across street from NAP. One possible mitigation measure would be to include an 8 food sound wall around NAP, as was used between Greenspot Road and those impacted residences.

Additionally a vibration assessment should be performed to isolate past, current and future equipment operated as part of an ongoing AG/EQ operation (NAP). Mitigation measures could include setbacks to protect any newly constructed buildings from NAP equipment vibration.

7-32

24. Insufficient Public Parks

The "Mediterra" Initial Study assessed (incorrectly) that the "Mediterra" plan has sufficient parks to meet the HGP's park requirements.

The "Mediterra" Initial Study assess that HGP's open space ratio of 2.5 acres per 1,000 residents has been met. The assessment does not identify the distinction of "undeveloped parkland", "trails" and "developed parkland". It also fails to identify the anticipated population of the development.

"d) Recreation/Parks?

Less than Significant Impact – The proposed project is a low/medium density residential development. The project includes a number of open space and recreational uses for the project and the community. The project will permanently conserve the natural hillside in the northern portion of the Mediterra Plan area. This area contains fire protection roads which can be used as hiking trails. Multiuse trails will be incorporated into the project design in accordance with the facility map in Figure 13. This map shows recreation areas that include a neighborhood park, pocket park, trails, paseos and other amenities. The City General Plan establishes an open space ratio of 2.5 acres per 1,000 residents. Given the onsite permanent open space and approximately three acres of park, trails and recreational amenities, the project will fulfill this General Plan objective. Although the proposed project is expected to incrementally increase the demand on park and recreation resources within the City, the proposed project is not forecast to have a significant impact on local parks or recreational facilities. The

developer may seek to offset DIF fees with the recreation/park amenities incorporated into the project design. No mitigation is required."

Mediterra Project Initial Study (Oct 2015), page 89

The Highland General Plan requires a ratio of 2.0 acres of developed park per 1000 residents.

"Park Standards and Facilities Throughout the country, park planning is conducted by establishing a ratio of park acreage per population. The open space ratio established for the Highland is 2.5 acres per 1,000 residents, which includes a ratio of 2.0 acres of developed park acreage and 0.5 acre of undeveloped natural parkland. In California, park standards are provided by the Quimby Act of 1975, which gave cities the authority to pass parkland impact fees or dedication ordinances, recognizing the tremendous strain that local cities were under to provide enough parkland and open space for their residents. It is the City's intention to exceed state-mandated minimums, which generally fall in the 4 to 5 acres per 1,000 citizen range."

HGP, 5-37

Another section of the "Mediterra" Initial Study reveals the anticipated population of 1092 residents (this number should have been included in the CEQA Public Park section).

"Less Than Significant Impact – Implementation of the project will result in incremental system capacity demand for wastewater treatment capacity. According to the Highland General Plan, the San Bernardino Water Reclamation Plant operated by the San Bernardino Municipal Water District has a capacity of 33 million gallons per day (MGD), and the current sewage generation is between 26 to 27 MGD. The current population within the city of Highland is estimated to be 53,900. The proposed project is forecast to increase the population by about 1,092 persons. The proposed project is not forecast to require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. "

Mediterra Project Initial Study (Oct 2015), page 103

The Highland General Plan does not allow for private parkland to be counted toward the parkland requirements. This is demonstrated in the "Target Planning Areas and Future Needs" section of the HGP.

"For residents of the East Highlands area, there appears to be ample park space. It should be noted that East Highlands Ranch has 113.6 acres of active recreational space including walking, hiking, or biking trails and 940.3 acres of natural and visual open space for the private use of its residents; however, this parkland is not counted toward the parkland requirements that must be met by the City because it is private. It should also be noted that the California Youth Soccer Association (CYSA)"

HGP 5-38

The "Mediterra" project should require (1092/1000)*2.0 acres=2.184 acres of developed park acreage (not open space, not private parks, not trails etc.). "Mediterra" has PA6 its developed park acreage of 2.16 acres.

"2-2.f: Planning Area 6
PA 6 is approximately 2.16 acres and is designated for a neighborhood park with recreational area, exercise, and gathering opportunities for the community residents; the neighborhood park is referred to as Mediterra Park in the Plan. Section 2-1.d: Parks and Recreation gives a general description of this component of the Land Use Plan, and Chapter 8: Open Space and Recreational Uses details the improvements planned for this Planning Area."

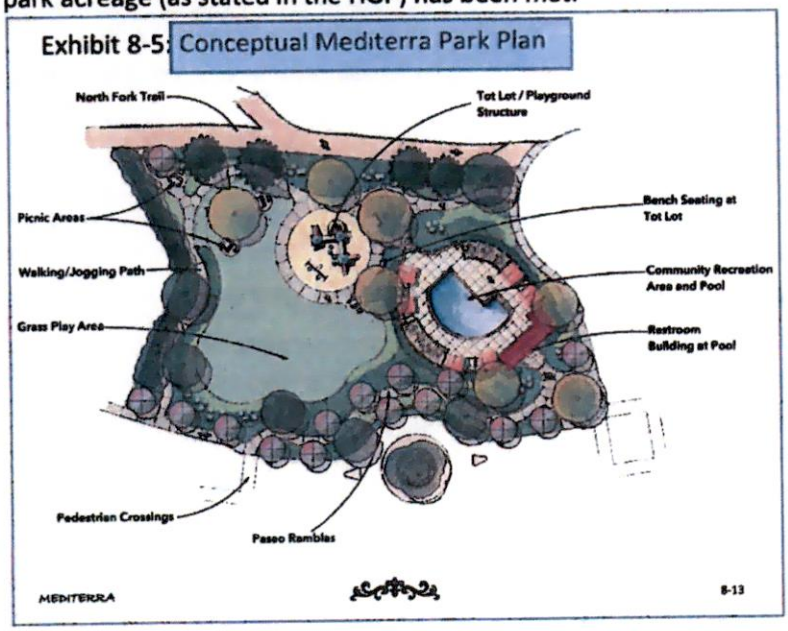
Mediterra Specific Plan 2-11

An unknown portion of this 2.16 acres is private park land.
"8-3.a1: Community Recreation Area
Additionally the Mediterra Park will feature a fenced Community Recreation Area that includes a combination of functional features such as:

- *o Controlled points of access for community residents with gates and fencing.*
- *o Swimming pool and sun deck.*
- *o Restroom building compatible with the community's architectural theme with equipment space."*

Mediterra Specific Plan 8-12

Because the Mediterra Park Plan is "conceptual" it is impossible (and does not include the acreage of the private park) for city planner and decision makers to decide how much of the Park is going to be "Private". As such it is impossible to determine whether or not the 2.184 acres for public developed park acreage (as stated in the HGP) has been met.



Mediterra Specific Plan 8-13

Conclusion: Perform a full EIR, and update the Mediterra specific plan to include a specific (not conceptual) park plan that allows the planners and decision makers of the City of Highland to accurately assess whether the "Mediterra" plan is consistent with the general plan with respect to acreage of developed public parks based in anticipated number of residents. Alternatively "Mediterra" could add enough public park acreage to cover the deficiency regardless of the size of the private park in "Mediterra".

7-33

25 Incompatible Traffic

The "Mediterra" initial study provides a significant amount of data (too much?) on articulating the impacts of 1000 additional residents on the community road ways. And proposes no less than 3 mitigations, Pages 91-100 Mediterra Project Initial Study (Oct 2015).

However, the Initial Study fails to adequately address hazards introduced by the "Mediterra" plan in the form of "incompatible vehicular use". This is a foreseeable, un-assessed, un-mitigated significant impact on the residents of "Mediterra".

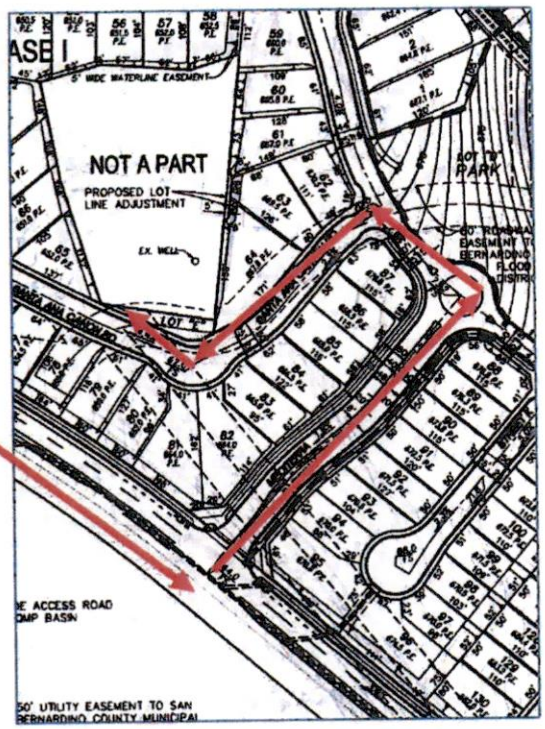
"d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?"

Mediterra Project Initial Study (Oct 2015), page 100

"Less Than Significant Impact – The TIA evaluates the improvements needed to provide adequate access to the site and from the site to the area circulation system. This includes specific recommendations to"

Mediterra Project Initial Study (Oct 2015), page 100

The Mediterra TTM shows that a past, current and future AG/EQ operation will be required to use suburban residential streets to access a main vehicular artery (Greenspot Road). This will place incompatible agricultural vehicles on residential streets without an assessment or proposed mitigation.



Mediterra TTM

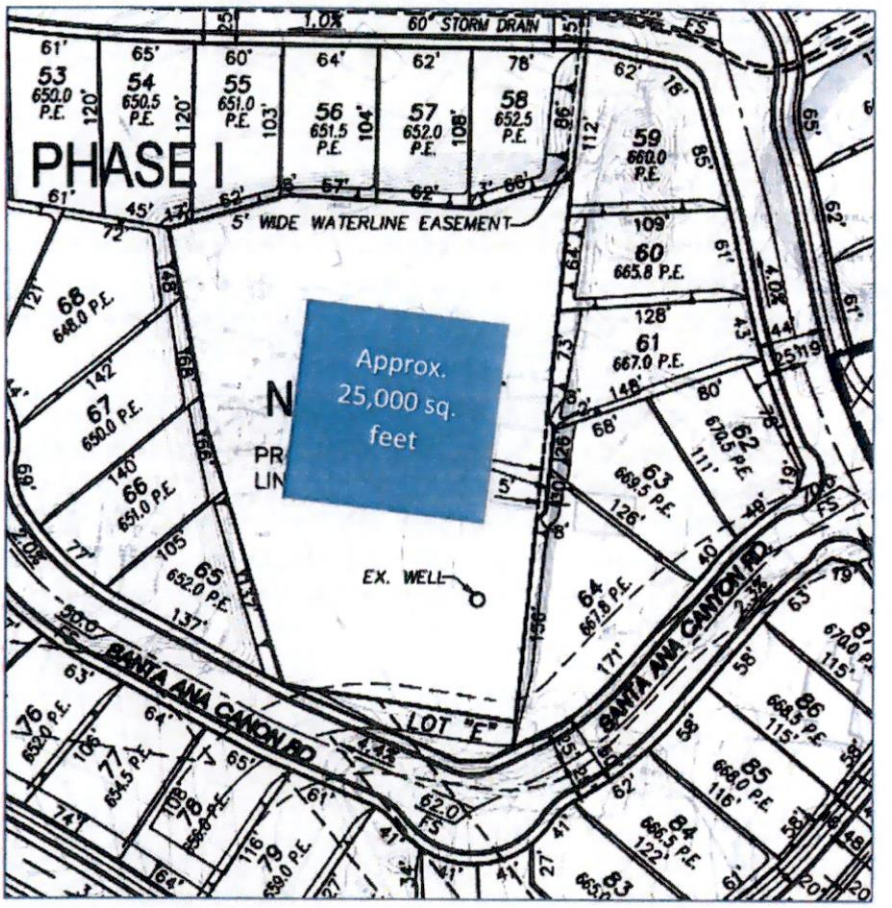
While it may appear on the surface that this may not raise to a significant risk; "How many agricultural trips will a 1.7 acre AG/EQ parcel really generate?" Technology and necessity (water shortages, land shortages, pesticide use, demand for organic produce etc.) are combining to paint a new picture of Agriculture. **The owners of NAP have been evaluating high efficiency farming technologies for deployment on the NAP parcel.**

"The statistics for this incredibly successful indoor farming endeavor in Japan are staggering: 25,000 square feet producing 10,000 heads of lettuce per day (100 times more per square foot than traditional methods) with 40% less power, 80% less food waste and 99% less water usage than outdoor fields. But the freshest news from the farm: a new facility using the same technologies has been announced and is now under construction in Hong Kong, with Mongolia, Russia and mainland China on the agenda for subsequent near-future builds."



http://weburbanist.com/2015/01/11/worlds-largest-indoor-farm-is-100-times-more-productive/

This is an example for scale only. The NAP parcel could foreseeably be used to situate a 10,000 head of lettuce per day agriculture operation using today's technologies. This operation would be highly efficient in terms of both water, space and pesticide use. It would; however, likely generate a significant number of incompatible vehicular trips.



Mediterra TTM

While this enterprise might be dismissed as farfetched, it is certainly in keeping with the cultural and historical nature of the plan area. Who would have bet against the Highland founding fathers when they first dared to divert the Santa Ana River to allow agricultural operation in the City of Highland in the first place? "North Fork Produce", "Preserving a history of agricultural pioneering", "Local, Organic, produce: Exclusively grown using the purest headwaters of the Santa Ana" (The North Fork Water Company has senior water rights to the Santa Ana River. Parcel NAP has both North Fork shares and access to the North Fork). This type of operation should be considered "foreseeable".

Conclusion: In order to promote safety and minimize the hazards to the general public because of mixing incompatible vehicle use, a full EIR should be performed on what projected uses are possible (including trending agricultural technologies, and expert review) to establish foreseeable uses of the parcel NAP. The assessment would be based on permissible land use and zoning described in the HGP and relevant municipal codes (bee keeping?).

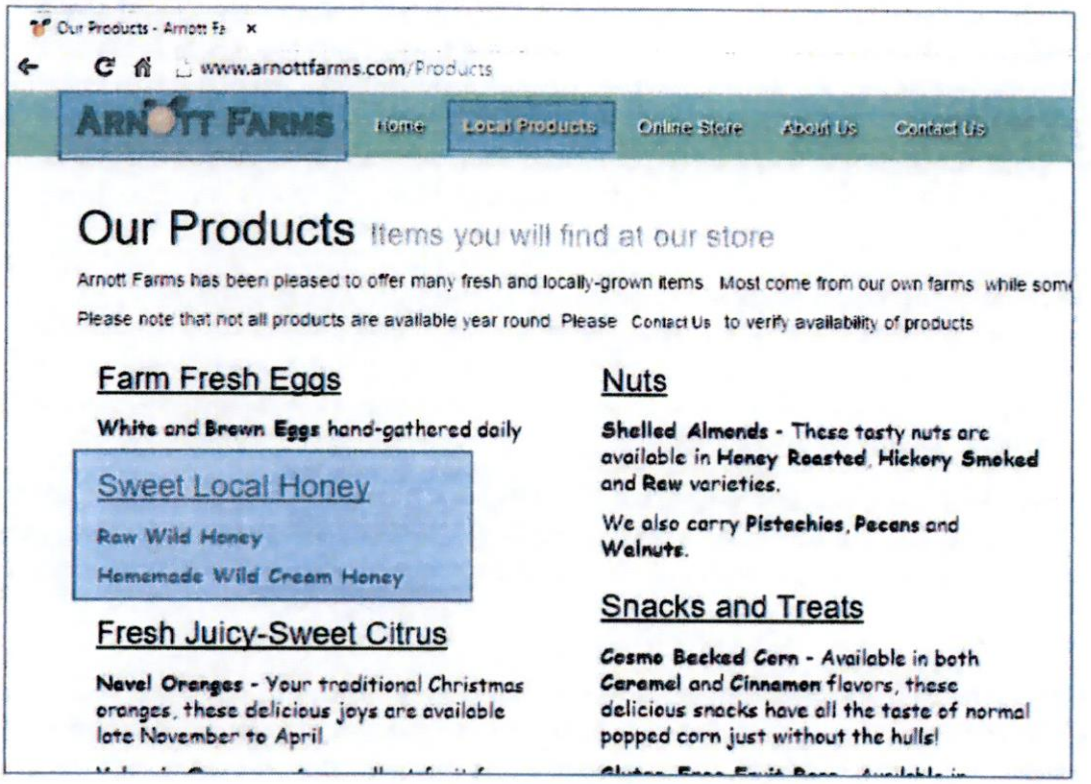
Mitigation measures might include: Changing the City of Highland's general plan to limit or preclude the use of high efficiency farming techniques in the City or maintaining the existing direct access from parcel NAP to Greenspot Road (Greenspot Road easement retained).

7-34

26. Pollination Community

The "Medittera" Initial Study failed to study the impacts of removing ongoing beekeeping operations from the "Mediterra" plan area. There will be an impact on sensitive species because of the removal of this ongoing pollination. This Initial Study has failed to assess whether this impact will raise to the level of significant with respect to the areas sensitive species.

Arnott's farms (operator of the 38 acre citrus grove that "Mediterra" plans to remove) performs beekeeping as a symbiotic operation to citrus production.



http://www.arnottfarms.com/Products

Michael Raley has seen beekeeping boxes operated and relocated in the "Mediterra" plan area frequently.

The following article written by Joe Traynor shows that a 2 mile buffer is insufficient to isolate bees from pollinating.

How Far Do Bees Fly? One Mile, Two, Seven? And Why?

Bee Culture – June, 2002

Joe Traynor

With growing concern about pollen transfer from genetically modified crops and with continued concern about pesticide poisoning of bees, it is becoming increasingly important to know the answer to the question posed above.

The flip answer, "as far as they have to" is also the best answer.

Imagine a large wreath of flowers, encircling a hive (or an apiary) in a barren desert. Gradually expand that wreath and you will find that bees will forage up to seven miles, but that the law of diminishing returns (where hives lose weight) kicks in at about four miles.

In what has been termed a "classic experiment", J. E. Eckert essentially did the "wreath experiment" in a three year study (1927-1929) that was published in 1933(1). This study should answer the title question for all time. Eckert picked two irrigated areas in Wyoming that were separated by a 17 mile stretch of barren badlands, then placed colonies at increasing distances from the irrigated wares. Roger Morse summed up his study in the table on the next page.

What's striking about this experiment is that colonies can make a living when the nearest food source is four miles away. From this, it is easy to see that a two mile buffer zone is not sufficient to protect bees from pesticides (or to prevent pollen transfer from two different varieties of plants grown several miles apart).

http://www.beesource.com/point-of-view/joe-traynor/how-far-do-bees-fly-one-mile-two-seven-and-why/

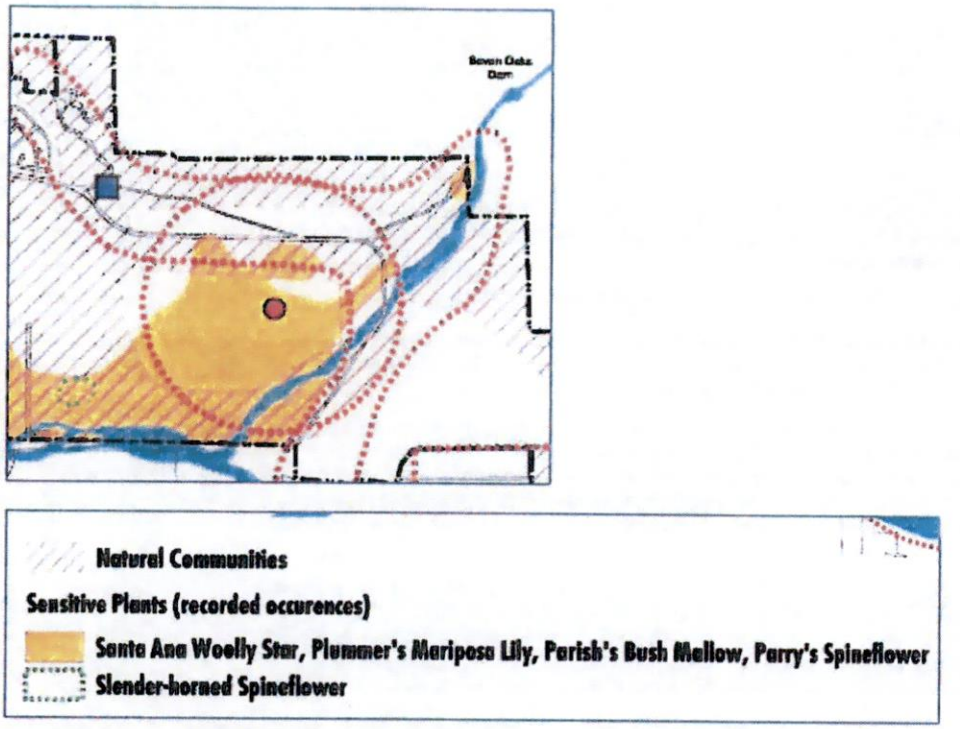
Joe Traynor is an author in the field of bee pollination, and beekeeper.

"Joe has authored 2 books, "Ideas in Soil and Plant Nutrition" and "Almond Pollination Handbook for Almond Growers and Beekeepers". He has donated the profits for bee research, primarily for parasitic mite control."

http://www.beesource.com/point-of-view/joe-traynor/

It is reasonable to infer from this information that ongoing bee pollination is occurring well beyond the "Mediterra" site and its 38 acres of citrus groves that are proposed to be removed.

The HGP has identified the sensitive species, Santa Ana Woolly Star, Plummer's Mariposa Lily, Parish's Bush Mallow, Parry's Spineflower and Slender-horned Spineflower as well within the range of bees that pollinate the 38 acre citrus grove.



HGP Figure 5-1 Biological Sensitivity Map

A full EIR should be performed on "Mediterra" to better understand the impact of eliminating bee keeping operations with respect to this 38 acre grove. This assessment should be performed by a certified beekeeper and expert on the pollination requirements of the identified sensitive species.

There are potentially simple mitigation measures which could be employed like: maintain the vacated shoulder of Greenspot as an ongoing citrus operation (with associated beekeeping), preserve parcels east of "Meditterra" (also owned by Ron Arnott) as mandated citrus operation, "Mediterra" HOA beekeeping operated for the benefit of "Mediterra" residence and open space etc.

Without this assessment (and proposed mitigations) there may be significant impact on the pollination routine for these sensitive species.

7-9 Your comment is noted and will be retained in the project file that is made available to the City decision-makers prior to a decision on the proposed project. Although the Harmony Specific Plan will utilize common infrastructure with Mediterra, it is not "in the same area." Mediterra is located directly adjacent to the existing developed portion of the City of Highland where all utility and road infrastructure already exists. Mediterra is also located on the edge of, but within, the Santa Ana River watershed. Harmony requires extension of all utility and road infrastructure and is located in an undeveloped portion of the Mill Creek watershed. They have very little in common except if approved they will utilize some common infrastructure.

Your comment regarding the traffic analysis is incorrect. The traffic study and the data incorporated into the Initial Study assumed that Harmony traffic is part of the cumulative traffic incorporated for evaluation. Refer to pages 42 and 43 of the traffic study which is in Appendix 9a of the Initial Study. In calculating the near term impact on the area circulation system, the traffic study assumed that 75% of the Harmony project would be developed and generating traffic. Given that the Harmony project has not been approved this is a very conservative assumption. When looking at the long term (Horizon Year), the traffic study indicates that the full development of Harmony was taken into consideration as part of the cumulative projects contributing to the intersections analyzed in the Initial Study. Further, with implementation of mitigation measures identified in the traffic study, potential impacts in 2018 and the Horizon Year can be mitigated below a level of significant impact. There has been no data presented in the record to contradict this finding.

Regarding water, the analysis on page 61 documents that the proposed project's cumulative consumption (45 acre feet per year after eliminating irrigation of the citrus grove on the property) is not a significant cumulative impact on water resources of the local purveyor, East Valley Water District (District). This is based on an evaluation of the project in the context of the applicable Urban Water Management Plan and is further verified by the District's issuance of a will serve letter to the project (Appendix 7b).

Regarding sewer capacity, the proposed project will connect to the existing sewer located in Greenspot Road and the regional wastewater treatment plant has more than adequate capacity to accept and treat the cumulative wastewater anticipated within the City of Highland. This finding is further augmented by the District's efforts to provide a new wastewater treatment plant. It is being sized to serve the full build-out of the District's service area, which includes the Mediterra and Harmony sites.

Regarding the wildlife corridor issue there is no major wildlife corridor through the property. Wildlife movement in the area is typically along stream channels (Santa Ana River, City Creek, Plunge Creek, etc.). The proposed project will not adversely impact any known wildlife corridor and therefore it cannot contribute to cumulative adverse impact to such corridors.

Police and Fire demand impacts are clearly identified and in accordance with the City's policies the proposed project, and any other new projects that contribute to cumulative demand for these services, will be offset by payment of Development Impact Fees which the City has established to ensure that adequate fire and police service can be maintained within the City

In closing, the cumulative impacts of the project were fully considered and the appropriate project contribution to offsetting the project's contribution to cumulative demand is addressed in the Initial Study and more importantly, where mitigation is required to reduce the project's contribution to a cumulatively considerable impact it has been identified and will be implemented.

7-10 The comment regarding "particularly significant aesthetic" is parsing words; a project either has a significant visual component or it does not. This project site's significance consists of the adjacent foothill background view and the onsite orange grove. This site is also not an undisturbed or pristine visual setting. There are two residences, graded roads, power lines and highly disturbed areas in addition to the referenced visual resources. Also note that the City has not advanced designation of any Scenic Highways or guidelines for protecting scenic qualities to date so the Mediterra Project incorporated the following features.

1. A detailed land and site plan has been developed for the City's consideration
2. This Plan preserves approximately 95 acres (53%) of the development area as open space in perpetuity. The open space is recognized by the City General Plan as an important view asset and backdrop for the community.
3. Among the view corridors listed in the City General Plan, Greenspot Road offers some of the best and widest views in the City, which includes the hillside backdrop to the north without any development and the Santa Ana wash to the south.
4. The referenced Page in the General Plan (2-29) is cited, but the following finding is not highlighted "within residential developments if not."
5. The elimination of the orange groves and development of residence is consistent with the General Plan and the Initial Study constitutes "full environmental review" as all of the information required regarding the change in view is being provided to the City decision-makers as required by CEQA. Also, the photo referenced in the Highland Community News is an old view north of Highland Avenue and just east of Church Street. Note the City allowed development of this property just below Harrison Mountain about seven years ago and found its conversion to residential development consistent with the General Plan.
6. Additionally, the characterization of the project in this comment is that it eliminates all agricultural qualities from the project site. The project has been designed to preserve visual reminders of the community' agricultural past by including over 13 acres of AG/Eq parcels with operational groves as an integral component of the Mediterra Plan (PA 5-estate lots). These lots are preserved on existing benches that sit at a significantly higher elevation than the remainder of the Mediterra site. This unique feature to the City of Highland combines the character, high elevation and visibility of the estate lots.
7. This comment also includes a discussion of the City or some other party operating a citrus grove at this location. This is not the project proposal being submitted to the City and it is not considered a viable alternative just based on being mentioned. The City has the authority to acquire the property or enter into an arrangement with a private party, but this is a separate issue that reflects the commenter's views, not the view of the property owner or applicant. No such alternative has been shown to be viable and it does not merit further consideration in this Initial Study.
8. Regarding the Greenspot right-of-way (ROW): The tragic accidents that claimed the lives of travelers was mainly due to the old, tight alignment of the Road. The City took the lead in mitigating this condition for the sake of safety of the general public. The property owner, the Arnott Family, dedicated the needed ROW to the City of Highland without compensation. The old ROW was not formally vacated, but will be vacated with the development of Mediterra. The Mediterra plan is providing significantly more ROW area than it is getting back from the City.

In summary, the Mediterra project incorporates all the elements of conservation along Greenspot to meet the General Plan policies referenced in this comment. It is a planned development that retains elements of the large lot agriculture/equestrian development; it provides for retention of elements of the citrus groves; it incorporates landscaping that will meet the City's design requirements; and it protects the foothill backdrop of the property with minimal disturbance. The site is not a pristine open space in its current condition and conversion of the site to the Mediterra development plan does not rise to a level of significant adverse aesthetic impact. Finally, the aesthetic issue is fully discussed in this Initial Study and preparing an EIR is not necessary to provide decision-makers and the public with full disclosure on this issue.

7-11 Actually the Mediterra project incorporates a design feature that fully mitigates impacts on nearby public land managed by the U.S. Forest Service (USFS). Specifically 53% of the site, about 95 acres of private land will serve as a buffer between the proposed residential development and the public land. Specifically the Mediterra plan treats the interface with the USFS land in a most sensitive manner. The plan preserves land in perpetuity where under the existing zoning a maximum of two residential units per acre could be developed. Also, the plan enhances access to road 1N16 with new fully improved streets designed to the City of Highland's standards. The USFS was contacted and a copy of the Mediterra Plan has been provided to them. The USFS has responded with samples of directional signs to be located during the final design process of the community. The USFS was also provided a copy of the CEQA Initial Study and did not provide any negative comments on the plan. Regarding ultimate ownership of the open space, the applicant will work with the USFS and other parties to determine which party should acquire and manage the open space over the long term.

7-12 This comment is a wide ranging discussion of policy as set by City relative to heritage trees. The reference to General Plan Goal 5.7 "Maintain, protect and preserve biologically significant habitats, including riparian areas, woodlands and other areas of natural significance" ignores that this section is not intended to address agricultural crops which constitute an economic commodity to the property owner. It is clear that the citrus grove is a commercial agricultural operation where trees can be replaced as needed without resorting to either Goal 5.7 (not applicable) or Municipal Code Section 16.64.040, heritage trees as there were none identified during the field investigations by qualified biologists.

The City of Highland allows the removal of heritage trees after securing the required permits. The proper procedure for a residential development is to determine during the final engineering if any Heritage Trees need to be removed subject to review by the Director of Community Development and the City Engineer. Note that because this is mandated by the Municipal Code, there is no mitigation required. Mitigation is required only when an impact may result that is not already mandated by law to occur. For example, a City does not require mitigation for future traffic from a project to obey the speed limits, there are existing laws and regulations that requires speed limits on roadways to be obeyed. Heritage trees fall in this category because any heritage trees identified for removal must be shown on the rough grading plan and submitted for a Tree Removal Permit along with a grading permit. The award of the tree removal permit would coincide with the issuance of a grading permit and would be implemented within the permitted 90-day period from approval, subject to section 8.36.080 Approval Period of the City of Highland Municipal Code which states: *Tree removal permits shall be effective following the 10-calendar-day appeal period and shall be valid for a period of 90 calendar days, subject to extension. Where a tree removal permit is associated with a proposal for development, the 90 calendar days shall start from the date of approval or issuance of building permit, whichever comes first.* (Ord. 103 para 8, 1990)

The site was evaluated by a qualified biologist and no heritage trees were identified. An arborist is not required to conduct such an evaluation, only a qualified professional, such as a botanist. The finding that the project will not conflict with a local policy or ordinance is appropriate both because no heritage trees were identified and because the municipal code must be implemented.

7-13 As noted in this comment, citrus trees can live a long time, but their commercial productive life span is much shorter. The citrus trees on the project site have been randomly replaced by the property owners periodically since the grove was installed prior to 1930 (the earliest aerial photo of the property). A full cultural resources evaluation of the property is provided in Appendix 4 of the Initial Study and all potential historical resources were assessed. The individual trees in the grove and the grove itself do not merit historical recognition because of the pattern of management and replacement of trees on an as needed basis to maintain commercial production. As a general rule, trees in a grove are managed for commercial production and are not considered a significant cultural asset required to be preserved. The City Municipal Code exempts fruit and nut-bearing trees from heritage or other designations and protections. The requirements for removal of citrus trees are outlined in the City of Highland Municipal Code and will be followed by the developer prior to removal of the trees.

7-14 These extensive comments provided herein appear to represent a personal preference of the commenter and not that of the City Many cultural resource studies have been performed for the area that includes the Mediterra Plan, including a study in January 2015 by CRM TECH for the project site. The CRM TECH report is a part of the CEQA process (Appendix 4). It concludes that even the North Fork Ditch has been modified to the extent that it does not have significance on the property. Further, as noted in the preceding response to comment the citrus grove on the property proposed for development has undergone replanting on a periodic basis since originally installed and no longer contains individual tree or grove values that merit designation as a historic resource.

The City nor the applicant have no relationship with the North Fork pipeline and its connection to the Santa Ana River. The North Fork pipeline is owned by the North Fork Water Company and East Valley Water District owns a large percentage of this Company and currently operates and maintains the North Fork Pipeline. EVWD replaced the old ditch with a 39-inch pipeline in 2007 because the old ditch continued to fail and become progressively less reliable. The Mediterra Plan includes a Multi-Use trail, referred to as the North Fork Trail, in recognition of the old North Fork ditch's role in the area's past. Shareholders of the North Fork Water Company have access to the North Fork water Once development occurs, the water rights are returned to the Company The Mediterra project will not have access to North Fork water. Any other existing connections to North Fork water including to the Not-A-Part parcel will be preserved.

Many groves have historically been removed from the East Highland Ranch area and the City has not determined that they contained sufficient historical value to be designated as historical resources. Based on discussions with the City, it does not propose to form a citrus preservation commission to acquire any citrus groves for preservation. As an example, the Redlands Citrus Conservation association currently owns about 153.5 acres of groves after it sold 34 acres to an industrial developer The funding from such sale helps the City to acquire less expansive "for-sale" groves at locations less beneficial to the community as residential or more productive land uses. The City only considers the purchase of existing groves that are offered for sale by a

land owner at market value and "at arm's length"...no condemnation or forced sale. Many groves have been sold in the distant and recent past in the City of Highland, but as noted the City has elected not to pursue the purchase and preservation of these citrus groves.

If the commenter is interested in the purchase of a grove for preservation he could approach landowners to make an offer, or alternatively organize a group to come up with resources to start acquisition of such properties. Note that such preservation is expensive to manage as indicated by the article provided in Attachment 1 of these responses to comment. The City of Loma Linda stopped irrigating groves in 2012 due to operation and maintenance costs.

Please refer to response to comment 7-10 regarding the Greenspot Road shoulder vacation.

7-15 This comment indicates an apparent misunderstanding of the geotechnical data provided in the Initial Study and in Appendices 5 through 6a-d. Mr. Wes Reeder, County of San Bernardino Geologist, personally inspected the fault trenches and reviewed the results of many fault investigations within and in close proximity to the Mediterra plan area. The relevant investigations and reports to the Mediterra site are included or referenced in the Initial Study. The trenching for fault investigation conducted for development of the Calvary Chapel and other referenced investigations were sufficient to clear Planning Area 1 of the proposed project for development and human occupancy. Additional fault investigations were conducted immediately to the east of the Mediterra site, which also provides geologic information to the project geologist and Mr. Reeder. Furthermore, a seismic refraction investigation was conducted as a non-invasive method to investigate the potential presence of faulting on PA 2, 3 or 4. The investigation revealed no geologic features or discontinuities that typically imply the presence of active faulting. Mr. Reeder still requires additional fault trench to be conducted prior to the recordation of the respective maps for Planning Areas 2, 3, and 4 to confirm the findings to date. This approach allows the avoidance of premature trenching and disturbance of the land and the current grove operation. Regarding the reference to future analysis, such analysis is not considered deferral of mitigation when a performance standard is included that will be protective of the future resources, in this case structures and human lives. Mitigation measures GEO-1 and GEO-2 incorporate such performance standards to ensure that structures and human lives will be protected.

7-16 As stated in the Initial Study, the applicant will submit plans for approval prior to construction and for implementation prior to occupancy. A number of the design standards referenced in this comment have already been implemented in the Mediterra development through a detailed Tentative Tract Map (TTM) which has been reviewed by City Staff including the Fire Marshall. Design standards, such as looped fire access roads, unobstructed road width, maximum road grades, minimum turning radiuses, access to USFS land, cul-de-sac length and width, street vertical and horizontal curves, and many more design standards have already been incorporated in the Mediterra TTM. Furthermore, the Mediterra plan references the City of Highland Municipal Code as the guide for other design standards to be implemented. These include exterior finishes of structures, fencing types and locations, venting and other structure openings, exposed rafter tail dimensions and treatment, as well as type and location of landscaping structures.

The applicant has worked with the Fire Marshall since the inception of the Mediterra plan to incorporate design features into this TTM. Note that the Harmony Specific Plan lists a host of measure that will guide future development because it does not have detailed TTMs submitted for that project. Alternatively, the project TTM already incorporates these measures. The process of preparing a detailed fire mitigation plan occurs with the final landscape design and final engineering of the project. This is not deferral of mitigation, it is achieving a performance standard of fire protection. This is reflected in a series of e-mails between the Fire Marshall's office (Scott DeForge) culminating in the following: *Upon further plan review and a site inspection where **sparse vegetation** growth on **steep terrain** would create soil erosion if stripped to bare mineral soil, it is my opinion the intent of the 100-foot 'wildland **'fire hazard buffer'** can be met through the following **amended** FIRE conditions.*

Amend General, Condition 2. **HF3: to read:** *a fuel break along the northerly boundary shall include the distance from any home's (North) exterior wall to the lot line, and include the emergency access/community trail and fuel modified* zone out to approximately 100-foot. The zone beyond the emergency access road should retain natural ground vegetation up to six inches high) to prevent erosion, but shall be inspected annually by an agency of the HOA and maintained as needed.

Amend General, Condition 3. **HF5: to read:** *Provide a maintenance agreement in the HOA bylaws to monitor and maintain the **'fire hazard buffer'** beyond the Northerly emergency access road on an annual basis, or as vegetation conditions require.*

Mitigation measure HAZ-7 incorporated a requirement that either the existing tract map design measure or a fire mitigation plan be implemented, but in either case it must be protective of the future structures and occupancy and it must be approved by the City. The incorporation of the 100-foot buffer that meets the City's design requirements must be incorporated into the fire mitigation plan based on these two City conditions of approval. Thus, adequate wildland fire protection is assured as indicated in the Initial Study.

7-17 The referenced three wells were identified in a July 2005 LOR Geotechnical investigation (Appendix 5) conducted on the entire Arnott property of approximately 240 acres. The Mediterra plan covers approximately 120 acres of the total 240 acres of the Arnott property. Two of the referenced wells (wells 1 and 2 shown on Attachment 2 of these responses) are located at least 1,600 feet east of the easterly limits of the Mediterra plan site. Well 3 is located north of the existing residence within Planning Area 5 of the project and has been identified on the TTM. There are no plans to develop the area where well 3 is located. Although that area is already developed it is included in the Mediterra plan to ensure compatibility with the surroundings. Yet, if the area of the well location were to be developed in the future then it must be abandoned according to the current regulatory requirements.

The existence of the wells does not pose an overt significant impact to the site. The closure is to eliminate a potential uncontrolled access to the groundwater aquifer beneath the project site. Based on the findings of the several Phase 1 Environmental Site Assessments, the potential for encountering abandoned wells on the project site is small, but not impossible. Mitigation measure HAZ 3 will ensure that prior to completing site grading any such wells will be closed properly and capped. It is not necessary to locate and close such abandoned wells prior to grading since they will become apparent after the site is cleared and the site grading is implemented. This is a contingency measure, similar to those in the Cultural Resources section where exposure of subsurface resources (which cannot be known prior to initiating site ground disturbance)

is addressed by monitoring and then implementing appropriate management measures. Well closure in accordance with current regulations is the appropriate management measure if any abandoned wells are found. This is appropriate contingency mitigation for an impact that cannot be fully characterized prior to development.

7-18 A CEQA Initial Study does not evaluate an existing activity; it focuses solely on a forecast of the changes in the environment that will result from a proposed project. The proposed project in this case is the replacement of the existing mix of agricultural activity and open space that exists within the project area of potential impact. Like all agricultural activities the application of pesticides and herbicides must be conducted in a manner that will not cause harm to those applying the material or those on adjacent properties. The several data sources used to assess historic pesticide use within the project area of potential impact indicate that there are some locations with historic concentrations greater than compatible with residential use. This is not unusual when agriculture has been practiced on a site for many years. However, the existing concentrations of DDT do not pose a significant hazard for the existing uses nor to adjacent properties. Mitigation measure HAZ 5 identifies specific measures that will reduce the concentration of DDT within the onsite soils to acceptable levels prior to implementing mass grading. This constitutes full mitigation for this issue and eliminates any potential for adverse impacts to future residents. Relative to future use of pesticides on the NAP parcel, as long as they are registered and implemented in accordance with label requirements, there should be no significant hazard to adjacent properties.

7-19 This is a specious issue as septic tanks do not pose a hazard to humans. It is likely that the existing leach lines (field) on the NAP property are 3 to 5 feet below the existing grade and assuming the site was developed with proper setbacks from the property line, the existing septic tank should not adversely impact lots 56 through 58. However, as detailed in the Initial Study, the project will be served by a wastewater collection system and once a sewer connection to the NAP property is available, the NAP property will have the opportunity to abandon the septic tank and connect to the wastewater collection system. If not, lots 56 through 58 can be reengineered to be raised to a point that the leach field will not be adversely impacted by the proposed project. In any event, the presence of a septic tank does not pose any significant impact on the adjacent lots.

7-20 The reason that the ongoing well use was not given further consideration is that there was no mechanism for adverse impact to a well. Substantial percolation does not occur in the immediate vicinity of the identified well because there are no stream flows crossing the property nor any percolation basins. In essence, the current topography on and around the NAP parcel dictates a drainage pattern away from the NAP parcel. Therefore, the identified well is intercepting the regional groundwater table and the proposed project has no potential to adversely impact this aquifer.

The Mediterra site design captures discharge from common storm events from the development and directs it to the Water Quality Management Plan Basin immediately to the south side of Greenspot Road. The basin is designed to retain the whole volume of stormwater discharge from a 2-year storm event with full infiltration within 48 hours. The WQMP Basin will recharge stormwater into the regional aquifer in a positive manner compared to the existing situation.

Based on these facts and conclusions, the proposed project will not adversely impact the NAP existing well. In addition, the project will bring potable water to the NAP parcel from East Valley Water District and the NAP parcel owner will have the opportunity to connect to this system.

7-21 This is a manufactured issue. The higher density residential (Planned Development) is still residential and it is not juxtaposed to any non-residential development. The Ag/Eq Residential and Low Density Residential uses are both designated as residential land use districts in the City of Highland General Plan and Municipal Code. The key issue is that the activity patterns for each residential uses is comparable. First, adult residents typically leave home for work in the morning and return in the evening. Second, any children typically leave for school or day care in the morning and return in the afternoon. Sources of noise within residential area range from roadway traffic to child play activity, to residential living activities. Thus, the allowed uses in both districts are very comparable and compatible, including equestrian activities which would be supported by access to trails and open space to the north of the developed area. There are numerous locations in the City where Ag/EQ and Low Density Residential uses are contiguous (Baseline and Weaver and Browning Road north of Baseline) and there has been minimal conflicts between these uses. Thus, the Initial Study concluded that there would not be any conflicts between these uses.

7-22 The City is aware that the project site could be developed with Ag/Eq uses at a maximum density of 2 units per acre. The developer has requested a General Plan Amendment to allow Planned Development, but the total number of residences would not exceed that allowed under the existing land use designation. The benefit to the community of allowing higher density residential development under the Planned Development land use designation is that a density transfer can occur which allows the northern 53% of the site to be preserved in perpetuity and allows the incorporation of recreational elements, paseos and other desirable community designs and features. As indicated in response to comment 7-21, there is minimal potential for conflict between the two types of residential uses (Ag/Eq and residential development at varying density). The Mediterra plan includes a range of densities spanning between a maximum of 12 units per acre to 2-acre lots. The intent of the Mediterra Specific Plan is to provide a diversity of housing density as promoted in the General Plan. Additionally, the existing subdivision immediately to the west of the Mediterra site is Low Density Residential and no incidents of conflicts have been reported.

7-23 As indicated in the two preceding responses, there is no basis for assuming land use conflicts or incompatibilities between different densities of residential uses. This conclusion is based on existing comparable examples in the City and the common pattern of land use activities exhibited by residential uses. While the proposed Mediterra plan is not consistent with Ag/Eq residential use, there is no basis for concluding that it is incompatible with Ag/Eq use and includes this use as part of the Mediterra community. The NAP parcel has been used as a residential property for many decades. The last evidence of agricultural use on the NAP parcel is in 1953, and aerial photographs show that no agricultural or equestrian uses have existed on that property since at least 1959.

One objective of the Mediterra plan is to avoid disturbance of the hillside portion of the property and to limit the development to the alluvial portion of the property. This approach is considered more environmentally friendly while the maximum allowed number of units under the existing land use designation will not be exceeded.

The Mediterra Planned Development Plan shows the specific densities to each Planning Area in order to identify the Residential District that each Planning Area falls under (e.g. Ag/Eq, Low Density, Medium Density, Open Space, etc...). The Mediterra overall density is also shown in order to compare to that allowed under the Ag/Eq residential district. The overall density of the Mediterra plan is approximately 1.76 units per acre, well under the maximum density of two units per gross acre allowed by the General Plan and Municipal Code for Ag/Eq Residential District.

The open space area of the Mediterra plan is comparable in grade and topography to that of the East Highlands Ranch Master Planned Community. With the concurrence of the City of Highland planning staff, the property owner elected from the initial stages of the project planning process to avoid the development of the hillside portion of the property and limit the development to the alluvial portions of the property. The presence of roads and easements on vacant properties is common and does not preclude the property from development. The General Plan does not identify any portion of the Mediterra property as "Restricted lands or lands unsuitable for development" and designates the entire property as Ag/Eq residential use with a maximum density of two units per acre.

7-24 The General Plan requires "Compatibility," not "Consistency," with adjacent existing and planned land uses. Implementing Consistency between adjacent uses would conceptually lead to a single land use in the entire City. The General Plan is clear in its goals and objectives to provide different land uses as well as diversity in residential neighborhoods. That diversity could not be achieved if adjacent properties have to be exactly the same, i.e., consistent, in their uses. If Consistency were required then the existing development immediately to the west of Mediterra would not be consistent with the current use on the Mediterra plan area or the NAP parcel. The Mediterra plan provides land uses that are compatible with the Ag/Eq residential use on the NAP parcel as well as with the existing subdivision to the west of the plan area. The Mediterra plan does not seek to provide land uses that are "Consistent" with the adjacent land uses, only compatible.

7-25 The allowed land uses within the Ag/Eq Residential and Low Density Residential districts as defined by the General Plan and Municipal Code. The land use on the NAP parcel has been residential since at least 1959 and future land uses are governed by the assigned land use district, Ag/EQ. The Mediterra plan will provide additional landscaping along the side of the lots which are contiguous to the NAP parcel for the purpose of buffer. Otherwise a buffer is not needed as the uses onsite and adjacent to the site will be comparable.

7-26 The NAP parcel converted partially from agriculture to residential use prior to 1930 when the main residence was constructed. The conversion to a residence only appears to have occurred in or prior to 1959 when all agricultural activities ceased based on a review of aerial photos. The transition to sole residential use occurred well before the incorporation of the City of Highland. The Mediterra plan includes all of the remaining properties, from the contiguous development to the west to the easterly edge of Mediterra, and designates the land uses for all portions of the plan area. The Mediterra plan implements the City GP Policy 5.2-1 which states: "Ensure the farmland converted to other uses are consistent with the East Highlands Ranch Planned Development". In summary, the land uses immediately around the NAP will change to residential; the activity patterns of both uses are comparable; the potential for significant land use conflict does not exist; and the NAP parcel will be provided with connection stubs to EVWD for water and wastewater. The NAP is not an isolated Ag/Eq development, it is an existing residence that will be surrounded by a new community of residences.

7-27 As previously described, the project has created effective boundaries with surrounding uses: open space to the north; residential uses adjacent to the subdivision to the west; Greenspot Road to the south; and a transition agricultural area to the east. Although the preceding comments have focused on the General Plan land use designation, Ag/Eq, these comments verify that the site has functioned solely as a single-family residence for the past 50+ years. The Mediterra community provides Low Density planning area contiguous to the NAP parcel. In essence the NAP single-family residence will be

surrounded with other single-family residences. Due to absence of conventional agricultural land use on the NAP, the City concludes that the surrounding uses will be compatible with this existing use and no buffer or land use transition is required. The referenced buffers in the Harmony project are designed to create a transition to large parcels with remaining active agricultural operations.

7-28 Please refer to the preceding response which addresses the need for edge treatment associated with the NAP parcel.

7-29 The Mediterra project has been designed to preserve functional visual reminders of the community's agricultural past by including over 13 acres of operational Ag/EQ parcels as a integral component of the Mediterra plan (PA 5 - estate lots). The Ag/Eq lots are preserved on existing benches that sit at a higher elevation than the remainder of the project site and these lots will be visible from Greenspot Road. This a unique feature to the City of Highland due to the character and relative visibility of the Mediterra Ag/Eq estate lots. The City of Highland has chosen not to acquire commercial agricultural property and this leaves the decision on how to meet the objective of visually reminding the public of its agricultural past to the project's planning and design. Mediterra incorporated the design discussed above to achieve this objective.

7-30 This comment raises the same issues as comment 7-12. Please refer to the responses in this section. As previously noted, the quoted section is from Goal 5.7: "Maintain, protect and preserve biologically significant habitats, including riparian areas, woodlands and other areas of natural significance..." This Goal is not intended for industrial citrus crops which constitute an economic commodity to the property owner. Also, with the exception of the area in the foothills to the north of the proposed development, there are no biological significant habitats on the project site.

7-31 The referenced noise barriers related to temporary construction activities are the first to be implemented in the City of Highland out of sensitivity to neighboring properties. Based on personal visits and review of historic aerial photographs, there are no ongoing agricultural uses on the NAP, nor has such use existed since at least 1959. Ag/Eq residential use is identified in the General Plan and Municipal Code as a residential district. The noise at the project site is dominated by traffic on Greenspot Road and will continue to be dominated by this noise source well into the future. In fact, future noise from the roadway will be attenuated at the NAP parcel in the future due to sound walls and the intervening residential structures. If necessary, a 6-foot barrier can be installed between the NAP parcel and adjacent Mediterra lots to attenuate exterior noise activities.

7-32 The Mediterra plan includes sufficient park and recreational areas to exceed the City of Highland requirements. The Neighborhood Park alone accounts for 2.16 acres in total. The private recreation center is anticipated to be approximately 15,000 square feet in area, or 0.34 acre. That leaves 1.82 acres for Public Park area. The whole area of Public Park counts as credit towards the City park requirements. Also, the City policy allows half credit for private recreation centers, thereby 0.17 acre of credit is given against the City park requirements. Furthermore, the Mediterra plan provides a linear park along Avenida Ramblas which contains widened sidewalks and landscaping, along with exercise stations for use by the general public. The area of the Linear Park is approximately 1.0 acre which qualifies as credit towards the City Park requirements. Additionally, the plan incorporates approximately 1.24 acres for public access for use as a multi-use trail. This recreational element will be called the North Fork Trail. The plan also sets aside a mini park of approximately 0.5 acre along the North Fork Trail, which will be accessible by the general public and qualifies as credit towards the City park

requirements. The passive open space set aside by the Mediterra plan is approximately 95 acres in area along the foothills in the northern portion of the site. The trail that traverses the open space will be preserved for access by the general public. The Mediterra plan also provides unique landscape and open space areas in the form of parkways, medians and roundabouts; although these features do not qualify as park elements, they do enhance the project's walkability and attractiveness as part of the outdoor environment. The cumulative package provided by the Mediterra plan exceeds the park requirements of the City of Highland.

7-33 Ag/Eq residential use has traffic generation factors that are comparable to Low Density Residential on a per unit basis. The anticipated traffic volume from the NAP parcel, with a maximum potential of 3 residential units, is accounted for in the City of Highland Traffic projections. The Mediterra Traffic Study followed the City of Highland guidelines for the assessment of traffic impacts from Mediterra project while taking into account the ambient (existing background) and cumulative impacts including those from the Harmony project. Refer to discussion in response to comment 7-9. The traffic generation from the NAP parcel should be consistent with the City allowed uses for Ag/Eq residential. The allowed uses for Ag/Eq residential land use designation consist of the following:

From the City of Highland Municipal Code: 16.16.020 Residential development districts:

> A. *Agricultural Equestrian (A/EQ) District. The primary purpose of the Agricultural Equestrian District is to provide for and protect a rural atmosphere and lifestyle. This district is intended as an area for development of low density, large lot, single-family detached residential dwelling units at a maximum allowable density of two dwelling units (DUs) per gross acre.*

From the General Plan Land Use Element, Chapter 2, page 2-11: Agricultural Equestrian (AG/EQ):

> *Areas designated as Agricultural/Equestrian are appropriate for rural and equestrian-oriented residential development. The Agricultural/Equestrian land use category permits and protects the keeping of large animals, as well as the ability of landowners to carry on light agricultural activities.*

While commercial Agriculture is permitted within Commercial Districts (Table 16.20.030.A, Highland Municipal Code, only "light agricultural activities" are intended within Ag/Eq Residential.

Based on the above, commercial agricultural activities on the NAP cannot be conducted without a zone change and general plan amendment. This hypothetical activity creates a strawman for a future that is not required to be analyzed in a CEQA environmental document. CEQA requires an evaluation of the existing environment for potential impacts not some unrealistic hypothetical use. In fact, if such a use were proposed on the NAP property, it would require a separate environmental review and entitlements. The type of equipment on an Ag/Eq site would be limited to horse trailers, trailers to haul small quantities of equipment or product, and perhaps a small tractor. All of these pieces of equipment will benefit from access on paved roads of adequate width for these types of equipment. Further, a primary access from the development onto Greenspot Road that meets the most current design and safety standards will be more protection of slow or cumbersome equipment than the current access onto this roadway.

7-34 According to Mr. Arnott, the Mediterra plan site does not contain bee hives in support of current operations. Therefore, the proposed project has no potential to adversely impact pollinators. The current property owner does not intend to allow the use of the property for bee keeping. Bee hives may be installed in other areas, but the proposed project will not adversely affect bee keeping activities within the area of the Mediterra plan.

ATTACHMENTS

ATTACHMENT 1



City to cease watering aging citrus grove

Loma Linda can't afford $4,200 per month bill

By Ryan Hagen Staff Writer

LOMA LINDA — The decision to stop watering one of the last citrus groves in town symbolizes the end of an era, locals said last week.

But Tuesday night's decision was long expected and the only responsible choice the City Council could make, said Jim Shipp, the chairman of the city's Historical Commission.

There are very few groves left," Shipp said. "Mostly what remains is just to protect the value of the land or, because someone has a strong interest. It's not like the days of the Van Leuvens and the Coles and the Curtises, the folks who made substantial fortunes starting in the late 1800s."

Anthony Van Leuven planted some of the Inland Empire's first oranges along Mission Road in what would become Loma Linda, and for a century those pioneers' orange trees — along with the hospital — defined the city.

But growers say citrus has become less profitable every year, and about 300 acres of citrus remain in the city.

One turning point came in 2010 when the company that had been maintaining the city's aging 60-acre grapefruit and orange grove in exchange for the right to sell the fruit bowed out, leading the city's Redevelopment Agency to pay $4,200 a month to maintain the grove as it considered other options.

A final twist came when the state Legislature eliminated redevelopment agencies statewide, leaving the city no realistic funding source and a responsibility to sell what had technically become the property of California.

"Unfortunately I think that those who buy it will probably be buying it to develop it," Councilman Ovi Popescu said Wednesday. "I really am not concerned whether it produces oranges or not. I'm more concerned we have beautiful green trees."

Popescu, who was elected on a pledge to preserve groves and said he and many residents remain committed to that, joined the unanimous vote to stop watering the trees.

The vote did require maintaining two rows along Mission Road and behind Heritage Park and telling city staff members to look for a private or government agency to help out.

"I don't want to see the oranges die from lack of water," Popescu said. "I know the state is a huge proponent of trying to save open space, open land."

"I've spoken to many residents who are sad to see the land gone."

City Manager Jarb Thaipejr said he's been looking for an outside solution and will continue to do so, but he isn't optimistic.

The state has no money to spare, and it will be hard to motivate people to preserve a property that will probably be sold to developers anyway, he said.

If no alternative is found after several months, most of the trees will likely be cut down by someone willing to do the task in exchange for the firewood, Thaipejr said.

City plans voted on earlier require that the 800-acre area of the city where the grove is located — south of Redlands Boulevard and west of California Street — include at least 60 acres of park or open space.

"Whoever's going to take over this (land), I think they're going ... to find themselves beholden to community desires to still have some orange groves as part of that open space," Popescu said.

The loss is sad but unavoidable, Councilman Stan Brauer said after Tuesday night's unanimous vote.

"All of us wish we had other choices, but we have to be fiscally responsible," Brauer said.

ATTACHMENT 2



ATTACHMENT 3

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SAN BERNARDINO COUNTY

Department of Public Works
- Environmental & Construction
- Flood Control
- Operations
- Solid Waste Management
- Surveyor
- Transportation

Gerry Newcombe
Director

COPY

December 21, 2015

Ms. Megan Taggart, Senior Planner
City of Highland
Community Development Department
27215 Baseline
Highland, CA 92346

Dear Ms. Taggart,

This letter is in reference to a recent meeting in Flood Control District (District) offices with Camille Bahri and Bernie Mayer regarding the Mediterra Development project. We appreciate the details given and the time they have taken to address our comments. The question we were most interested in is how the project was going to address our access concerns over our existing access easement from Greenspot Road to the Forest Service (USFS) Road, named 1N16 (Road 1N16). This easement was acquired as a result of Seven Oaks Dam project.

The District has a 60-ft wide easement that connects from Greenspot Road and USFS Road 1N16. The easement was designed for heavy equipment to access the top of Seven Oaks Dam in an emergency from the USFS Road 1N16, which is otherwise termed Alder Creek Road. We discussed the alterations to the access road with them for equipment off-loading in the area.

Regarding the existing easement, there is a process the project proponent will have to pursue in order for the District to review and relinquish the easement. These surplus property procedures are in place in order to allow the District to determine if the subject property is surplus to its needs. We are sending to the project proponent a copy of the Surplus Property Guidelines and a current Fee Schedule.

Our discussion focused on the need for the development plans to address the access road for offloading equipment, for parking and appropriate width/space for large equipment to gain access from Greenspot Road and USFS Road 1N16. The District comment can be satisfied by this resolution of this issue. Again, we appreciate the project proponent for coming to meet with us and look forward to discussing this matter further during the final design phase of the plans.

Sincerely,

David W. Lovell

DAVID W. LOVELL, PWE III
Flood Control Planning Division

DL:dja
Attachments: 2015-16 Fee Schedule Summary-Flood Control
San Bernardino County Flood Control District Surplus Procedure 2015-2016
cc: Camille G. Bahri

BOARD OF SUPERVISORS
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Mitigation Monitoring &

Reporting Program

MEDITER.A PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Aesthetics		
AES-1 The landscape plan approved for the north side of Greenspot Road along the proposed project shall incorporate native trees and plants that can buffer the visual appearance of the residential development adjacent to the roadway.	This landscape plan shall be provided to the City for review prior to initiating construction. This plan shall be implemented by the contractor during construction.	A copy of the approved landscape plan shall be retained in the project file. City field inspectors shall verify that the plantings have been installed in accordance with the plan. Field notes documenting verifications shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Agriculture and Forestry Resources		
AGR-1 The project developer shall fund acquisition of farmland or farmland conservation easements at a ratio of 0.50/1. The developer shall quantify the area of the site that is considered Farmland of Statewide Importance and Unique Farmland through a site survey. Based on the approximate 38-acre area of the project site in Important Farmland, a total of 17 acres of prime agricultural land or conservation easements over 17 acres of prime agricultural land shall be acquired and permanently protected. This acreage value may be adjusted with more specific information in the future, but the 0.50/1 ratio shall be preserved in determining the final acreage valuate. The prime agricultural land or the conservation easement shall be acquired and made available to an existing farmland trust or comparable organization within one year of occupancy of Phase 1 of the project site, or a farmland trust or comparable organization shall verify that it has received sufficient funds to acquire prime agricultural land or a conservation easement over such lands. The City concludes that implementation of this measure provides reasonable mitigation based on the magnitude of the impact pursuant State CEQA Guidelines Section 15370.	Prior to initiating construction the developer shall submit documentation that the farmland easements have been acquired.	The farmland easement documentation shall be provided to the County that adequate acreage has been protected and this documentation shall be retained in the project file to verify implementation of this measure.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Air Quality AIR-1 The proposed Project and its contractors shall utilize the following Best Management Practices as outlined by SCAQMD Rule 403. • Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas in active for 10 days or more). • Water active sites at least three times daily. • Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) section 23114. • Reduce traffic speeds on all unpaved roads to 15 mph or less. • Install and maintain track-out control devices in effective condition at all access points where paved and unpaved access or travel routes intersect (e.g. Install wheel shakers, wheel washers, and limit site access. • All streets shall be swept at least once a day using SCAQMD Rule 1186 certified street sweepers utilizing reclaimed water trucks if visible soil materials are carried to adjacent streets. • The builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary to prevent transport of dust offsite • Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours. • All stockpiles of debris, dirt or other dust generating material shall be covered or watered three times daily. • Suspend use of all construction equipment operations during second stage smog alerts.	The specific mitigation included in this measure shall be incorporated into the construction contract and made a requirement of the contract. The mitigation measures shall be implemented during construction.	A copy of the construction contract shall be retained in the project file. During construction City field inspectors shall verify in the field that the measures are being implemented during construction. Field notes verifying compliance with these measures shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Air Quality AIR-2 The proposed Project and its contractors shall ensure that, during construction, contractors shall turn off all diesel-powered construction vehicles when vehicles are not in use and contractors shall prohibit idling of vehicles for longer than three minutes.	The specific mitigation included in this measure shall be incorporated into the construction contract and made a requirement of the contract. The mitigation measures shall be implemented during construction.	A copy of the construction contract shall be retained in the project file. During construction City field inspectors shall verify in the field that the measures are being implemented during construction. Field notes verifying compliance with these measures shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Air Quality AIR-3 - The proposed Project shall implement the following additional construction equipment exhaust controls: • Utilize well-tuned off-road construction equipment. ◦ Establish a preference for contractors using Tier 3 or better heavy equipment.	The specific mitigation included in this measure shall be incorporated into the construction contract and made a requirement of the contract. The mitigation measures shall be implemented during construction.	A copy of the construction contract shall be retained in the project file. During construction City field inspectors shall verify in the field that the measures are being implemented during construction. Field notes verifying compliance with these measures shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Biological Resources BIO-1 Burrowing Owl. Preconstruction presence/absence surveys for burrowing owl shall be conducted within 30 days prior to any onsite ground disturbing activity. The burrowing owl survey shall be conducted pursuant to the recommendations and guidelines established by the California Department of Fish and Wildlife. In the event this species is not identified within the project limits, no further mitigation is required. If during the preconstruction survey, the burrowing owl if found to occupy the site, Mitigation Measure BIO-2 shall be required.	The required burrowing owl survey shall be completed within 30 days prior to any onsite ground disturbing activity.	A copy of the burrowing owl survey shall be provided to the City prior to initiating ground disturbing activity. A copy of this report shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Biological Resources BIO-2 If burrowing owls are identified during the survey period, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance: Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 1 through August 31, and a minimum of 250-foot buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist. If impacts on occupied burrows in the non-nesting period are unavoidable, onsite passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. If relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan must include all of the following: • The location of the nest and owls proposed for relocation. • The location of the proposed relocation site. • The number of owls involved and the time of year when the relocation is proposed to take place. • The name and credentials of the biologist who will be retained to supervise the relocation. • The proposed method of capture and transport for the owls to the new site. • A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).	The identified measures shall be implemented if burrowing owl occupy the project site based on the survey required in BIO-1. These measures shall be implemented prior to initiating construction in the occupied area of the project site.	The site developer shall submit documentation that each of the measure in BIO-2 have been implemented prior to authorizing construction to begin in the occupied portion of the site. This documentation shall be retained in the project site.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Biological Resources BIO-3 Western Spadefoot. If construction is to occur in winter or spring (i.e., between November 1 and May 31), focused pre-construction surveys shall be conducted following rain events for the western spadefoot within a 1,200-foot buffer of potential breeding pools. The buffer is consistent with literature values for average terrestrial use by amphibians (Semlitsch and Brodie 2003). Appropriate survey methods shall be employed to maximize the possibility of detecting the western spadefoot, such as time of day and specific locations searched. The survey shall be phased into specific areas where construction will be taking place. A survey of the rain pool(s) for eggs, tadpoles, and toadlets (i.e., metamorphs) by a qualified biologist familiar with all life stages of the western spadefoot shall also be necessary to identify and translocate western spadefoot tadpoles to adjacent pool sites known to support this species. If western spadefoot are determined present in rain pools during survey, land disturbing activities within rain pools and the associated 1,200-foot buffer will be avoided while the pools are wet during the western spadefoot breeding season (March 1 through May 31).	The toad survey shall be initiated prior to ground disturbance if construction is proposed during the winter or spring. The findings of the toad survey shall be presented to the City prior to initiating ground disturbance at the project site.	A copy of the toad survey report of findings shall be retained in the project file. Recommended management actions based on the survey shall be implemented and monitored by City field inspectors. Verification of implementation shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Biological Resources BIO-4 California Glossy Snake. The subject property encompasses 178 acres in the eastern portion of the City of Highland, San Bernardino County, California. The development envelope, or land disturbing footprint, associated with the proposed project includes less than 10 acres of disturbance area that is suitable glossy snake habitat, located south of Greenspot Road. Therefore, a qualified biological monitor familiar with glossy snake shall be present during land disturbing activities within the suitable habitat area for glossy snake, to monitor for this species and if possible translocate any glossy snakes found during grubbing and grading.	This measure shall be implemented during construction. The qualified biological monitor shall be disclosed to the City prior to initiating ground disturbing activities. Weekly monitoring reports shall be compiled by the monitor.	A copy of the monitoring reports shall be retained in the project file. Field inspectors shall verify the monitor is on the site during ground disturbing activities within suitable habitat. Verification of implementation shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Biological Resources BIO-5 Nesting Birds. A migratory nesting bird survey of the Project's impact footprint shall be conducted by a qualified biologist within 2 weeks and 3 days prior to initiating vegetation clearing or ground disturbance. If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) will be prepared and implemented. At a minimum the NBP will include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The NBP will include a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be determined by the biologist in consultation with the CDFW, and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be visually marked in the field, which no vegetation clearing or ground disturbance shall commence until the qualified biologist has determined the nest in question has become inactive (failed or successful with fledged young birds) and a monitoring report has been submitted to the CDFW for review and approval. Construction within the designated buffer area shall not proceed until approved by the site biologist.	The nesting bird survey shall be conducted within specified time frame. If required, a nesting bird plan shall be compiled and implemented during construction activities. Monitoring for compliance with the NBP during construction shall be conducted as required in this measure.	A copy of the bird survey report and NBP shall be retained in the project file. Field inspections shall verify compliance with the NBP and the monitoring activities. Verification of compliance with this measure shall be provided and retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Cultural Resources CUL-1 If subsurface prehistoric or historic resources over 50 years of age are encountered during land modification activities, then activities in the immediate area of the find shall be halted so that a qualified professional archaeologist can assess the find, determine its significance, and make recommendations for appropriate mitigation measures consistent with the provisions of Public Resources Code section 21083.2 (b), (c) and (d). The developer shall fund recommended management requirements for accidentally exposed archaeological materials.	This measure shall be implemented during construction activities on the project site. Exposure of any subsurface cultural resources shall be managed in accordance with professional standards during construction.	If subsurface resources are encountered, the find shall be reported to the City within 24 hours. Documentation of all management actions taken to properly record and curate any resources shall be submitted to the City and retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Cultural Resources		
CUL-2 If human remains and/or "grave goods" (i.e., funerary objects) are found within the Project area, the City or its designee shall notify the San Bernardino County coroner as soon as possible, in any event not later than 24 hours after the time of discovery. The coroner shall determine whether or not the circumstances, manner, and cause of death require further investigation as a crime scene. If not, the coroner shall endeavor to determine if the remains are Native American. This shall be accomplished in consultation with a physical anthropologist, human osteologist, or other qualified specialist. If the coroner determines that the remains are Native American and not evidence of a crime, he/she shall contact the Native American Heritage Commission (NAHC) per CH&SC §7050.5(b). The NAHC would then immediately identify the persons or Tribe it believes to be to be most likely descended from the deceased Native American. With the permission of the landowner, the most likely descendant (MLD) may inspect the site of the discovery and recommend means for treating or disposing of the human remains and any associated grave goods with appropriate dignity. The MLD shall complete the inspection and make a recommendation within 48 hours of notification by the NAHC. If the NAHC is unable to identify an MLD, or if the MLD fails to make a recommendation, or if the landowner rejects the MLD's recommendation and mediation by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and any associated items with appropriate dignity on the property in a location not subject to further subsurface disturbance (PRC §5097.98). If the human remains are not those of a Native American, the City shall consult with the coroner, a biological anthropologist or human osteologist, and a qualified historical archaeologist to develop an appropriate plan for treatment and to determine if historical research, further archaeological excavations, and/or other studies may be necessary before a treatment plan can be finalized. Also, if the remains are those of an identifiable individual and not evidence of a crime, the City shall notify the next-of-kin, who may wish to influence or control the subsequent disposition of the remains. If the next-of-kin (for non-Indian remains) or MLD so requests, the City shall coordinate discussions among concerned parties to determine if reburial at or near the original site in a location not subject to further disturbance is feasible. If a proximate reburial location is not feasible,	This measure must be implemented during construction if any human remains are accidentally exposed.	Discovery of human remains shall be reported to the City within 24 hours of exposure. Documentation shall be provided that ground disturbing activities were immediately halted in the area of the discovery and of all management actions taken following the discovery. A copy of this documentation shall be retained in the project file.

Mitigation Measure	Implementation Schedule	Verification
then the City may continue to coordinate discussions until a final disposition of the remains is decided upon. Following the initial discovery and identification of any human remains, funerary objects, sacred objects, or objects of cultural patrimony within the Project area, no further archaeological excavation, recording, or analysis of such remains and/or objects shall occur until after the MLD has made a recommendation to the landowner with respect to the disposition of the remains and/or objects. Thereafter, the City shall take into account the recommendation of the MLD, and shall decide on the nature of any archaeological excavation, recording, or analysis to be done of the discovered remains and/or funerary objects.		

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Cultural Resources CUL-3 If subsurface paleontologic resources are encountered during land modification activities, then activities in the immediate area of the find shall be halted so that a qualified professional archaeologist can assess the find, determine its significance, and make recommendations for appropriate mitigation measures consistent with the professional management standards for paleontological resources. The developer shall fund recommended management requirements for accidentally exposed paleontological materials.	This measure shall be implemented during construction activities on the project site. Exposure of any subsurface paleontological resources shall be managed in accordance with professional standards during construction.	If subsurface resources are encountered, the find shall be reported to the City within 24 hours. Documentation of all management actions taken to properly record and curate any resources shall be submitted to the City and retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Geology and Soils GEO-1 Based on findings of the geotechnical investigation report, all structures for human occupancy shall be setback from the toe of the hillside along the northern side of the proposed development area a minimum distance of 50 feet. Additional trenching is required prior to finalizing the design of Phases 2-4 and the trenching and a report of findings shall be reviewed and approved prior to approval of the designs in these phases. This measure addresses both slope stability and will increase the Restricted Use Zone width established for possible fault hazards in virtually all areas.	Prior to initiating construction, the City shall verify that all setbacks identified in this measure are being implemented. The additional trenching shall be conducted prior to implementation of Phases 2-4. The report of findings shall be submitted prior to implementation of these phases	The final tract map shall include the required setbacks and a copy shall be retained in the project file. The report of trenching findings shall be approved prior to construction within these phases and the design requirements shall be incorporated into the final tract map. A copy of this final map shall be retained in the project file to verify the design measures are incorporated into Phases 2-4.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Geology and Soils GEO-2 Based upon the comprehensive geotechnical investigation all inhabited structures shall be designed to do the following: a. Resist minor earthquakes without damage; b. Resist moderate earthquakes without structural damage, but with some nonstructural damage; and c. Resist major earthquakes, of the intensity or severity of the strongest forecast to occur within the City of Highland, without collapse, but with some structural, as well as nonstructural damage.	The developer shall submit design information prior to authorizing onsite building permits that the structures meet the design requirements of this measure.	A copy of the design information meeting this measure shall be retained in the project file. Field inspectors shall verify that these measures are incorporated into the new structures. Verification of compliance shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Geology and Soils GEO-3 The applicant shall be required to include a Soil Erosion Control Plan as part of the Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) for the project site. This section of the SWPPP/WQMP shall include measures designed to control wind and water erosion on the site during and after construction. These Best Management Practices (BMPs) shall include measures including landscaping, hardscaping and incorporation of site retention facilities to reduce the volume of stormwater runoff, minimize soil exposed to concentrated runoff and infiltrate surface runoff on the project site in accordance with the City's Stormwater Management ordinance (Section 15.54.160 of the Municipal Code). These best management practices shall be monitored by the Municipal Utilities and Engineering Services Department and the Building & Safety Division of the Development Services Department to verify effectiveness during construction and future occupancy.	The Soil Erosion Control Plan; SWPPP and WQMP shall be submitted to the City prior to approval of ground disturbing activities and these measures shall be implemented or installed during construction.	A copy of these documents shall be retained in the project file. Field inspectors shall verify that all the required measures in these documents are implemented. Verification of compliance shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Geology and Soils GEO-4 All permanent landscaping shall be installed prior to final occupancy, and, following construction, disturbed soils shall be landscaped, or otherwise treated (covered with gravel, mulch or hardscape, to protect soils from wind and water erosion); to be monitored by the Development Services Department, Planning Division, and satisfied prior to occupancy of the project.	All disturbed soils shall be treated to control wind and water erosion during construction and permanent landscaping shall be installed prior to final occupancy.	Field inspectors shall verify that all disturbed soils are treated as required and that permanent landscaping has been installed in accordance with design requirements. Verification of compliance shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Hazards and Hazardous Materials HAZ-1 All spills or leakage of petroleum products during construction activities shall be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste shall be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure shall be incorporated into the SWPPP prepared for the Project development.	These measures shall be identified in the project Stormwater Pollution Prevention Plan (SWPPP) and implemented during construction.	A copy of the SWPPP shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the SWPPP BMPs have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Hazards and Hazardous Materials HAZ-2 If the landfill is located on the project site, the site developer shall remove it; conduct tests to ensure it does not contain any contamination; relocate the waste to an appropriately licensed landfill; and replace the excavated material with documented clean fill. This shall be completed prior to initiating mass grading of the site and the records of all chemical tests and location of disposal shall be provided to the City.	Verification of the presence of a homeowners landfill shall be completed prior to initiating mass grading of the site. Records of all chemical tests and location of disposal, if required, shall also be provided prior to mass grading of the site.	The documentation verifying the presence of a landfill on the site shall be retained in the project file. Documentation of any chemical tests or transport and disposal of any solid waste shall be retained in the project file. If necessary, field inspectors shall verify the landfill is removed and the location is filled with clean material. Verification of compliance shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Hazards and Hazardous Materials HAZ-3 If the abandoned wells on the project site have not been properly abandoned, any such wells shall be properly closed using current regulatory requirements. This shall be completed prior to initiating mass grading of the site and records documenting proper closure shall be provided to the City.	Verification of the proper well closure shall be completed prior to initiating mass grading of the site.	The documentation shall be submitted to the City and retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Hazards and Hazardous Materials HAZ-4 If other subsurface facilities exist within the project site (irrigation pipes, septic tanks, etc.), the site developer shall remove these facilities; conduct any required tests to ensure they do not harbor contamination; properly dispose of the structural waste at an appropriately licensed landfill; and replace the excavated material with documented clean fill. This shall be completed prior to or concurrent with mass grading of the site and records documenting proper closure shall be provided to the City	If necessary, this measure shall be implemented prior to initiating mass grading, including required tests and closure of the subsurface facilities.	Documentation verifying property closure of any other subsurface facilities on the site shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Hazards and Hazardous Materials HAZ-5 The area containing DDT concentrations above the State hazard level shall be documented, including the exact dimensions and volume. A report verifying that the DDT contaminated soil can be effectively blended (and how this will be accomplished on the project site) with other uncontaminated onsite soil shall be provided to the City. If there is insufficient soil for blending at the site, the DDT contaminated soil shall be collected and disposed of at a properly licensed facility. This shall be completed prior to initiating mass grading of the site and records documenting proper management of the DDT contaminated soil shall be provided to the City	This measure shall be implemented prior to initiating mass grading, including required tests and removal of the contaminated soil, if necessary. .	Documentation verifying property management of the DDT contaminate soils shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Hazards and Hazardous Materials HAZ-6 At all times during construction of the site improvements, the site developer shall ensure that emergency fire or medical vehicles are able to access all areas along the Project alignment during construction, particularly along Greenspot Road. The Developer shall submit an acceptable temporary traffic routing/management plan to ensure that adequate circulation capacity is being maintained to serve emergency functions (including emergency response and emergency evacuation plans) along roadways in the vicinity of the project.	Prior to initiating construction at the site a traffic management plan shall be submitted and approved by the City.	A copy of the approved traffic management plan shall be retained in the project file. Field inspections shall verify the plan is being implemented and adequate emergency access is being provided at all time. Verification of compliance shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Hazards and Hazardous Materials HAZ-7 The developer shall submit a conceptual fire mitigation plan to the City that identifies the type of buffer that will be maintained between the future residences and the fire prone coastal sage scrub/chaparral habitat on the adjacent hillside to the north of the site. The project developer shall implement this plan by installing the buffer and provide a mechanism for long-term maintenance of the buffer area to minimize the wildland fire hazard threat at the project site. This plan shall be approved to the City prior to constructing any structures and implemented prior to occupancy. Alternatively, the City may accept the fire mitigation measures incorporated into the Tentative Tract Map and PD Plan as meeting the requirements of this measure.	The fire mitigation plan shall be completed and approved by the City prior to approval of the Final Tract Map. This plan shall be implemented during construction and future occupancy.	A copy of the approved fire mitigation plan shall be retained in the project file. Field inspections shall verify the plan is being implemented and adequate fire protection measures are being provided at all time. Verification of compliance shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Noise NOS-1 Construction activities shall employ feasible and practical techniques to minimize noise impacts on adjacent uses. Particular emphasis shall be placed on the restriction of hours in which work other than emergency work may occur	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Noise NOS-2 Non-emergency construction activities adjacent to existing noise-sensitive uses shall be limited to daylight hours between 7:00 a.m. and 6 00 p.m. Construction on weekends or holidays is prohibited	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Noise NOS-3 A 12-foot temporary noise barrier or an 8-foot solid barrier (wall or combination wall/berm) shall be constructed along the west project boundary and adjacent to the onsite residence if occupied prior to the start of onsite grading or clearing.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Noise NOS-4 If the existing residence is occupied during site grading activities and the occupant concludes these daytime construction activities are too intrusive after implementation of measure NOS-3, the developer shall offer to relocate the resident(s) at the developer's expense until grading immediately adjacent to the site is completed and exterior noise levels are reduced to 70 dB at the exterior of the existing residence.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Noise NOS-5 Only small bulldozers shall be permitted to operate within 56 feet of the nearest off-site residential structures or the existing residence located within the project site. As noted above, the property occupant may choose to leave the site during immediately adjacent construction activities. The project developer shall fund the relocation.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Noise NOS-6 An 8-foot solid noise wall (or combination wall/berm) shall be constructed along the Greenspot Road frontage, to provide an outdoor noise level of 65 dB CNEL for all units adjacent to Greenspot Road.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MMRP Table, Page 15

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Noise NOS-7 All Greenspot Road perimeter homes shall have central air conditioning as a standard feature to allow for window closure during warmer weather while maintaining interior comfort. Supplemental ventilation shall be required for any habitable rooms facing Greenspot Road. Assuming a 5-person household, 75 cfm (5x15 cfm/person) of fresh make-up should be supplied to such rooms. The make-up air intake shall be installed on the side of the house away from the adjacent arterial roadway.	This measure shall be included in the construction contract as a contract specification for the identified structures and implemented by the contractor during home construction.	A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Transportation / Traffic TRA-1 <u>Onsite Roadway Improvements</u> Construct Greenspot Road from Project's western boundary to 600 feet east of Driveway 2 at its ultimate half-section width as a Major Highway (104-foor right-of-way) in compliance with applicable City of Highland standards. Provide median improvements on the north side of Greenspot Road as required by the final conditions of approval for the proposed Project and applicable City of Highland standards. Wherever necessary, roadways adjacent to the Project, site access points and site-adjacent intersections shall be constructed to be consistent with the recommended roadway classifications and respective cross-sections in the City of Highland General Plan Circulation Element.	The onsite roadway improvements shall be completed and approved by the City prior to issuance of occupancy permits.	Field inspectors shall verify the required onsite roadway improvements have been completed and shall document compliance with field notes in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Transportation / Traffic TRA-2 Site Access Improvements Construction of on-site and site adjacent improvements shall occur in conjunction with adjacent Project development activity or as needed for Project access purposes. Driveway 1 at Greenspot Road (#7) – A stop control shall be installed on the southbound approach and the intersection shall be constructed with the following geometrics: Northbound Approach: N/A. Southbound Approach: One shared left-right turn lane. Eastbound Approach: One left turn lane with a minimum of 150-feet of storage and one through lane. Westbound Approach: One through lane and one shared through-right turn lane. Driveway 2 at Greenspot Road (#8) – A stop control shall be installed on the southbound approach and the intersection shall be constructed with the following geometrics: Northbound Approach: N/A. Southbound Approach: One shared left-right turn lane. Eastbound Approach: One left turn lane with a minimum of 150-feet of storage and one through lane. Westbound Approach: One through lane and one shared through-right turn lane.	The site access roadway improvements shall be completed and approved by the City prior to issuance of occupancy permits.	Field inspectors shall verify the required site access roadway improvements have been completed and shall document compliance with field notes in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Transportation / Traffic TRA-3 <u>Opening Year Cumulative Without and With Project Mitigation</u> The Project will contribute its proportional share of this cumulative improvement need through its payment of the City of Highland Development Impact Fee (DIF) and/or fair share as directed by the City. <u>Horizon Year Cumulative Without and With Project Mitigation</u> The Project will contribute its proportional share of this cumulative improvement need through its payment of the City of Highland Development Impact Fee (DIF) and/or fair share as directed by the City.	The Development Impact Fees shall be paid to the City prior to issuance of occupancy permits.	The City shall verify the required development impact fees have been paid and shall retain receipts of payment in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

ATTACHMENT 3

Planning Commission Resolution No 2020 - _____

RESOLUTION NO. 2020 – _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT (GPA 20-001), ZONE CHANGE (ZC 20-001), AMENDMENT TO CONDITIONAL USE PERMIT (CUP 14-005), AND AMENDMENT TO TENTATIVE TRACT MAP 18893 (TTM 14-002) RELATED TO THE ADDITION OF A 1.6 ACRE PARCEL INTO THE MEDITERRA PLANNED DEVELOPMENT AND CLARIFICATION FOR THE DATE OF CONSTRUCTION OF CERTAIN PUBLIC PORTIONS OF MEDITERRA PARK.

OWNERS: CALVARY CHAPEL SAN BERNARDINO & GREENSPOT CORRIDOR, LLC

A. RECITALS

1. On March 8, 2016, the City Council approved the Mediterra Planned Development consisting of 316 low and medium density housing units, two parks and related improvements. The Council approved Resolution No. 2016-010 adopting a Mitigated Negative Declaration, Resolution No. 2016-011 amending the General Plan land use designation from Agricultural/Equestrian (AG/EQ) to Planned Development (PD), Resolution No. 2016-012 approving a Conditional Use Permit to adopt the Specific Plan, and Resolution No. 2016-013 approving Tentative Tract Map No. 18893, subject to the Conditions of Approval.

2. On March 22, 2016, the City Council adopted Ordinance No. 405 to amend the site's zoning designation from Agricultural/Equestrian (A/EQ) to Planned Development (PD 13-001).

3. On February 26, 2019, the City Council adopted Resolution No. 2019-008, approving a three-year Extension of Time Application, extending the project's Tentative Tract Map expiration to March 8, 2022.

4. On June 26, 2019, the Applicant filed a Revision Application (REV-19-001) to amend the Mediterra Planned Development (PD) Document and Tentative Tract Map 18893 Conditions of Approval. On December 10, 2019, the City Council adopted Resolution No. 2019-48 approving a revision to the conditions of approval and a modification of the Planned Development Document.

5. On August 11, 2020, the Applicant filed an application, Specific Plan Amendment (SPR 20-002) to revise the Mediterra Specific Plan (PUD 13-001) requiring a General Plan Amendment (GPA 20-001), Zone Change (ZC 20-001), amendment to Conditional Use Permit (CUP 14-005) and Tentative Tract Map No. 18893 (TTM 14-002).

6. The proposed minor additions and modifications to the Mediterra Planned Development will have no new significant environmental effects beyond those already identified in the previous Mitigated Negative Declaration and Mitigation

Monitoring and Reporting Program. None of the conditions described in CEQA Guidelines Section 15162 requiring the preparation of a subsequent MND have occurred or would occur as a result of the modification to the project. An Addendum was prepared for the project.

7. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Highland as follows:

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.

2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the Planning Commission dated November 17, 2020, which is incorporated herein by this reference, does find and determine the following facts:

   a. All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of Highland.

3. Findings of Fact for <u>General Plan Amendment (GPA-20-001)</u>

   Based on the Findings below, the Planning Commission recommends the City Council does herby find:

   a. The proposed amendment is consistent with the goals, objectives, policies, and programs of the general plan, or the general plan as revised by the proposed amendment, and will not result in any inconsistencies within the plan:

      <u>Response:</u> The Mediterra Specific Plan was approved by the City Council on March 8, 2016 to accommodate a maximum of 316 residential dwellings. This type of development with housing tract and community park is desirable for the area and consistent with the types of objectives, policies, general land uses, and programs envisioned by the Planned Development (PD) land use designation allowing any density that is compatible with surrounding uses determined through the development review process. The General Plan Amendment to change the land use of the 1.6 acre parcel located within Planning Area 1 of the Mediterra Specific Plan from Agriculture/Equestrian (AG/EQ) to Planned Development (PD) does not result in any internal inconsistencies within the General Plan.

b. The proposed amendment will not adversely affect the public health, safety or general welfare.

Response: The proposed project has been reviewed by the Planning, Engineering, Building and Safety, Fire Department and Police Department and with implementation of specific conditions of approval that are necessary to protect the health and safety of the general public. There are no further concerns regarding the General Plan Amendment for the proposed project.

c. The proposed amendment is consistent with the purposes and intent of this title, unless such amendment proposes to change, supplement, or alter any part of this title, whereas, said amendment must be consistent with all of the applicable sections including these findings.

Response: The proposed project includes a change of land use designation from Agriculture/Equestrian (AF/EQ) to a Planned Development (PD) land use designation which allows any density that is compatible with surrounding existing and planned uses, as determined through the development review process. The Planned Development (PD) land use designation, as specified within the General Plan, allows for the type of development proposed.

d. The potential environmental impacts of the proposed amendment are insignificant or there are overriding considerations which outweigh the potential impacts.

Response: The Initial Study prepared for the project analyzed the potential for environmental impacts on biological resources, including riparian habitat modification, and adverse impacts on wetlands and fish or wildlife species. All topics were found to have either no impact or less than significant impact with mitigation incorporated. The Initial Study incorporated mitigation measures to reduce any potential impacts to a less than significant level and, thus, the proposed amendment to the approved project is not likely to cause any additional environmental damage or avoidably impact fish or wildlife.

4. Findings of Fact for Zone Change (ZC-20-001)

Based on the Findings below, the Planning Commission recommends the City Council does herby find:

a. The proposed change of zone or revision is consistent with the goals, objectives, policies and programs of the general plan, and is necessary and desirable to implement the provisions of the general plan:

Response: The Mediterra Specific Plan was approved by the City Council on March 8, 2016 to accommodate a maximum of 316 residential dwellings. This type of development is desirable for the community and consistent with the types of objectives, policies, and general land uses envisioned by the Planned Development. The Zone Change to modify the land use of the 1.6 acre parcel located within Planning Area 1 of the Mediterra Specific Plan from

Agriculture/Equestrian (A/EQ) to Planned Development "PD 13-001" does not result in any internal inconsistencies within the General Plan.

b. The proposed change of zone or revision will not adversely affect the public health, safety, and welfare or result in an illogical land use pattern.

Response: The proposed project has been reviewed by the Planning, Engineering, Building and Safety, Fire Department and Police Department and with implementation of certain conditions of approval that are necessary and proper to safeguard and protect the public health, safety, and welfare, the approval of a general plan amendment for the proposed project is warranted. The change from AG/EQ to PD 13-001 will make the future low density residential use more consistent with the surrounding properties and provide for a more logical pattern.

c. The proposed change of zone or revision is consistent with the purpose and intent of the remainder of this title not under consideration.

Response: The proposed project includes a Zone Change from Agriculture/Equestrian (A/EQ) to Planned Development (PD 13-001) which allows any density that is compatible with surrounding existing and planned uses as determined through the development review process. The proposed zoning allows for the type of development proposed and is consistent with the purpose and intent of the Land Use section of the General Plan. The change is limited to a 1.6 acre parcel, surrounded on all sides with the PD designation. It will not adversely affect the remainder of the zoning provisions in the City, not under consideration.

d. The potential environmental impacts of the proposed change of zone or revision are insignificant or there are overriding considerations which outweigh the potential impacts.

Response: The Initial Study prepared for the Mediterra Planned Development project in 2016, analyzed the potential for environmental impacts on biological resources, including riparian habitat modification, and adverse impacts on wetlands and fish or wildlife species. All topics were found to have either no impact or less than significant impact with mitigation incorporated. The Initial Study incorporated mitigation measures to reduce any potential impacts to a less than significant level.

This project proposes minor additions and modifications to the Mediterra Planned Development. An Addendum found that the proposal will have no new significant environmental effects beyond those already identified in the previous Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. None of the conditions described in CEQA Guidelines Section 15162 requiring the preparation of a subsequent MND have occurred or would occur as a result of the modification to the project.

5. Findings of Fact for Amendment of Conditional Use Permit (CUP 14-005)

Based on the Findings below, the Planning Commission recommends the City Council does herby find:

a. The proposed use is permitted within the subject district pursuant to the provisions of this section, and complies with all of the applicable provisions of this title; and is consistent with the goals, policies, and objectives of the Highland general plan, and with the applicable development policies and standards of the city·

Response: The Mediterra Specific Plan was approved by the City Council on March 8, 2016 for the future construction of 316 residential dwellings, two parks, trails and associated improvements. This type of development is desirable for the community and consistent with the uses and density envisioned by the Planned Development (PD) land use designation in the Greenspot corridor. The density that is compatible with surrounding existing and planned uses.

The proposed 1.6 acre addition adds nine (9) lots to Planning Area 1 while concurrently reducing the number of lots in Planning Area 4 by nine (9), maintaining the approved total of 316 lots. The total acreage increases from 180.6 acres to 182.2 acres, making the overall project slightly less dense. The project also proposes to amend the language in the Plan, clarifying that the public portions of Mediterra Park shall be constructed during a later phase. The proposed changes do not affect the project's overall design concept or development standards. The project remains consistent with the City's General Plan and Mediterra Specific Plan as a residential community as previously approved by the City Council in 2016 and 2019.

b. The proposed use would not impair the integrity and character of the district in which it is to be established or located:

Response: The Mediterra Planned Development was approved by the City Council in 2016 establishing the development standards and design criteria for the surrounding 180 acres to which the parcel will be added. The parcel will add 9 single family lots, compatible in size, width, dept and grade to the surrounding development. It will improve the integrity and character of the district because it improves the overall circulation and design of the Plan and Tract Map. The modification of language addressing Mediterra Park clarifies during which phase it will be constructed. It does not affect the integrity of the park, its surrounding improvements or Planned Development.

c. The site is suitable for the type and intensity of use or development which is proposed,

Response: The Mediterra Planned Development was approved with a density of low and medium density consistent with residential development in the area

along Greenspot Road. The annexation of 1.6 acres will create new lots and roads, but not increase the overall density as they are being transferred from another planning area. In the future, the City anticipate a Design Review Application for the Tract that will meet the standards and anticipated intensity of development permitted in the PD document as approved.

The tract map was reviewed by the Planning, Engineering, Building and Safety, Fire and Police Department in both 2016 for the initial approval as well as 2019 for the Specific Plan Revision with implementation of necessary conditions of approval to ensure that the site is suitable for the type of development proposed.

d. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety;

Response: Processing of the Mediterra Planned Development revision was accompanied by a General Plan Amendment, a Zone Change, and amendment to the Conditional Use Permit. The development was reviewed by the Planning, Engineering, Building and Safety, Fire, and Police Department for implementation of project specific conditions of approval necessary to protect ensure water, sanitation, public utilities and services are available and will be provided. The Amendment incorporates a 1.6 acre parcel of land that was confined within Planning Area 1 and previously "not a part". The changes are to the lot placement and circulation are not significant and will not be deemed detrimental to the public.

e. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity;

Response: The proposed addition of 1.6 acres and clarification of the park construction improve the overall layout of the project and its phased improvements. Planning, Building and Safety, Fire Marshal Divisions, local utilities, and the Police Department reviewed and commented on the project. Implementation of project specific conditions of approval necessary to protect the public health, safety, and general welfare of the development were incorporated into the project design.

f. The proposed use would not result in a significant effect on the environment.

Response: The Initial Study prepared for the Mediterra Planned Development project in 2016, analyzed the potential for environmental impacts on biological resources, including riparian habitat modification, and adverse impacts on wetlands and fish or wildlife species. All topics were found to have either no impact or less than significant impact with mitigation incorporated. The Initial Study incorporated mitigation measures to reduce any potential impacts to a less than significant level.

This project proposes minor additions and modifications to the Mediterra Planned Development. An Addendum found that the proposal will have no new

significant environmental effects beyond those already identified in the previous Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. None of the conditions described in CEQA Guidelines Section 15162 requiring the preparation of a subsequent MND have occurred or would occur as a result of the modification to the project.

6. Findings of Fact for Amendment of Tentative Tract Map No. 18893 (TTM 14-002)

Based on the Findings below, the Planning Commission recommends the City Council does herby find:

a. The proposed map is consistent with applicable General and specific plans as specified in Government Code Section 65451

Response: The Tentative Tract Map was approved by the City Council on March 8, 2016 for the future construction of 316 residential dwellings. This type of development is desirable for the community and consistent with the uses and density envisioned by the Planned Development (PD) land use designation, allowing any density that is compatible with surrounding existing and planned uses determined through the development review process.

The proposed 1.6 acre addition adds nine (9) lots to the Tentative Tract Map, increasing the total acreage from 180 6 acres to 182.2 acres, but does not increase the total number of lots proposed as nine (9) lots are subtracted from Planning Area 4. None of the proposed changes affect the project's overall design concept, density or development standards. Thus, the project remains consistent with the City's General Plan and Tentative Tract Map as previously approved by the City Council.

b. The design or improvement of the proposed subdivision is consistent with applicable General and specific plans.

Response: The Mediterra Specific Plan was approved by the City Council on March 8, 2016 to accommodate a maximum of 316 residential dwellings. This type of development is desirable for the community and consistent with the types of uses and density envisioned by the Planned Development (PD) designation allowing any density that is compatible with surrounding uses determined through the development review process. The General Plan Amendment to change the land use of the 1.6 acre parcel located within Planning Area 1 of the Mediterra Specific Plan from Agriculture/Equestrian (A/EQ) to Planned Development (PD) does not result in any internal inconsistencies within the General Plan.

c. The site is physically suitable for the type of development.

Response: The development was reviewed by the Planning, Engineering, Building and Safety, Fire and Police Department in both 2016 for the initial approval as well as 2019 for the Specific Plan Revision with implementation of

necessary conditions of approval to ensure that the site is suitable for the type of development proposed.

The proposed Specific Plan Amendment simply incorporates an existing 1.6 acre parcel of land that was confined within Planning Area 1 of the Mediterra Specific Plan. The changes are not significant and will not modify the proposed land use, public convenience or general welfare in any way. It remains consistent with the City's General Plan and Mediterra Specific Plan as approved.

d. The site is physically suitable for the proposed density of development.

Response: The Tentative Tract Map was approved for the future construction of 316 residential dwellings. This type of development is desirable for the community and consistent with the types of uses and density envisioned by the Planned Development which allows any density that is compatible with surrounding existing and planned uses.

The proposed amendment to the Tentative Tract Map simply incorporates the existing 1.6 acre parcel of land that was confined within Planning Area 1 of the Mediterra Specific Plan but previously marked "Not A Part" (NAP) of the project. The changes are not significant and will not modify the proposed land use, intensity, or boundaries of the development in any way It remains compatible with the uses authorized in the Mediterra Specific Plan and Tentative Tract Map as approved.

e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Response: The Initial Study prepared for the Mediterra Planned Development project in 2016, analyzed the potential for environmental impacts on biological resources, including riparian habitat modification, and adverse impacts on wetlands and fish or wildlife species. All topics were found to have either no impact or less than significant impact with mitigation incorporated. The Initial Study incorporated mitigation measures to reduce any potential impacts to a less than significant level.

This project proposes minor additions and modifications to the Mediterra Planned Development. An Addendum found that the proposal will have no new significant environmental effects beyond those already identified in the previous Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. None of the conditions described in CEQA Guidelines Section 15162 requiring the preparation of a subsequent MND have occurred or would occur as a result of the modification to the project.

f. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Response: As specified within the Highland Municipal Code, processing of the Tentative Tract Map was accompanied by a General Plan Amendment, a Zone Change, and a Conditional Use Permit. The development was reviewed by the Planning, Engineering, Building and Safety, Fire, and Police Department for implementation of project specific conditions of approval necessary to protect the public health, safety, and general welfare of the development. The City Council approved the Tentative Tract Map along with the accompanying applications subject to these conditions in 2016.

The proposed amendment to the Tentative Tract Map simply incorporates an existing 1.6 acre parcel of land that was confined within Planning Area 1 of the Mediterra Specific Plan. The changes are not significant and will not be deemed detrimental to the health, safety and general welfare of the development in any substantial way

g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Response: The annexation being proposed would incorporate a 1 6-acre property into Phase I of the Mediterra Planned Development. This parcel was previously identified as "Not A Part" (NAP) of the project within the boundary for Planning Area 1 and was surrounded by planned residential lots to the north, east, and west, leaving access via a newly constructed segment of Santa Ana Canyon Road to the south. This otherwise landlocked parcel which was previously considered "Not A Part" (NAP) of the project will now be part of Planning Area 1, alleviating any chance conflicts over access in the future.

7 Based on the Findings of Fact and Conclusions set forth above, the Planning Commission recommends the City Council approve the Addendum to the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Mediterra Specific Plan Revision (PUD 13-001)/(CUP 14-005), General Plan Amendment (GPA 20-001), Zone Change (ZC 20-001), amendment to Conditional Use Permit (CUP 14-005), and amendment to Tentative Tract Map No. 18893 (TTM 14-002).

8. The Planning Commission recommends the City Council adopt the corresponding resolutions and ordinance substantially in the form of those attached.

C ADOPTION OF RESOLUTION

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law

PASSED, APPROVED AND ADOPTED this 17th day of November 2020

ATTEST:

Randall Hamerly, Chairman Planning Commission	Lawrence A. Mainez Community Development Director

ATTACHMENT 3a

City Council Resolution No 2020 - _____

Approving an Addendum to the Mitigated Negative Declaration

RESOLUTION NO. 20 – _____

A RESOLUTION OF THE CITY COUNCIL TO ADOPT AN ADDENDUM TO THE MEDITERRA PLANNED DEVELOPMENT MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR AN AMENDMENT TO THE PLAN TO ADD A 1.6 ACRE PARCEL AND CLARIFY THE TIMING OF CONSTRUCTION FOR PUBLIC PORTIONS OF MEDITERRA PARK.

ASSESSOR PARCEL NUMBERS: 0297-021-25, 0297-021-18, 0297-015-16, 0297-061-04, 0297-061-05, 0297-061-06, 0297-061-07, 0297-061-09, 0297-061-13, 0297-061-20, 0297-061-25, 0297-061-26, and 0297-061-29, 297-201-05

OWNERS: CALVARY CHAPEL SAN BERNARDINO & GREENSPOT CORRIDOR, LLC

A RECITALS

1. On March 8, 2016, the City Council approved the Mediterra Planned Development consisting of 316 low and medium density housing units, two parks and related improvements The Council approved Resolution No. 2016-010 adopting a Mitigated Negative Declaration, Resolution No. 2016-011 amending the General Plan land use designation from Agricultural/Equestrian (AG/EQ) to Planned Development (PD), Resolution No. 2016-012 approving a Conditional Use Permit to adopt the Planned Development, and Resolution No. 2016-013 approving Tentative Tract Map No 18893, subject to the Conditions of Approval.

2. On March 22, 2016, the City Council adopted Ordinance No. 405 to amend the site's zoning designation from Agricultural/Equestrian (A/EQ) to Planned Development (PD 13-001).

3. On February 26, 2019, the City Council adopted Resolution No. 2019-008, approving a three-year Extension of Time Application, extending the project's Tentative Tract Map expiration to March 8, 2022.

4. On June 26, 2019, the Applicant filed a Revision Application (REV-19-001) to amend the Mediterra Planned Development (PD) Document and Tentative Tract Map 18893 Conditions of Approval. On December 10, 2019, the City Council adopted Resolution No. 2019-48 approving a revision to the conditions of approval and a modification of the Planned Development Document.

5. On August 11, 2020, the Applicant filed an application, Planned Development Amendment (SPR 20-002) to revise the Mediterra Planned Development (PUD 13-001) adding a 1.6 acre parcel and clarifying the timing of construction of public portions of Mediterra Park. These amendments require a General Plan Amendment (GPA 20-001), Zone Change (ZC 20-001), amendment to

Conditional Use Permit (CUP 14-005) and Tentative Tract Map No. 18893 (TTM 14-002).

6. The proposed minor additions and modifications to the Mediterra Planned Development will have no new significant environmental effects beyond those already identified in the previous Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. None of the conditions described in CEQA Guidelines Section 15162 requiring the preparation of a subsequent MND have occurred or would occur as a result of the modification to the project. An Addendum was prepared for the project.

7. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, the City Council of the City of Highland does resolve, determine, find, and order as follows:

1. The City Council finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.

2. The City of Highland City Council after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the City Council dated December 8, 2020, and which is incorporated herein by this reference, does find and determine the following facts:

   a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.

3. The City Council hereby adopts the Addendum which is attached hereto and incorporated herein.

4. Findings of Fact for adopting the Addendum to the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

   Based on the Findings below, the Planning Commission recommends the City Council does herby find:

   The proposed Planned Development Amendment incorporates the an existing 1.6 acre parcel of land that was confined within Planning Area 1 of the Mediterra Planned Development nut previously marked "Not A Part" (NAP) of the project. The changes are not significant and will not modify the proposed land use, intensity, or boundaries of the development in any way. It remains compatible with the uses authorized in the General Plan and Mediterra Planned Development as approved.

The 1.6 acre parcel being proposed as an addition to the existing Planning Area 1 will add 9 additional lots to the Planning Area. At the same time, 9 lots will be removed from Planning Area 4, leaving the total number of lots proposed for the development at 316. This change is not significant and will not modify the proposed land use, intensity, or boundaries of the development in any way.

The timing of construction for the public portions of Mediterra Park was clarified to state that it will be constructed in advance of the issuance of the 140th building permit within Phase 2 of the project. The condition previously stated that it had to occur within Phase 2 with no specific unit count.

5 The City Council hereby instructs City staff to file a Notice of Determination with the Clerk of the Board of the Supervisors of the County of San Bernardino, pursuant to the Public Resources Code and State CEQA Guidelines.

C. ADOPTION OF RESOLUTION.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law

PASSED, APPROVED and **ADOPTED** this 8th day of December, 2020

_____
Larry McCallon, Mayor

ATTEST:

_____
Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

Exhibit 1:

Addendum to Mitigated Negative Declaration



Mediterra Project

Addendum to the Final Mitigated Negative Declaration

prepared by

City of Highland
27215 Base Line
Highland, California 92346
Contact: Kim Stater

prepared with the assistance of

Rincon Consultants, Inc.
1980 Orange Tree Lane, Suite 105
Redlands, California 92374

September 2020

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
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Table of Contents

1 Introduction 1

1.1 Basis for an Addendum 1

1.2 Background 1

1.2.1 Approved Project 1

1.2.2 Current Project 2

2 Project Description 3

2.1 Project Location 3

2.2 Approved Project Description from the Adopted 2016 MND and 2019 Project Addendum 3

2.3 Current (2020) Project Description 1

3 Decision Not to Prepare Subsequent MND 7

4 Environmental Checklist and Impacts 9

4.1 Aesthetics 11

4.2 Agriculture and Forestry Resources 14

4.3 Air Quality 17

4.4 Biological Resources 20

4.5 Cultural Resources 24

4.6 Energy 26

4.7 Geology and Soils 33

4.8 Greenhouse Gas Emissions 37

4.9 Hazards and Hazardous Materials 40

4.10 Hydrology and Water Quality 45

4.11 Land Use and Planning 51

4.12 Mineral Resources 54

4.13 Noise 56

4.14 Population and Housing 60

4.15 Public Services 62

4.16 Recreation 65

4.17 Transportation / Traffic 67

4.18 Tribal Cultural Resources 71

4.19 Utilities and Service Systems 73

4.20 Wildfire 77

5 Conclusion 83

6 References and Preparers 84

6.1 References 84

6.2 List of Preparers ... 85

Tables

Table 1 Approved Project Planning Area Summary ... 1
Table 2 Current Project Planning Area Summary ... 2
Table 3 Comparison of Approved and the Current Project numbers ... 5
Table 4 Electricity Consumption in 2018 for the SCE Service Area ... 26
Table 5 Natural Gas Consumption in SCG Service Area in 2018 ... 26
Table 6 Project Construction Fuel Consumption ... 27
Table 7 Estimated Project Annual Transportation Energy Consumption ... 29

Figures

Figure 1 Regional Location Map ... 1
Figure 2 Project Planning Areas ... 2
Figure 3 Phase 1 and 1B ... 3
Figure 4 Current Project Tentative Tract Map ... 4

Appendices

Appendix A Biological Resources
Appendix B Cultural Resources
Appendix C Energy

1 Introduction

1.1 Basis for an Addendum

This document is an Addendum to the Mediterra Project Final Initial Study-Mitigated Negative Declaration (IS-MND); see Section 1.2, *Background* herein.

In accordance with Section 15164 of the State CEQA Guidelines, a lead agency shall prepare an Addendum to an MND if some changes or additions are necessary which will not have significant new impacts or substantially increase previously identified significant impacts. Specifically, the State CEQA Guidelines state.

- An addendum to an adopted MND may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent MND have occurred (Section 15164[b])
- An addendum need not be circulated for public review but can be included in or attached to the final environmental impact report (EIR) or adopted negative declaration (Section 15164[c])
- The decision-making body shall consider the addendum with the final EIR or adopted MND prior to making a decision on the project (Section 15164[d])

This Addendum has been prepared in accordance with applicable provisions of the California Environmental Quality Act (CEQA) of 1970 (as amended) and the State CEQA Guidelines.

According to Section 15164 of the State CEQA Guidelines, an addendum to an adopted MND is the appropriate environmental document in instances when "only minor technical changes or additions are necessary" and when the new information does not involve new significant environmental effects beyond those identified in the previous MND.

This Addendum describes the details of the current Mediterra project and compares impacts resulting from these amendments to those identified in the Mediterra Final IS-MND.

1.2 Background

1.2.1 Approved Project

2016 IS-MND

An IS-MND was prepared and circulated for the approved project. The City released a Notice of Intent to Adopt an MND and identified a public review period from October 22, 2015 to November 23, 2015 on the Draft IS-MND. On March 8, 2016, the City adopted the Final MND and approved the project.

The approved project allows establishment of a planned development consisting of 316 units within eight Planning Areas (PAs) on approximately 180 gross acres in the eastern portion of the City of Highland, north of Greenspot Road and east of Santa Paula Street The project includes a Planned Development, Tentative Tract Map No. 18893, and General Plan Amendment/Change of Zone from Agriculture/Equestrian Residential (A/EQ) to Planned Development (PD).

Four PAs contain the development of the residences to be developed as a phase of the project, including 200 low-density residential units, 110 medium-density residential units, and six estate residential lots. The project also includes lettered lots containing two parks, landscaping, and a water quality management basin, sewer and water infrastructure improvements, onsite and offsite road improvements, and an extensive trail network.

2019 Amendment

In November 2019, the City Council approved a Revision Application (REV19-002) to amend Conditional Use Permit (CUP-14-005) and Tentative Tract Map 18893 Conditions of Approval (TTM-14-002), and revising the Planned Development Document. All proposed modifications were minor and did not create any new impacts not previously addressed under CEQA. The City determined no additional CEQA review was needed.

Approved Project

The approved project includes the project as described in the 2016 IS-MND, and the minor revisions included in the 2019 Amendment. No phases of the project have been developed to date. See Section 2; *Project Description*, for additional details regarding the approved project.

1.2.2 Current Project

The current project would incorporate a 1.6-acre property into Phase I of the Mediterra planned development. This parcel was an inholding, previously identified as "Not A Part" of the project within the boundary for PA 1 and surrounded by planned residential lots. The current project adds nine new lots (Lots 672 to 680) to PA 1 and adds a new cul-de-sac, Terranova Street, also referred to as Street U on project plans, to provide access to the new lots. The current project would not change the total number of units approved for development. See Section 2; *Project Description*, for additional details regarding the current project.

2 Project Description

This section describes the project location, the approved project description from the previous CEQA approval, and changes to the project description since adoption of that approval (i.e., the current project).

2.1 Project Location

The project site is located north of Greenspot Road and east of Santa Paula Street, in the eastern portion of the City of Highlands, San Bernardino County, California. Figure 1 illustrates the location of the site within the region.

The approved project site is comprised of approximately 180 acres. The site is comprised of 13 parcels, Assessor's Parcel Numbers 0297-021-18, 0297-051-16, 0297-061-04, 0297-061-05, 0297-061-06, 0297-061-07, 0297-061-09, 0297-061-13, 0297-061-20, 0297-061-25, 0297-061-26, 0297-061-29, and 0297-201-05. The project site is currently used for low-density residential use and citrus farming and related activities.

Surrounding land use includes open space and agriculture (citrus) to the north and east; institutional (East Valley Water District [EVWD] administrative office and yard), Greenspot Road and open space to the south; and single-family residential use to the west. The project site is at the base of the foothills of the San Bernardino Mountains, most of which are under the U.S. Forest Service's ownership and management to the north and east. Further southwest is open space, primarily floodplain of the Santa Ana River and its tributaries, such as Plunge Creek. Portions of this land are owned by the San Bernardino Valley Water Conservation District and other public agencies.

2.2 Approved Project Description from the Adopted 2016 MND and 2019 Project Addendum

The approved project includes improvements associated with the 316-unit Mediterra planned development, involving eight planning areas, developed in four phases, described below, and summarized in **Error! Reference source not found.**.

Phase I

This phase involves development of PA 1 and PA 8. PA 1 is approximately 24.2 acres in the western portion of the project site and will be developed with 89 Low Density Residential units; Mediterra Parkway, a pocket park, trail system, associated utility connections and infrastructure. PA 8 is a 3.4-acre area for a water quality management basin for the containment and treatment of stormwater runoff from Mediterra, consistent with the Water Quality Management Plan. Other infrastructure facilities may be allowed in PA 8 for the benefit of Mediterra or the East Highlands area, as required by the City of Highland, or other agencies.

Figure 1 Regional Location Map



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Project Location

N



Phase II

This phase involves development of PA 2, which is approximately 11.9 acres, and will construct 51 Low Density Residential units, Mediterra Park; trails, streets, associated utility connections and infrastructure in the central portion of the project site.

Phase III

This phase involves development of PA 3, which is approximately 20.3 acres, and will construct 62 Low Density Residential units, streets, associated utility connections and infrastructure on the northeastern portion of the project site.

Phase IV

This phase involves development of PA 4, which is approximately 11.1 acres, in the southeastern portion of the project site, and will construct a maximum of 109 Medium Density residential lots as a Planned Unit Development. This phase relies on the infrastructure associated with the previous phases of the project. As such, the site planning of PA 4 will be conducted with the selection of the specific residential product type and will be processed for approval with the City of Highland at a future date. Local streets within the limits of PA 4, including utilities and other improvements will be completed in conjunction with the design and development of this phase. Phase IV also includes development of the private recreation center at Mediterra Park.

Other Planning Areas

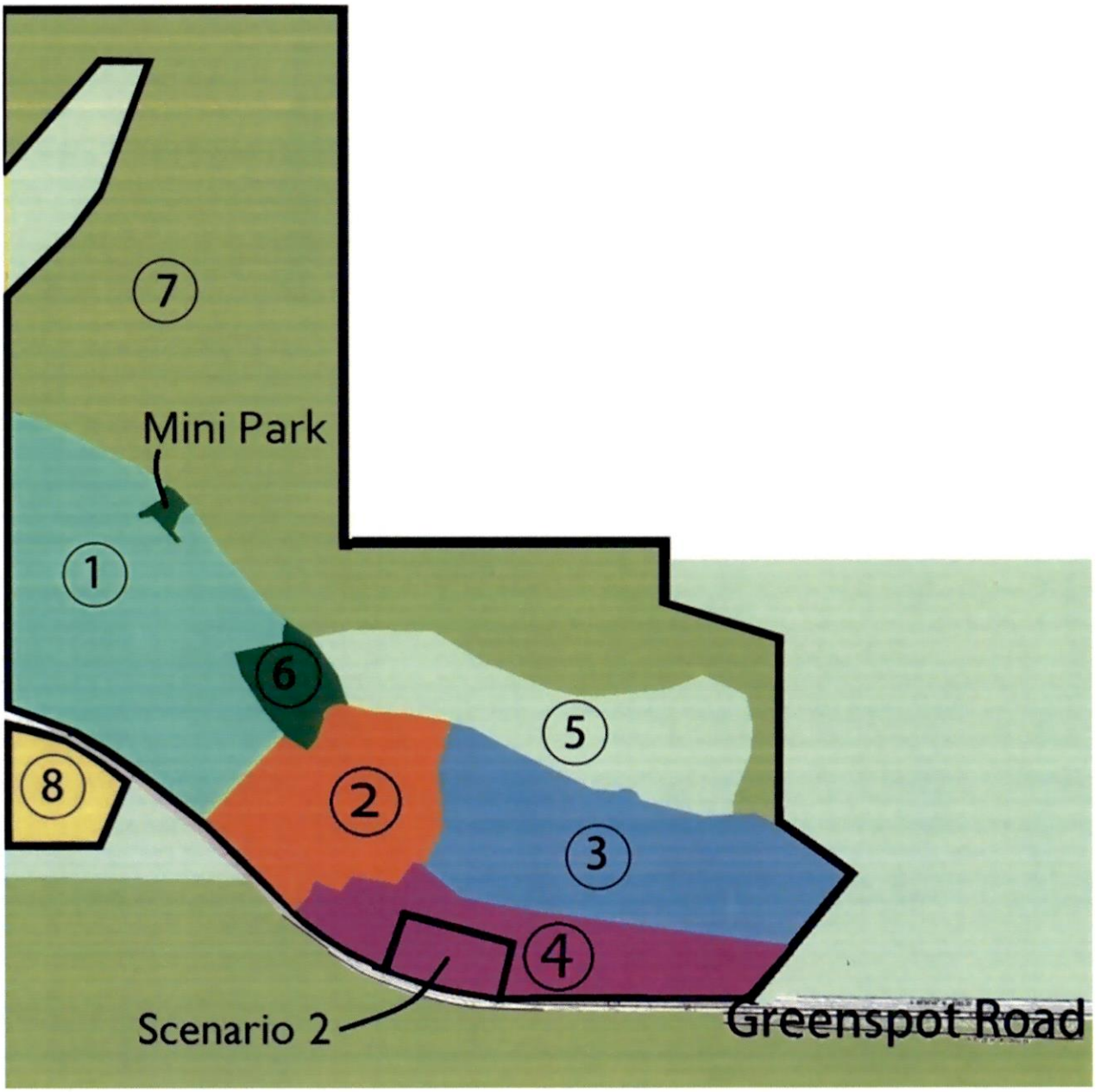
PA 6 will include 2.1 acres of park and recreation space, to be developed during Phases I through IV

PA 5 involves approximately 13-acres in the northeastern area of the project site that will be preserved for A/EQ land use. Up to six residential estate lots, including an existing estate residence will be allowed within PA 5. This area will require its own site planning, approval process, and building permits in accordance with the A/EQ designation.

PA 7 will include 94.6 acres of open space in the northern portion of the project site.

Error! Reference source not found. summarizes the planning areas, as shown in Figure 2.

Figure 2 Project Planning Areas



Source: Sunland Communities, LLC 2019

Table 1 Approved Project Planning Area Summary

PA	Area (acres)	Units or Lots	Density Target	Lot Size (sf)	Use, Features
1	24.2	89	3.6	Min. 6,500 Ave. 8,400	Low density residential Pocket park, trail Utilities and infrastructure Water quality management basin
2	11.9	51	4.5	Min. 5,500 Ave. 7,000	Low density residential Portion of North Fork Multi-Use Trail Utilities and infrastructure
3	20.3	62	3.1	Min. 7,200 Ave. 9,500	Low density residential Utilities and infrastructure
4	11.1	108	4.0-12.0	N/A	Medium density residential Utilities and infrastructure
5	13.0	6	0.5	Min. 43,560 Ave. 87,120	Estate residential (Ag/Eq)
6	2.1	N/A	N/A	N/A	Mediterra Park and Recreation Center
7	94.6	N/A	N/A	N/A	Open space and trails Passive recreation Public facilities
8	3.4	N/A	N/A	N/A	Public facilities Water quality management
Total	**180.6**	**316**			

Ave. = average, Min. = minimum, PA = planning area, sf = square feet

2.3 Current (2020) Project Description

The current, or modified, project would be substantially similar to the approved project in that it involves development of the same number of residential units, density types, recreation, open space, streets, and associated infrastructure and utilities within the project area.

The current project would incorporate an additional 1.6-acre property into the planned development. This property was an inholding, previously identified as "Not A Part" of the project within the boundary for PA 1 and surrounded by planned residential lots. The new property has one existing residence, accessory structures, and citrus trees. PA 1 would be revised as follow:

- Incorporate the new property into the overall acreage; increase from 180.6 to 182.2 acres.
- Establish the existing residence from the new property onto a single smaller lot. This residence may be retained or redeveloped.
- Add nine additional lots (Lots 672 to 680) to PA 1 and reduce the number of units in PA 4 from 108 to 99, to be consistent with the total number of units in the approved project. The nine additional lots would be developed under new Phase 1B.
- A new cul-de-sac, Terranova Street, would be developed to provide access to the new lots via Santa Ana Canyon Road.

See Figure 3 for the boundary of the Phase 1B development area and Figure 4 for the tract map for the current project.

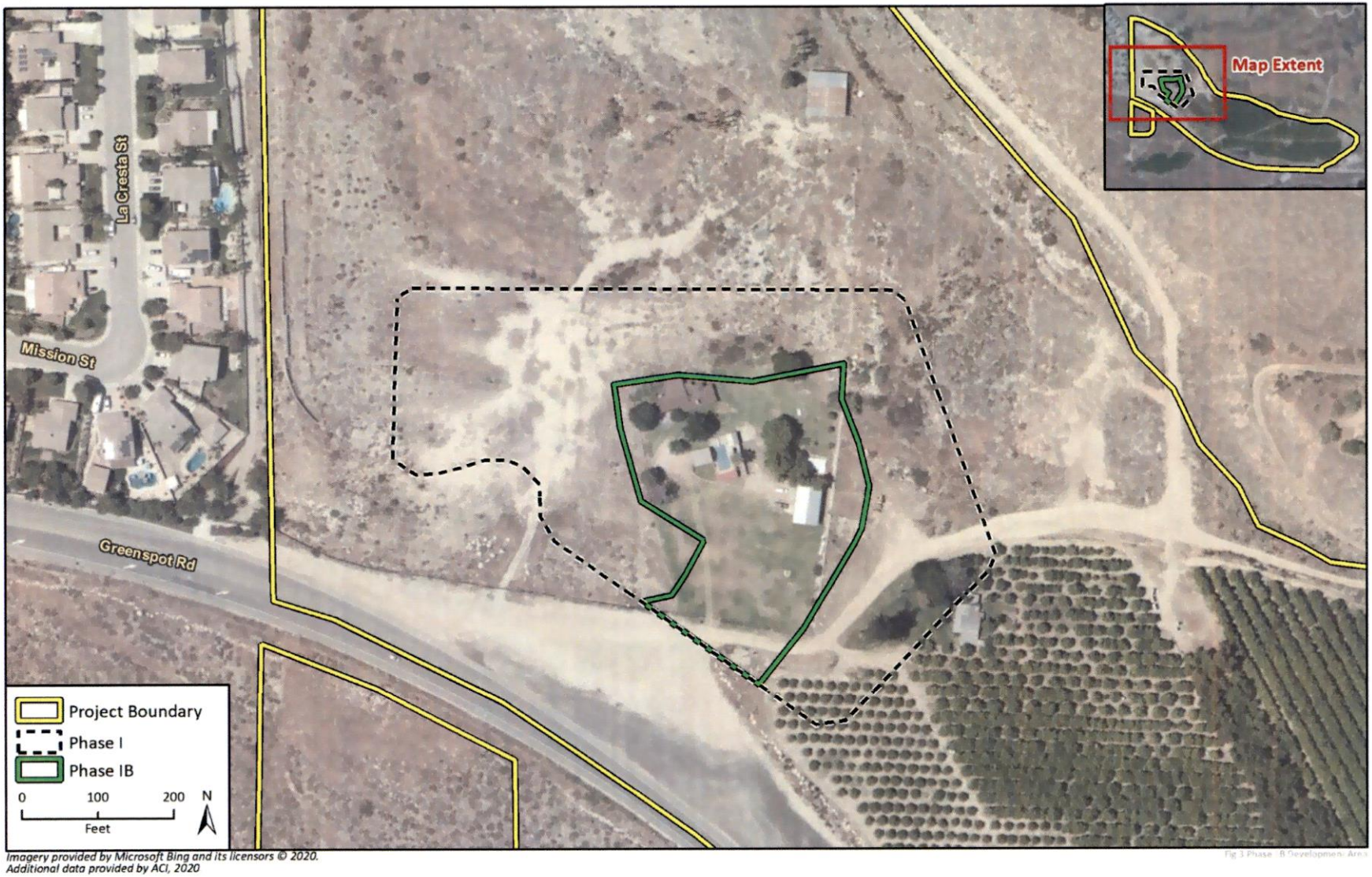
Error! Not a valid bookmark self-reference. provides a summary of the planning areas under the current project. Changes from the approved project are noted in ***bold italics***.

Table 2 Current Project Planning Area Summary

PA	Area (acres)	Units or Lots	Density Target	Lot Size (sf)	Use, Features
1	***25.8***	***98***	3.6	Min. 7,000 Ave. 8,000	Low density residential ***Incorporate an existing residence*** Pocket park, trail Utilities and infrastructure Water quality management basin
2	11.9	51	4.5	***Min. 6,000*** Ave. 7,000	Low density residential Portion of North Fork Multi-Use Trail Utilities and infrastructure
3	20.3	62	3.1	Min. 7,200 ***Ave. 9,600***	Low density residential Utilities and infrastructure
4	11.1	***99***	6.1-12.0	N/A	Medium density residential Utilities and infrastructure
5	13.0	6	0.5	Min. 43,560 Ave. 87,120	Estate residential (Ag/Eq)
6	2.1	N/A	N/A	N/A	Mediterra Park and Recreation Center
7	94.6	N/A	N/A	N/A	Open space and trails Passive recreation Public facilities
8	3.4	N/A	N/A	N/A	Public facilities Water quality management
Total	***182.2***	***316***			

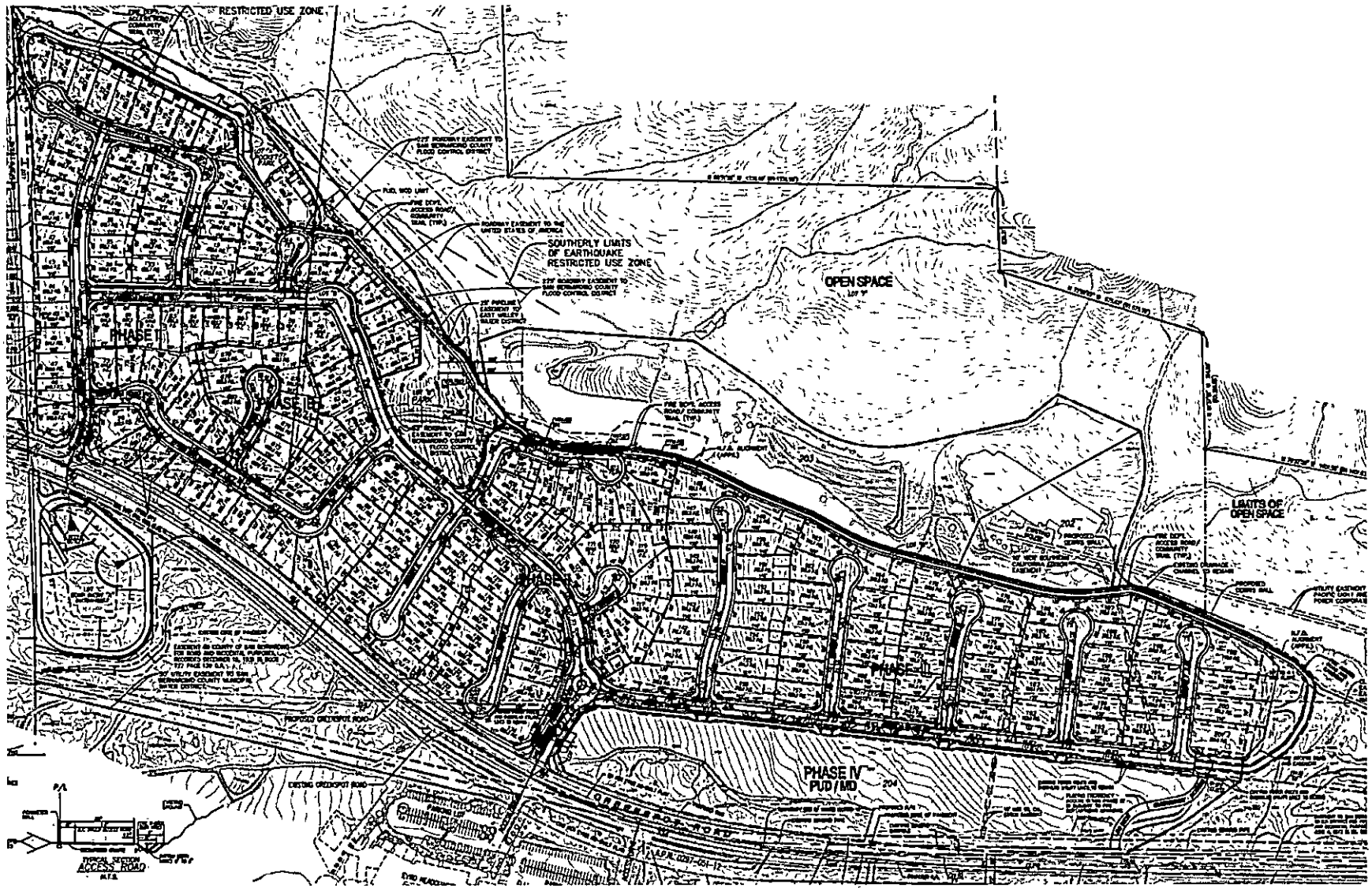
Changes from the Approved project are in ***bold italics***.
Ave. = average, Min. = minimum, PA = planning area, sf = square feet

Figure 3 Phase 1 and 1B



Imagery provided by Microsoft Bing and its licensors © 2020.
Additional data provided by ACI, 2020

Figure 4 Current Project Tentative Tract Map



Source: ACI 2020

Error! Not a valid bookmark self-reference. provides a comparison between the approved project and the current project.

Table 3 Comparison of Approved and the Current Project numbers

Features	Approved Project	Current Project	Change
Project Site	180.6 acres	182.2 acres	Increase by 1.6 acres
Number of lots	316	316	Remains the same
Circulation	Access from Greenspot Road Local streets	Access from Greenspot Road Local streets Terranova Street	Addition of Terranova Street cul-de-sac to serve Phase 1B
Earthwork (cubic yards)	Cut: 488,000 Fill: 488,000 Import: 0	Cut: 488,000 Fill: 488,000 Import: 0	No change

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3 Decision Not to Prepare Subsequent MND

As outlined in Section 15164 (Addendum to an EIR or Negative Declaration) of the State CEQA Guidelines; a lead agency shall prepare an Addendum to a previously adopted Final MND if some changes or additions are necessary but none of the conditions described in State CEQA Guidelines Section 15162 calling for preparation of a subsequent MND have occurred.

As supported by the following analysis, minor modifications to the Mediterra planned development would have no new significant or substantially more severe environmental effects beyond those identified in the previous CEQA documents. None of the conditions described in State CEQA Guidelines Section 15162 calling for preparation of a subsequent MND have occurred or would occur as a result of the change in the project. Therefore, this Addendum is consistent with CEQA, and this Addendum is the appropriate level of environmental documentation to comply with CEQA. This Addendum will be considered by the City, along with the previous CEQA documents prior to making a decision on the modified project, as required by Section 15164 of the State CEQA Guidelines.

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4 Environmental Checklist and Impacts

This Addendum evaluates potential environmental impacts which could result from the modified project. The existing environmental conditions at the project site are substantially the same under present conditions as described in the 2016 IS-MND and the 2019 Addendum development area. The analysis below provides updates where necessary to characterize potential impacts.

Appendix G of the State CEQA Guidelines provides a checklist of environmental issues areas which are suggested as the issue areas which should be assessed in CEQA analyses. The 2016 IS-MND addressed 19 of these topics. To provide a thorough and conservative analysis of potential impacts associated with the project, this Addendum addresses the same environmental checklist items as the 2016 IS-MND, as listed below. In addition, this Addendum evaluates more recent additions to the CEQA checklist, namely energy, tribal cultural resources, and wildfire.

1. Aesthetics
2. Agriculture and Forestry
3. Air Quality
4. Biological Resources
5. Cultural Resources
6. Geology/Soils
7. Greenhouse Gas Emissions
8. Hazards and Hazardous Materials
9. Hydrology/Water Quality
10. Land Use/Planning
11. Mineral Resources
12. Noise
13. Population and Housing
14. Public Services
15. Recreation
16. Transportation/ Traffic
17. Tribal Cultural Resources
18. Utilities/Service Systems

Potential environmental impacts of the modified project are analyzed to determine whether impacts are consistent with the impact analyses provided in the previous analysis, and whether additional mitigation measures are required to minimize or avoid potential impacts.

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4.1 Aesthetics

	Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
Would the project:				
a. Have a substantial adverse effect on a scenic vista?	No	No	No	N/A
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	No	No	No	Yes
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	No	No	No	Yes
d. Create a new source of the substantial light or glare which would adversely affect day or nighttime views in the area?	No	No	No	N/A

a. Have a substantial adverse effect on a scenic vista?

The 2016 IS-MND determined the approved project will have less than significant impacts related to a scenic vista. The approved project will change views in a manner similar to the adjacent residential areas that have previously altered view of the foothills. There are no protected views in, or around, the project site, and the project will not substantially intrude on the views of the San Bernardino Mountains, except for some locations along Greenspot Road.

The modified project would be similarly situated as the approved project, and thus, result in the same impacts as those described in the 2016 IS-MND.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to a scenic vista, and would be consistent with the impact analysis provided in the 2016 IS-MND.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The 2016 IS-MND determined the approved project will have potentially significant impacts related to aesthetics and a scenic highway The approved project will be adjacent and visible from Greenspot Road, which the City's General Plan, Goal 3.3, Policy 1 recommends be designated as a Scenic Highway. Given the existing residential development adjacent to the approved project, as well as the limited intensity of development, careful design, including attention to control of grading

and landscaping, the approved project appears to conform to the City's requirements adjacent to an eligible scenic highway.

Mitigation Measure AES-1 provides for a visual buffer along Greenspot Road and will be fully consistent with land uses immediately to the west. Mitigation Measure AES-1 requires the landscape plan for the north side of Greenspot Road incorporate native trees and plants that can buffer the visual appearance of the residential development adjacent to the roadway, thereby reducing impacts of the approved project to less than significant.

The modified project would be similar in intensity, design, grading and landscaping, and therefore would have similar impacts as the approved project. Mitigation Measure AES-1 would apply to the modified project and reduce potential impacts to less than significant.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to aesthetics and a scenic highway and would be consistent with the impact analysis provided in the 2016 IS-MND.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

The 2016 IS-MND determined the approved project will have potentially significant impacts, related to degrading the existing visual or quality of the site and its surroundings. The project will be visually comparable to the existing residences adjacent to the west, and consistent with the character of the site as envisioned in the General Plan. Although the clustering of units will alter this vision of the site, the number of units and the quality of the land use plan are deemed sufficient to achieve a consistency with existing land use immediately to the west and on the north side of Greenspot Road.

Mitigation Measure AES-1 provides for a visual buffer along Greenspot Road and will be fully consistent with land uses immediately to the west, thereby reducing impacts of the approved project to less than significant.

The modified project would be similar to the approved project in visual quality and character. Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to the character or the quality of the site and its surroundings, and would be consistent with the impact analysis provided in the 2016 IS-MND.

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

The 2016 IS-MND determined the approved project will have less than significant impacts on light and glare due to the proximity of comparable residential uses immediately adjacent to the project site to the west.

The modified project would result in the same light and glare impacts as the approved project. Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to light and glare and would be consistent with the impact analysis provided in the 2016 IS-MND.

Effects and Mitigation Measures

No new or substantially more severe effects would occur related to aesthetics, and no new mitigation measures are necessary

Conclusion

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

(Same as approved 2016 IS-MND)

4.2 Agriculture and Forestry Resources

	Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
Would the project:				
a. Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	No	No	No	Yes
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	No	No	No	N/A
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	No	No	No	N/A
d. Result in the loss of forest land or conversion of forest land to non-forest use?	No	No	No	N/A
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest us?	No	No	No	N/A

a. Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The 2016 IS-MND determined the approved project will have a potentially significant impact related to converting farmland. A large portion of the approximately 180-acre project site is identified by the California Department of Conservation (DOC) as Farmland of Statewide Importance and Unique Farmland. The approved project will convert this Farmland to non-farmland use. The loss of soil/land designated as Farmland of Statewide Importance and Unique Farmland is considered a potentially significant impact.

Implementation of Mitigation Measure AGR-1 will require the developer to fund acquisition of farmland or farmland conservation easements at a ratio of 0.50/1. Mitigation Measure AGR-1 reduces the impacts of the approved project to less than significant. The newly added 1.6-acre parcel incorporated into the modified project is not classified as farmland and would not result in any impacts to farmland (DOC 2016).

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to converting farmland, and would be consistent with the impact analysis provided in the 2016 IS-MND.

b. Conflict with existing zoning for agricultural use or a Williamson Act contract?

The 2016 IS-MND determined the approved project will have no impact related to existing zoning for agricultural use or a Williamson Act contract. The approved project is zoned for low density residential uses. In addition, the property is not subject to an existing Williamson Act contract.

The modified project would incorporate a newly added 1.6-acre parcel which is zoned for low density residential uses and not under a Williamson Act contract. Similar to the approved project, the modified project would not result in any impacts to existing zoning for agricultural use or a Williamson Act contract.

Accordingly, the modified project would not introduce new impacts related to existing zoning for agricultural use or a Williamson Act contract, consistent with the impact analysis provided in the 2016 IS-MND.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?

The 2016 IS-MND determined the approved project will have no impacts related to zoning and forest land or timberland. The project site is not located within forest land, timberland or zoned for these uses.

The modified project would incorporate a newly added 1.6-acre parcel which is not zoned for forest land or timberland or contains timberland production. Similar to the approved project, the modified project would not result in any impacts to existing zoning for forest land or timberland.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to zoning and forest land or timberland, consistent with the impact analysis provided in the 2016 IS-MND.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

The 2016 IS-MND determined the approved project will have no impact regarding the loss of forest land or conversion of forest land to non-forest use since the project is not located on or adjacent to such land.

The modified project would incorporate a newly added 1.6-acre parcel which does not contain forest land. Similar to the approved project, the modified project would not result in any impacts to forest land.

Accordingly, the modified project would have no impact regarding the loss of forest land and conversion of forest land to non-forest use, consistent with the impact analysis provided in the 2016 IS-MND.

e. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest us?*

The 2016 IS-MND determined the approved project will have less than significant impacts involving indirect conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. The project site is just one of the properties designated by the General Plan for non-commercial agricultural uses, and, as such, its proposed development is not, itself, the catalyst for the conversion of farmland in the immediate area.

The modified project would incorporate a newly added 1.6-acre parcel which contains similar uses to the approved project. Similar to the approved project, the modified project would have a less than significant impact involving indirect conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to indirect conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. Thus, it would be consistent with the impact analysis provided in the 2016 IS-MND.

Effects and Mitigation Measures

No new or substantially more severe effects would occur related to agriculture and forestry, and no new mitigation measures are necessary.

Conclusion

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

(Same as approved 2016 IS-MND)

4.3 Air Quality

	Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	No	No	No	N/A
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	No	No	No	Yes
c. 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	No	No	No	Yes
d. Expose sensitive receptors to substantial pollutant concentrations?	No	No	No	Yes
e. Create objectionable odors affecting a substantial number of people?	No	No	No	N/A

a. Conflict with or obstruct implementation of the applicable air quality plan?

The 2016 IS-MND determined the approved project will have a less than significant impact on the applicable air quality plan. Based on the approved project air quality analysis, the project will not exceed air quality thresholds for construction or operation. While the approved project includes a General Plan Amendment, the approved project will not result in an increase in the overall number of units that can be developed on the project site. Thus, the project will be consistent with regional growth projections, including Southern California Association of Governments (SCAG)'s Regional Comprehensive Plan and Guide.

The modified project would have the same net number of residential units as the approved project and therefore result in the same level of operational impacts. The modified project would increase the project development are by 1.6 acres, a 1.9 percent increase over the existing development area. The increase in area would result in a minor increase in construction emissions, primarily

related to grading, which would not substantially increase emissions estimates and construction emission would remain below thresholds.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to an air quality plan, and would be consistent with the impact analysis provided in the 2016 IS-MND.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c. 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

d. Expose sensitive receptors to substantial pollutant concentrations?

The 2016 IS-MND, determined the approved project will have potentially significant impacts. The project emissions will not exceed any of the established air quality standards. However, mitigation is still required to control fugitive dust and control construction emissions. The 2016 IS-MND incorporated Mitigation Measures AIR-1, AIR-2, and AIR-3 to control fugitive dust and to reduce construction emissions to less than significant levels.

Similar to the approved project, the modified project would produce short-term impacts in the form of dust and emissions from heavy equipment during grading and construction. The modified project would increase the project development are by 1.6 acres, a 1.9 percent increase over the existing development area. The increase in area would result in a minor incremental increasing in construction emissions, primarily related to grading. This minor increase would not substantially increase emissions estimates, and construction emission would remain below thresholds. In addition, Mitigation Measures AIR-1, AIR-2, and AIR-3 would also be implemented under the modified project.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to emissions exceeding established air quality standards, and would be consistent with the impact analysis provided in the 2016 IS-MND.

e. Would the project create objectionable odors?

The 2016 IS-MND determined the approved project will have a less than significant impact related to the creation of objectionable odors. Heavy-duty equipment in the approved project area during construction will emit diesel combustion odors. Such odors are noticeable but are common in the urban environment and because the construction activity would cease to occur after individual construction is completed, this odor source is not considered a significant adverse impact. No other sources of objectionable odors have been identified.

Similar to the approved project, the modified project would produce temporary diesel combustion odors during construction which would not be considered a significant adverse impact. Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to the creation of objectionable odors, and would be consistent with the impact analysis provided in the 2016 IS-MND.

Effects and Mitigation Measures

No new or substantially more severe effects would occur related to air quality, and no new mitigation measures are necessary

Conclusion

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

(Same as approved 2016 IS-MND)

4.4 Biological Resources

	Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
Would the project result in:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	No	No	No	Yes
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	No	No	No	N/A
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, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	No	No	No	N/A
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	No	No	No	Yes

e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No	No	No	N/A
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No	No	No	N/A

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

The 2016 IS-MND determined the approved project will have potentially significant impacts on candidate, sensitive, or special status species. Surveys of the project site identified suitable habitat and presence for sensitive species. Based on these surveys the 2016 IS-MND identified mitigation to reduce impacts on special status species to less than significant via preconstruction surveys, avoidance measures, biological monitoring, and a nest management plan. With implementation of Mitigation Measures BIO-1, BIO-3, BIO-4 and BIO-5 impacts on candidate, sensitive, or special status species will be less than significant.

The modified project would include the same project site as the approved project in addition to the 1.6-acre Phase 1B site, and therefore would have similar impacts to candidate, sensitive, or special status species as the approved project. Thus, the same mitigation measures would be applicable to the modified project. In addition, the new 1.6-acre property to be incorporated into the modified project has been evaluated for biological resources, including species identified as a candidate, sensitive, or special status species (ELMT 2020; Appendix A). The evaluation concluded that no special-status species were observed or had the potential to be present on the new property.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to endangered, threatened or rare species or their habitats, and would be consistent with the impact analysis provided in the 2016 IS-MND.

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

The 2016 IS-MND determined the approved project will have a less than significant impact related to impacts on riparian habitat or other sensitive natural communities. The approved project will avoid Riversidean Alluvial Fan Sage Scrub (RAFSS) habitat and an unnamed drainage feature with associated southern willow scrub habitat, and will not result in any impacts to regulated waters.

Similar to the approved project, the modified project would avoid the RAFSS habitat, unnamed drainage feature and regulated waters (ELMT 2020; Appendix A). No development or land disturbing

activities are proposed in these areas since the modified project is located on the same site and there are no drainage features associated with the new property.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to riparian habitat or other sensitive natural communities, and would be consistent with the impact analysis provided in the 2016 IS-MND.

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, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The 2016 IS-MND determined the approved project will have no impact related to wetland habitat because there is no wetland habitat associated with the site. The modified project would involve the same project site. The newly added 1.6-acre property associated with the modified project does not contain wetland habitat (ELMT 2020; Appendix A).

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to wetland habitat, and would be consistent with the impact analysis provided in the 2016 IS-MND.

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

The 2016 IS-MND determined the approved project will have a potentially significant impact, related to wildlife movement, migratory wildlife corridors, or the use of native wildlife nursery sites. The project site is not associated with an established wildlife corridor. However, suitable avian nesting opportunities occur on and adjacent to the project site. Nesting bird mitigation (Mitigation Measure BIO-5) will be employed so that if construction or vegetation clearing activities occur during the avian nesting season, then a qualified biologist will conduct a nesting bird survey and develop a nesting bird plan in coordination with the California Department of Fish and Wildlife, and reduce impacts on nesting birds to less than significant.

The modified project would use the same site as the approved project, would result in similar impacts and employ the same mitigation. Mitigation Measure BIO-5 would apply to the modified project and reduce potential impacts to less than significant.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to wildlife movement, migratory wildlife corridors, or the use of native wildlife nursery sites, and would be consistent with the impact analysis provided in the 2016 IS-MND.

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

The 2016 IS-MND, determined the approved project will have no impact related to conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance since there are no heritage trees in the project development area. The City of Highland protects heritage trees through Municipal Code Section 16.64.040.

The additional 1.6-acre parcel incorporated into the project site in the modified project contains numerous trees that may be considered heritage trees. Most of the trees on the project site are fruit-producing trees which are exempt from Municipal Code Section 16.64.040 (City of Highland 1994). As a standard condition of the project, a heritage tree survey will be conducted to confirm

the presence and condition of any heritage trees. If present, the developer will need to obtain a tree removal permit and comply with all permit requirements.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and would be consistent with the impact analysis provided in the 2016 IS-MND.

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

The 2016 IS-MND determined the approved project will have no impact related to the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There is no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan that is applicable to the project area.

The additional 1.6-acre parcel incorporated into the project site in the modified project is not in an area associated with a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, and would be consistent with the impact analysis provided in the 2016 IS-MND.

Effects and Mitigation Measures

No new or substantially more severe effects would occur to biological resources, and no new mitigation measures are necessary.

Conclusion

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

(Same as approved 2016 IS-MND)

4.5 Cultural Resources

	Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	No	No	No	Yes
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	No	No	No	Yes
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	No	No	No	Yes
d. Disturb any human remains, including those interred outside of formal cemeteries?	No	No	No	N/A

a. Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The 2016 IS-MND determined the approved project will have a potentially significant impact to historic, archaeological, and paleontological resources. According to the cultural resources survey conducted for the approved project, three historic-period sites are known to be present within or partially within the project area, but do not appear to qualify as "historical resources" under CEQA provisions or will be impacted by the approved project. No archaeological sites were identified during the survey. The project site is underlain by Holocene units with a low potential for fossil resources. However, these units may overlie older Pleistocene alluvial sediments, which have a high potential for significant fossil resources. Therefore, should older Pleistocene deposits be encountered during project-related earthmoving, impacts to significant fossil resources might occur. Project construction also has potential to impact previously unknown historic or prehistoric archaeological materials.

If historical, archaeological, or paleontological materials were encountered, implementation of Mitigation Measures CUL-1, CUL-2, and CUL-3 would reduce potential impacts to historical,

archaeological, or paleontological resources to less than significant, by providing appropriate guidance and management for any discover.

An additional cultural survey was performed on the newly added 1.6-acre parcel included in the modified project. The survey found that the existing structure on the additional 1.6-acre parcel was not eligible as a historical resource according to the California Register of Historical Resources. Therefore, for CEQA compliance purposes, the site does not meet the statutory definition of a historical resource (CRM TECH 2020; Appendix B) and would not be adversely impacted by the modified project. Similar to the approved project, the modified project would implement Mitigation Measures CUL-1, CUL-2, and CUL-3 to reduce potential impacts to less than significant.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to historical, archaeological, or paleontological resources, and would be consistent with the impact analysis provided in the 2016 IS-MND.

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

The 2016 IS-MND determined the approved project will have a less than significant impact on human remains because there are no known human remains within the vicinity of the project site, and no conditions exist that suggest human remains are likely to be found on the project site. In the event that remains are found, State of California Public Resources Health and Safety Code Section 7050.5-7055 describes the general provisions regarding human remains, including the requirements if any human remains are accidentally discovered during excavation of a site.

Similar to the approved project, the modified project would be required to adhere to applicable laws concerning the discovery of human remains.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to human remains and would be consistent with the impact analysis provided in the 2016 IS-MND.

Effects and Mitigation Measures

No new or substantially more severe effects would occur to cultural resources, and no new mitigation measures are necessary

Conclusion

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

(Same as approved 2016 IS-MND)

4.6 Energy

	Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	No	No	No	N/A
e. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	No	No	No	N/A

Although not included in the 2016 IS-MND, a discussion of energy is included in this Addendum in accordance with the most recent version of State CEQA Guidelines, Appendix G. Information is derived from the CalEEMod calculations from the 2016 IS-MND. Energy calculations for the project are included in Appendix C of this Addendum.

Electricity and Natural Gas

Southern California Edison (SCE) would provide electricity to the project area. Table 4 shows the electricity consumption by sector and total for SCE for 2018, the most recent available data.

Table 4 Electricity Consumption in 2018 for the SCE Service Area

Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Streetlight	Total Usage
3,192	31,574	4,367	13,392	2,390	29,865	496	85,276

Notes: Usage expressed in gigawatt hours (GWh).
Source: CEC 2020a.

SCE's energy sources include renewable power sources, large hydroelectric, natural gas, nuclear, and unspecified sources of power (electricity from transfers that are not traceable to specific generation sources). SCE's "Green Rate" program provides an option for residential and business customers to offset half or all of their energy usage by paying into a fund for solar energy sources (SCE 2020). San Bernardino County consumed 15,634 GWh of electricity in 2018 (CEC 2020b).

Table 5 Natural Gas Consumption in SCG Service Area in 2018

Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Total Usage
78	913	75	1,714	229	2,147	5,156

Notes: All usage expressed in million US therms (MMThm).

Source: CEC 2020c

Petroleum

In 2018, approximately 40 percent of the state's energy consumption (3,170 trillion British Thermal Units [Btu]) was used for transportation activities (U.S. Energy Information Administration [EIA] 2020). Though California's population and economy are expected to grow, gasoline demand is projected to decline from roughly 15.8 billion gallons in 2017 to between 12.3 billion and 12.7 billion gallons in 2030, a 20 percent to 22 percent reduction. This decline comes in response to both increasing vehicle electrification and higher fuel economy for new gasoline vehicles (CEC 2018a).

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Construction Energy Demand

During project construction, energy would be consumed in the form of petroleum-based fuels used to power off-road construction vehicles and equipment on the project site, construction worker travel to and from the project site, and vehicles used to deliver materials to the site. The project would require demolition, site preparation, and grading, including hauling material offsite; pavement and asphalt installation; building construction; architectural coating; and landscaping and hardscaping.

The total consumption of gasoline and diesel fuel during project construction was estimated using the assumptions and factors from CalEEMod used to estimate construction air emissions. **Error! Reference source not found.** presents the estimated construction phase energy consumption, indicating that construction equipment, vendor trips, and worker trips would consume approximately 184,000 gallons of fuel over the project construction period. Construction energy calculations are included in Appendix C of this document.

Table 6 Project Construction Fuel Consumption

Fuel Type[1]	Gallons	MBtu[2]
Diesel Fuel (Construction Equipment)[1]	128,913.3	16,431.3
Diesel Fuel (Vendor/Haul Trips)[2]	22,019.4	2,806.6
Other Petroleum Fuel (Worker Trips)[3]	33,052.3	3,628.2
Total	**183,985**	**22,866.1**

Notes: Totals may not add up precisely due to rounding.

MBtu: Million British Thermal Units

Source: Appendix C

[1]Fuel demand rates for construction equipment, hauling and vendor trips, and worker trips are derived from CalEEMod outputs, fuel consumptions factors for construction vehicle engines (U.S. EPA 2018a), and fuel consumption data from the (U.S. Department of Transportation [DOT] 2018).

[2]California Reformulated Gasoline CA-GREET 3.0 fuel specification of 109,772 Btu/gallon used to identify conversion rate for fuel energy consumption for worker trips specified above. Low-sulfur Diesel CA-GREET 3.0 fuel specification of 127,460 Btu/gallon used to

identify conversion rate for fuel energy consumption for vendor/haul trips and construction equipment specified above (California Air Resources Board [CARB] 2018)

The construction energy estimates represent a conservative estimate because the construction equipment used in each phase of construction was assumed to be operating every day of construction, which is unlikely. According to the California Annual Retail Fuel Outlet Report Results (CEC-A15), retail diesel sales in San Bernardino County totaled approximately 195 million gallons while retail gasoline sales totaled over 990 million gallons in 2018 (CEC 2020d). Therefore, fuel consumption associated with project construction would account for less than 0.01 percent of annual retail diesel sales (150,932.7 gallons of project-related diesel fuel / 195 million gallons retail diesel fuel) and less than 0.0001 percent of annual retail gasoline sales in San Bernardino County (33,052.3 gallons of project-related gasoline fuel / 990 million gallons retail gasoline fuel).

The project would comply with the CARB In-Use Off-Road Diesel-Fueled Fleets Regulation, which imposes limits on idling and restricts the use of older vehicles This would reduce fuel consumption and lead to the use of fuel-efficient vehicles on the construction site. Construction equipment would be maintained to applicable standards, and construction activity and associated fuel consumption and energy use would be temporary and typical for construction sites. Therefore, the project would not involve the inefficient, wasteful, and unnecessary use of energy during construction, and the construction-phase impact related to energy consumption would be less than significant.

Operational Energy Demand

Operation of the project residential units would increase area energy demand from greater electricity, natural gas, and gasoline consumption at a site with fewer residential units and agricultural uses. Natural gas and electricity would be used for heating and cooling systems, lighting, appliances, water use, and the overall operation of the project buildings Gasoline consumption would be attributed to the trips generated from project residences. The estimated number of average daily trips associated with the project from CalEEMod is used to determine the energy consumption associated with fuel use from the operation of the project The majority of the fuel consumption would be from motor vehicles traveling to and from the project site. According to the CalEEMod calculations, the project would result in approximately 8,909,750 annual VMT. Table 7 shows the estimated total annual fuel consumption of the project using the estimated VMT with the assumed vehicle fleet mix obtained from CalEEMod One gallon of gasoline is equivalent to approximately 109,786 Btu, while one gallon of diesel is equivalent to approximately 127,460 Btu (CARB 2018).

Table 7 Estimated Project Annual Transportation Energy Consumption

Vehicle Type[1]	Percent of Vehicle Trips[2]	Annual Vehicle Miles Traveled[3]	Average Fuel Economy (miles/gallon)[4]	Total Annual Fuel Consumption (gallons)	Total Fuel Consumption (MBtu)[5]
Passenger Cars	55.0	4,900,363	24.2	202,494	22,231
Light/Medium Trucks	36.3	3,234,239	17.5	184,814	20,290
Heavy Trucks/Other	8.3	739,509	6.5	113,771	14,501
Motorcycles	0.4	35,639	44.0	810	89
Total	**100.0**	8,909,750	–	–	**57,111**

Notes: Totals may not add up due to rounding.

MBtu: Million British Thermal Units

[1]Vehicle classes provided in CalEEMod do not correspond exactly to vehicle classes in DOT fuel consumption data, except for motorcycles. Therefore, it was assumed that passenger cars correspond to the light-duty, short-base vehicle class, light/medium trucks correspond to the light-duty long-base vehicle class, and heavy trucks/other correspond to the single unit, 2-axle 6-tire or more class.

[2]Percent of vehicle trips is typically found in Table 4.4 "Fleet Mix" in CalEEMod calculations. Since this table was not included in the CalEEMod calculations for the 2016 Initial Study for the approved project, information was used from the CalEEMod calculations conducted for a residential project in a suburban location in Southern California.

[3]Mitigated annual VMT found in Table 4.2 "Trip Summary Information" in CalEEMod calculations.

[4]Average Fuel Economy: U.S. Department of Energy, 2020.

[5]California Reformulated Gasoline fuel specification of 109,786 Btu/gallon used to identify conversion rate for fuel energy consumption for automobile vehicle classes. ow-sulfur Diesel CA-GREET 3.0 fuel specification of 127,460 Btu/gallon used to identify conversion rate for fuel energy consumption for vendor/haul trips and construction equipment specified above (CARB 2018).

The project would consume approximately 1.2 million gallons of fuel each year for transportation uses, or approximately 148,000 MBtu in transportation energy consumption per year, and it would use electricity and natural gas for the operation of the industrial uses. As described above, the project's estimated electricity and natural gas demand would account for 0.01 percent or less of SCE's and SCG annual demand in San Bernardino County.

Operation of the project would consume approximately 2,085.6 MWh (or 2.09 GWh) of electricity per year, according to the CalEEMod calculations prepared for the approved project. The modified project would result in the same net number of residential units as the approved project; therefore, the CalEEMod calculations for the approved project are applicable.

As previously mentioned, the project would be served by SCE, which provided 85,276 GWh of electricity in 2018. The project would consume approximately 0.002 percent of SCE's annual electricity demand. Additionally, SCE has not provided any indication that it cannot serve the project. Therefore, SCE would have sufficient supplies for the project and would not place a significant demand on the electrical supply. Estimated natural gas consumption for the project would be approximately 22.5 kBTU (or 0.00023 MMthm) per year. The project's natural gas demand would be served by SCG, which provided 5,156 MMthm per year in 2018. The project would consume a less than 0.0001 percent of SCG's natural gas demand. SCG has not provided any indication that it cannot serve the project. Given this small fraction of regional energy consumption, the project's estimated electricity and natural gas use would not have a substantial effect on energy supplies or place significant demand on SCE or SCG, which would serve the site.

The project would be subject to applicable building codes at the time of construction, which are continuously evolving to include more energy-efficient requirements. The project would comply

with all standards set in California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. California's Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11) requires implementation of energy efficient light fixtures and building materials into the design of new construction projects. These standards are specifically crafted for new buildings to result in energy efficient performance so that the buildings do not result in wasteful, inefficient, or unnecessary consumption of energy The standards are updated every three years and each iteration is more energy efficient than the previous standards. Residential buildings meeting 2019 standards will use about seven percent less energy due to energy efficiency measures versus those built under the 2016 standards; therefore, the project's energy consumption would be less than the amount estimated by the CalEEMod calculation provided in 2016 (CEC 2018b).

Furthermore, the project would further reduce its use of nonrenewable energy resources as the electricity generated by renewable resources provided by SCE continues to increase to comply with state requirements through Senate Bill 100, which requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

In conclusion, construction of the project would be temporary and typical of similar projects, and would not result in wasteful use energy. Operation of the project would increase the use of electricity onsite. However, the increase would be in conformance with the latest version of CALGreen and Building Energy Efficiency Standards. In addition, SCE and SCG have sufficient supplies to serve the project. Therefore, project operation would not result in wasteful or unnecessary energy consumption, and this impact would be less than significant.

b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The project would be consistent with applicable City's General Plan (2012) goals and policies to reduce energy consumption:

> **Goal 5.16 Continue to encourage, support and adopt energy-conservation practices.**
>
> Distribute energy-conservation information, in both English and Spanish, to residents and businesses through:
>
> - Links to energy agencies and utilities on City's homepage
> - Brochures available at City Hall and other public facilities
> - Information and tips on utility bills.
> - Outreach programs to schools and businesses.
> - Environmental Learning Center
>
> **Goal 5.17 Encourage site design practices that reduce and conserve energy use.**
>
> - Encourage energy and environmentally sustainable designs—such as "Green Development Standards"—in the design and approval of new projects.
> - Orient buildings on the site to maximize the natural ventilation provided by prevailing breezes.
> - Incorporate passive solar design techniques including building orientation, energy-saving materials, roof overhangs, and window and door placement.

- Increase minimum building insulation standards.
- Encourage landscape design that cools buildings and blocks solar rays, such as the planting of deciduous trees on south and west facing elevations, and give Title 24 credit for landscaping.
- Channel runoff to permeable surfaces through the design of roofs and rain gutter systems and drainage courses.
- Encourage energy-efficient retrofitting of existing buildings, where practical, throughout the City including assisting applicants in the installation of more efficient HVAC (heating, ventilation, air conditioning) systems.
- Distribute and participate in incentive programs for incorporation of solar and photovoltaic panels (active solar) into existing or new buildings.
- Establish a "green building" site design incentive program, such as density or height bonuses, reduced parking requirements, expedited plan check, and recognition programs.
- Adopt LEED (Leadership in Energy and Environmental Design) design standards for public buildings.
- Participate in the CEEP (Community Energy Efficiency Program) Certificate and Recognition Program.
- Encourage a grey water recycling plan.

The project would incorporate the following sustainable features:

- Energy Conservation, Green Building Design and Recycling
  - Coordinate energy-related policies and actions with local utilities and energy agencies.
  - Incorporate passive solar design techniques including building orientation, energy-saving materials, roof overhangs, and window and door placement.
  - Channel runoff to permeable surfaces through the design of roofs and rain gutter systems and drainage courses.
  - Distribute and participate in incentive programs for incorporation of solar and photovoltaic panels (active solar) into existing or new buildings.
  - Encourage new development to provide reasonable and secure space for bicycle storage.
- Solid Waste Management/Recycling
  - Continue to implement the policies and programs identified in the City's SRR (Source Reduction and Recycling Element), HHW (Household Hazardous Waste Element), and develop measures to evaluate their effectiveness.
- Green Building and Planning Practices
  - Encourage landscaping practices that increase energy efficiency and conserve natural resources.

- Using native and drought-tolerant landscaping (xeriscaping) and drip irrigation to conserve water resources.
- Encourage designs that channel runoff to permeable surfaces.
- Encourage transit-oriented, infill development to make efficient use of existing land.
- Encourage site planning and building orientation that maximizes solar and wind resources for cooling and heating.
- During construction, require developers and builders to protect topsoil in order to reduce dust and runoff impacts.

In accordance with the City of Highland Municipal Code Chapter 15, the project would be constructed in accordance with the 2019 California Building Code, CALGreen standards, and 2019 Building Energy Efficiency Standards and mandatory measures for new developments that support overall state and local goals for energy efficiency. The project includes water-efficient appliances and fixtures in every dwelling in accordance with the 2019 Title 24 standards, which reduces the energy needed to provide water to the project.

Based on the above, the project would not conflict with applicable goals of the City's General Plan, and the project would not conflict with or obstruct a plan for renewable or energy efficiency; and there would be no impact.

Effects and Mitigation Measures

No new or substantially more severe effects would occur to energy consumption, and no new mitigation measures are necessary.

Conclusion

LESS THAN SIGNIFICANT IMPACT

4.7 Geology and Soils

	Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
▪ 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.	No	No	No	Yes
▪ Strong seismic ground shaking?	No	No	No	Yes
▪ Seismic-related ground failure, including liquefaction?	No	No	No	N/A
▪ Landslides?	No	No	No	Yes
b. Result in substantial soil erosion or the loss of topsoil?	No	No	No	Yes
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 onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	No	No	No	N/A
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code	No	No	No	N/A

	(1994), creating substantial risks to life or property?				
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	No	No	No	N/A

Would the project result in or expose people to potential impacts involving:

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

- *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?*

The 2016 IS-MND determined the approved project will have a potentially significant impact related to fault rupture. The project site is within an Alquist-Priolo Earthquake Fault Zone. A segment of the San Andreas fault crosses the northern portion of the project site but does not involve the area proposed for development. Mitigation Measure GEO-1 will require all structures for human occupancy be setback a required distance from suspected or known faults consistent with State law and the CBC. Trenching will be conducted to more precisely locate faulting where needed and reduce impacts to less than significant.

The modified project would adhere to Mitigation Measure GEO-1; therefore, impacts associated with the modified project would also be reduced to less than significant.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to fault rupture, and would be consistent with the impact analysis provided in the 2016 IS-MND.

- *Strong seismic ground shaking?*

The 2016 IS-MND determined the approved project will have potentially significant impacts related to seismic ground shaking. As is characteristic of the area, the project site would be subject to strong ground shaking due to seismic events on regional active faults.

The approved project would adhere to Mitigation Measure GEO-2, which requires habitable structures be designed with consideration of strong ground shaking to minimize structural damage and resist collapse, thereby reducing impacts to less than significant. The modified project would adhere to Mitigation Measure GEO-2; therefore, impacts associated with the modified project would also be reduced to less than significant.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to seismic ground shaking and would be consistent with the impact analysis provided in the 2016 IS-MND.

- *Seismic-related ground failure, including liquefaction?*

The 2016 IS-MND determined the approved project will have a less than significant impact related to seismic ground failure and liquefaction because the project site has a low probability of being

exposed to liquefaction hazards. The newly added 1.6-acre parcel included in the modified project would not be located in a known liquefaction area (Cal OES). Similar to the approved project, the modified project would have a less than significant impact related to seismic ground failure and liquefaction.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to seismic ground failure and liquefaction and would be consistent with the impact analysis provided in the 2016 IS-MND.

- *Landslides?*

The 2016 IS-MND determined the approved project will have a potentially significant impact related to landslides and mudflows. The areas within the project site adjacent to the foothills may be exposed to potential slope failure. Mitigation Measure GEO-1 requires a setback minimize exposure to significant landslide hazards and reduce impacts to less than significant. Mitigation Measure GEO-1 would also apply to the modified project.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to landslides and would be consistent with the impact analysis provided in the 2016 IS-MND

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

The 2016 IS-MND determined the approved project will have potentially significant impacts related to erosion or the loss of topsoil. Implementation of the project may result in erosion or unstable soil conditions from excavation, grading or fill.

The approved project implements Mitigation Measures GEO-3 and GEO-4 to mitigation potential erosion through compliance with stormwater management measures, including implementation of a soil erosion control pan, a water quality management plan, and establishment of a permanent landscaping plan. Mitigation Measures GEO-3 and GEO-4 will reduce impacts to less than significant, and would also apply to the modified project.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to erosion, changes in topography or unstable soil conditions, and would be consistent with the impact analysis provided in the 2016 IS-MND.

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 onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

The 2016 IS-MND determined the approved project will have a less than significant impact related to a geologic unit or soil that is unstable, because geotechnical investigations determined the project site has a low potential for onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse. The newly added 1.6-acre parcel included in the modified project would not be located in a known liquefaction area (Cal OES).

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to subsidence because it is using the same site as the approved project. Thus, the modified project would be consistent with the impact analysis provided in the 2016 IS-MND.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The 2016 IS-MND determined the approved project will have less than significant impacts related to expansive soils. The site is underlain by alluvial soils that generally consist of interbedded layers of loose to medium dense silty fine sand and fine sandy silt.

The newly added 1.6-acre parcel included in the modified project would underlain by the same alluvial soils as the approved project and would have a less than significant impact related to expansive soils.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to expansive soils, and would be consistent with the impact analysis provided in the 2016 IS-MND.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The 2016 IS-MND determined the approved project will have no impact related to soils being incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems. The approved project would be required to connect to EVWD sewer lines. No septic tanks or alternative wastewater disposal systems are proposed. Similar to the approved project, the modified project does not propose septic tanks or alternative wastewater disposal systems.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to the use of septic tanks or alternative wastewater disposal systems, and would be consistent with the impact analysis provided in the 2016 IS-MND.

Effects and Mitigation Measures

No new or substantially more severe effects would occur related to geology and soils, and no new mitigation measures are necessary

Conclusion

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

(Same as approved 2016 IS-MND)

4.8 Greenhouse Gas Emissions

		Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
f.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	No	No	No	N/A
f.	Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	No	No	No	N/A

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The 2016 IS-MND determined the approved project will have a less than significant impact related to greenhouse gas (GHG) emissions. The project will generate GHG emissions during construction and operational activities, but adherence to state-wide emission reductions and project-related emissions reductions will reduce impacts to less than significant.

When compared to the approved project, the modified project would result in increased use of heavy equipment to develop the additional 1.6-acre parcel. However, GHG emissions from the additional construction activity would be negligible since the additional acreage represents only 1.9 percent of the total project site acreage. The operational emissions of the modified project would be similar to the approved project since the modified project would not result in a net increase in the overall number of developed residential units, as described in Section 2, *Project Description* and shown in **Error! Reference source not found.**. The modified project would also adhere to the commitments listed in Table III-4 in the 2016 IS-MND. Therefore, similar to the approved project, the modified project would have a less than significant impact related to GHG emissions from project construction and operation.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to GHG emissions and would be consistent with the impact analysis provided in the 2016 IS-MND.

b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The 2016 IS-MND determined the approved project will have a less than significant impact related to the project conflicting with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. With implementation of the project design measures included in

Table VII-4 in the 2016 IS-MND, the approved project is consistent with the San Bernardino County Regional Greenhouse Gas Reduction Plan (Climate Action Plan).

When compared to the approved project, the modified project would result in increased use of heavy equipment to develop the additional 1.6-acre parcel. However, GHG emissions from the additional construction activity would be negligible since the additional acreage represents only 1.9 percent of the total project site acreage. The operational emissions of the modified project would be similar to the approved project since the modified project would not result in a net increase in the overall number of developed residential units, as described in Section 2, *Project Description* and shown in **Error! Reference source not found.**. The modified project would also adhere to the commitments listed in Table III-4 in the 2016 IS-MND. Therefore, similar to the approved project, the modified project would have a less than significant impact related to GHG emissions from project construction and operation.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions, and would be consistent with the impact analysis provided in the 2016 IS-MND.

Effects and Mitigation Measures

No new or substantially more severe effects would occur to GHG emissions, and no new mitigation measures are necessary

Conclusion

LESS THAN SIGNIFICANT IMPACT

(Same as approved 2016 IS-MND)

4.9 Hazards and Hazardous Materials

	Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	No	No	No	Yes
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	No	No	No	Yes
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No	No	No	N/A
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	No	No	No	Yes
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	No	No	No	N/A

	hazard for people residing or working in the project area?				
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?	No	No	No	N/A
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No	No	No	Yes
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?	No	No	No	Yes

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

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

The 2016 IS-MND determined the approved project will have a potentially significant impact. During construction, the project may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or may 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. Project operation will have less than significant impacts as residential uses generally do not generate substantial amounts of hazardous materials or waste nor use, transport, or store hazardous materials.

Implementation of Mitigation Measure HAZ-1 will reduce construction-related impacts to a less than significant level by requiring remediation for potential petroleum product spills or leaks that may occur during construction activities. The modified project would also implement Mitigation Measure HAZ-1.

Accordingly, the modified project would not introduce new or substantially increased impacts related to the routine transport, use, or disposal of hazardous materials, or the reasonably foreseeable upset and accident conditions involving the release of hazardous materials, and would be consistent with the impact analysis provided in the 2016 IS-MND.

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

The 2016 IS-MND determined the approved project will have no impact related to emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste

within one-quarter mile of an existing or proposed school. No existing or proposed schools are located within 0.25 mile of the project.

The modified project would include the addition of a 1.6-acre parcel in the center of the project site, which would not alter the distance from the project site to a school. Similar to the approved project, the modified project would have no impact related to emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Accordingly, the modified project would not introduce new or increased impacts related to emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and would be consistent with the impact analysis provided in the 2016 IS-MND.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The 2016 IS-MND determined the approved project will have a potentially significant impact related to potential hazardous materials sites. Several potentially hazardous waste issues were identified in the eastern portion of the project site, including an unauthorized site of buried trash and debris and three groundwater wells, which may be hazardous to future residents. Additionally, the site may contain DDT concentrations that would exceed the State hazard level, and other subsurface structures, such as irrigation lines or septic systems, may need to be removed, which may contain contaminated materials. However, implementation of Mitigation Measures HAZ-2, HAZ-3, HAZ-4, and HAZ-5 will reduce such impacts to a less than significant level by directing the procedures for testing, documentation, and remediation of these potentially hazardous waste issues.

Similar to the approved project, the modified project would include these potentially hazardous sites and issues and would also implement Mitigation Measures HAZ-2 through HAZ-5 to reduce impacts to a less than significant level.

Accordingly, with implementation of Mitigation Measures HAZ-2 through HAZ-5, the modified project would not introduce new impacts or substantially increased impacts related to hazardous materials sites and would be consistent with the impact analysis provided in the 2016 IS-MND.

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?

The 2016 IS-MND determined the approved project will have a less than significant impact related to an airport land use plan or proximity to an airport. The project site is located approximately 4.6 miles east of the San Bernardino International Airport and about 1.8 miles northeast of the Redlands Municipal Airport. The land use compatibility zones for both airports do not include the project site.

The modified project would include the addition of a 1.6-acre parcel in the center of the project site, which would not alter the distance from the project site to an airport. Similar to the approved project, the modified project would have a less than significant impact on safety hazards related to an airport land use plan or proximity to a public airport or public use airport.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to safety hazards related to a public airport or public use airport, and would be consistent with the impact analysis provided in the 2016 IS-MND.

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?

The 2016 IS-MND determined the approved project will have no impact since the project site is not located in the vicinity of a private airstrip.

The modified project would include the addition of a 1.6-acre parcel in the center of the project site, which would not alter the distance from the project site to a private airstrip. Similar to the approved project, the modified project would have no impact on safety hazards related to a private airstrip.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to safety hazards due to proximity to a private airstrip, and would be consistent with the impact analysis provided in the 2016 IS-MND.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The 2016 IS-MND determined the approved project will have a potentially significant impact relating to impairment of an adopted emergency response plan or emergency evacuation plan. According to the City of Highland General Plan Safety Element, the City has not designated specific evacuation routes, but has indicated that major highways, such as Greenspot Road may be designated on a case-by-case basis in the event of an emergency In addition, Greenspot Road is the only access to the project area so interference with the roadway could cause a conflict with both routine and emergency access to the project area.

Implementation of Mitigation Measure HAZ-6 will reduce impacts to a less than significant level by ensuring the roadways will remain accessible to emergency vehicles during construction. HAZ-6 also requires the developer to submit a temporary traffic management plan to ensure the circulation capacity is being maintained to serve emergency functions.

The modified project would include the addition of a 1.6-acre parcel in the center of the project site, which would not increase impacts to construction near Greenspot Road. The modified project would also implement Mitigation Measure HAZ-6 to reduce impacts to less than significant levels.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to impairing implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and would be consistent with the impact analysis provided in the 2016 IS-MND.

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?

The 2016 IS-MND determined the approved project will have a potentially significant impact to exposing people or structures to a significant risk involving wildland fires. The residential subdivision has been set back from the wildland fire hazard zone; however, it is incumbent upon the site developer and future home owners to maintain an adequate buffer zone along the north side of the subdivision between the developed area and native shrub habitat of the adjacent hillsides (wildland fire hazard area).

Mitigation Measure HAZ-7, requires that the developer implement a City-approved fire mitigation plan by installing buffer between the future residences and the fire prone coastal sage scrub/chaparral habitat on the adjacent hillside to the north of the site to reduce impacts to less than significant. The fire mitigation plan must include a mechanism for long-term maintenance of

the buffer area. Alternatively, the City may accept the fire mitigation measures incorporated into the Tentative Tract Map and project development plan.

Similar to the approved project, the modified project would incorporate the design features to avoid or minimize the fire exposure from the hillsides to the north. The newly incorporated 1.6-acre parcel is in the center of the project site and would not place any residential lots in the northern hillside area. Therefore, the modified project would not expose people or structures to a significant risk of loss injury or death involving wild land fires with implementation of Mitigation Measure HAZ-7

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to exposing people or structures to a significant risk of loss, injury or death involving wildland fires, and would be consistent with the impact analysis provided in the 2016 IS-MND.

Effects and Mitigation Measures

No new or substantially more severe effects would occur related to hazards and hazardous materials, and no new mitigation measures are necessary

Conclusion

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

(Same as approved 2016 IS-MND)

4.10 Hydrology and Water Quality

	Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
Would the project:				
a. Violate any water quality standards or waste discharge requirements?	No	No	No	N/A
b. Substantially deplete 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 (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	No	No	No	N/A
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 onsite or offsite?	No	No	No	N/A
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 amount of surface runoff in a manner which would result in flooding onsite or offsite?	No	No	No	N/A
e. Create or contribute runoff water which would exceed the capacity of existing or	No	No	No	N/A

	planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
f.	Otherwise substantially degrade water quality?	No	No	No	N/A
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	No	No	No	N/A
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	No	No	No	N/A
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?	No	No	No	N/A
j.	Inundation by seiche, tsunami, or mudflow?	No	No	No	N/A

a. Violate any water quality standards or waste discharge requirements?

The 2016 IS-MND determined the approved project will have a less than significant impact related to water quality standards or waste discharge requirements. The type of wastewater generated by residential uses do not normally contain unusual constituents that would cause a violation of the treatment plant's Waste Discharge Requirements. An additional potential for violation can occur during future rainfall events that generate storm water runoff, either during construction (short-term) or over the long-term after the site is occupied. The approved project would implement the project's Storm Water Pollution Prevention Plan (SWPPP) during construction and the conceptual water quality management plan (CWQMP) to comply with the Regional Board's MS-4 waste discharge requirements to reduce impacts to water quality.

Similar to the approved project, the modified project would implement the CWQMP and SWPPP to comply with the Regional Board's MS-4 waste discharge requirements and would result in a less than significant impact related to the violation of any quality standards or waste discharge requirements.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to water quality standards or waste discharge requirements, and would be consistent with the impact analysis provided in the 2016 IS-MND.

b. Substantially deplete 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 (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The 2016 IS-MND determined the approved project will have less than significant impacts related to depleting groundwater supplies or interfering substantially with groundwater recharge. The increment of additional ground water extraction to support the approved project, 45 acre-feet per year, is considered a less than significant impact on the groundwater aquifer based on the small net quantity of water to be extracted from the Bunker Hill Basin and EVWD's acknowledgment that it can meet the project's water demand and the this project's water demand per capita is about 40 gallons per day per capita, or about 31 percent (40/130) of water demand by a standard water customer of the EVWD.

Similar to the approved project, the modified project would have a less than significant impact on the depletion or interference of groundwater since the modified project would not result in a significant increase in project area acreage nor a net increase in residential uses.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to depleting groundwater supplies or interfering substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and would be consistent with the impact analysis provided in the 2016 IS-MND.

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 onsite or offsite?*

The 2016 IS-MND determined the approved project will have less than significant impact related to altering the existing drainage pattern of the site or area. The runoff from the project area and the increase in runoff that would result from project implementation are addressed in the California Water Quality Management Plan (CWQMP). The flows from the developed area will be directed to the CWQMP infiltration basin, which is located on the southwest corner of the project site.

Similar to the approved project, the modified project would direct flows into the regional drainage system in the project area. Through implementation of the CWQMP and installation of the new drainage system, the alterations in the onsite drainage pattern would not result in substantial erosion or siltation.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to altering the existing drainage pattern, would not alter the course of a stream or river, and would be consistent with the impact analysis provided in the 2016 IS-MND.

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 amount of surface runoff in a manner which would result in flooding onsite or offsite?*

The 2016 IS-MND determined the approved project will have a less than significant impact related to altering the existing drainage pattern of the site or area, including altering the course of a stream or river, or increasing the rate or amount of surface runoff in a manner which would result in flooding.

Similar to the approved project, the modified project would include a CWQMP infiltration basin on the project site, with approximately 3.6 acre-feet of storage capacity prior to release of the site runoff to the regional drainage system. Therefore, the modified project would have a less than

significant impact on the existing drainage pattern of the site and would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to substantially altering the existing drainage pattern of the site or area, and would be consistent with the impact analysis provided in the 2016 IS-MND.

e. 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?

The 2016 IS-MND determined the approved project will have less than significant impacts related to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

Similar to the approved project, the modified project would include the implementation of the drainage plan outlined in the CWQMP, including the CWQMP infiltration basin, the discharge of storm water runoff from the project site would not exceed the capacity of the existing regional drainage system or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, and would be consistent with the impact analysis provided in the 2016 IS-MND.

f Otherwise substantially degrade water quality?

The 2016 IS-MND determined the approved project will have less than significant impacts related to substantially degrading water quality. The potential project activities that could degrade water quality will be effectively managed by implementing the CWQMP for the project site.

Similar to the approved project, the modified project would implement the CWQMP for the project site which would reduce impacts to a less than significant level.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to substantially degrading water quality, and would be consistent with the impact analysis provided in the 2016 IS-MND.

g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

The 2016 IS-MND determined the approved project will have a less than significant impact related to placing housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Based on a review of Figure 6-5 of the City General Plan, the project site is located east and north of any 100-year flood hazard area.

Similar to the approved project, the modified project would not place housing in an identified flood hazard area. The modified project would include the addition of a 1.6-acre parcel in the center of the project site, not located in a 100-year flood hazard area (Cal OES 2015).

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to placing housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, and would be consistent with the impact analysis provided in the 2016 IS-MND.

h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

The 2016 IS-MND determined the approved project will have less than significant impacts related to placing within a 100-year flood hazard area structures which would impede or redirect flood flows. The project site is not located in a 100-year flood hazard area; thus, the project has no potential to impede or redirect flood flows.

The modified project would include the addition of a 1.6-acre parcel in the center of the project site, not located in a 100-year flood hazard area (Cal OES 2015). Similar to the approved project, the modified project would implement the CWQMP to control future runoff from the project site in a manner that will not increase flows downstream.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to placing within a 100-year flood hazard area structures which would impede or redirect flood flows, and would be consistent with the impact analysis provided in the 2016 IS-MND.

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?

The 2016 IS-MND determined the approved project will have less than significant impacts related to exposure of people or property to water related hazards such as flooding. According to Figure 6-5 of the City General Plan, the southernmost portion of the project site may be exposed to flood hazards due to failure of the Seven Oaks Dam. This area would be subject to inundation only under "events of extremely remote nature." The 2016 IS-MND concluded that the approved project's flood exposure due to the failure of the Seven Oaks Dam would be less than significant.

The modified project would include the addition of a 1.6-acre parcel in the center of the project site. Similar to the approved project, the modified project would also be subject to the same degree of risk regarding flood hazards due to failure of the Seven Oaks Dam.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to exposing people or structures to a risk of flooding as a result of the failure of a levee of a dam, and would be consistent with the impact analysis provided in the 2016 IS-MND.

j. Inundation by seiche, tsunami, or mudflow?

The 2016 IS-MND determined the approved project will have no impact related to inundation by seiche, tsunami, or mudflow The project site is not subject to inundation from any of the identified sources based on the lack of channels onsite (mudflows) and no source of hazard for seiche or tsunami.

Similar to the approved project, the modified project would not be subject to inundation from any of the identified sources since the newly added parcel is not located on or near an area with high risk from flooding (Cal OES 2015).

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to inundation by seiche, tsunami, or mudflow, and would be consistent with the impact analysis provided in the 2016 IS-MND.

Effects and Mitigation Measures

No new or substantially more severe effects would occur to hydrology and water quality, and no new mitigation measures are necessary.

Conclusion

LESS THAN SIGNIFICANT IMPACT

(Same as approved 2016 IS-MND)

4.11 Land Use and Planning

	Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
Would the project:				
a. Physically divide an established community?	No	No	No	N/A
b. Conflict with any 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?	No	No	No	N/A
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	No	No	No	N/A

a. Would the project physically divide any established community in the project area?

The 2016 IS-MND determined the approved project would not physically divide any established community in the project area and would have no impact. The project will be developed with overall low-density residential uses, which will not conflict with the surrounding uses of the project site—low density residential use to the west, open space to the north, open space and agriculture to the east, and major arterial and open space to the south.

There have been no changes in conditions in this regard. The modified project would incorporate an additional 1.6-acre parcel into the planned development, develop infrastructure and improvements in this new area, and develop the same number of low density residential uses.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to disruption or division of an established community, and will be consistent with the impact analysis provided in the 2016 IS-MND.

b. Would the project conflict with any 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?

The 2016 IS-MND determined the approved project will result in a less than significant impact to conflicts with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. The project included a change in the General Plan Land Use Designation from AG/EQ (low density residential) to Planned Development (PD) and a mixture of low density to medium density residential zone classifications that will allow between 0.5 to 12 units per acre. The PD designation was sought to allow clustering of units on the southern portion of the project site and preservation of open space in the northern portion of the site. The net number of units that will be developed on the project site will remain below 356 units that could theoretically be developed on the 180-acre property under the existing AG/EQ land use designation. The 2016 IS-MND included a consistency analysis of the approved project with the City's General Plan goals and objectives:

- Provide a variety of urban, suburban and rural housing opportunities that are adequate to meet the City's share of regional housing needs.
- Maintain an organized pattern of land use that minimizes conflicts between adjacent land uses.
- Provide a comprehensive transportation system that facilitates current and long-term circulation in and through the City
- Provide a safe circulation system.
- Protect and encourage bicycle travel.
- Coordinate and balance the provision of public services with development activity to eliminate service gaps, maximize the use of public facilities, provide efficient and economical public services, achieve the equitable and legally defensible sharing of costs of such services and facilities, and maintain adequate service systems capable of meeting the needs of Highland residents.
- Preserve, maintain and create views and vistas throughout the community to enhance the visual experience of Highland.
- Continue to reduce urban runoff.
- Maintain a high-quality system of parks that meet the needs of all segments of the community
- Provide excellent opportunities and facilities for hiking, equestrian and bicycle use through the Multi-Use Trail Master Plan.
- Develop and maintain trail and bikeway connections to recreational facilities, schools, existing transportation routes, natural features and regional trail systems.
- Minimize the risk to public health and safety and disruption to social, economic, and environmental welfare resulting from seismic and geologic activities.
- Reduce the risk to life and minimize physical injury, property damage, and public health hazards from the effects of a 100-year storm or 500-year storm and associated flooding.
- Protect life and property from wildland–urban interface fires.
- Protect sensitive land uses and the citizens of Highland from annoying and excessive noise through diligent planning and regulation.
- Facilitate the development of housing suitable for the diverse needs of current and future Highland residents.

The 2016 IS-MND determined that the approved project will be consistent with these goals and objectives.

The modified project will involve similar uses as the approved project and would result in no net increase of residential lots. No significant changes will be made to the residential lot density in the project site or zoning. The modified project will retain all specific measures and characteristics of the approved project. Similar to the approved project, the modified project will comply with applicable federal, State, and local plans and policies.

Accordingly, the modified project would not introduce new impacts or substantially increase impacts related to applicable environmental plans and policies; therefore, the modified project would be consistent with the impact analysis provided in the 2016 IS-MND.

c. *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?*

The 2016 IS-MND determined the approved project will have no impact related to habitat conservation plans as the site is not covered by any habitat or natural community conservation plan. The modified project will incorporate a 1.6-acre parcel in a central area of the project site, which is not in an area covered by any habitat or natural community conservation plan. Therefore, the modified project would not introduce new impacts or substantially increase impacts related to conservation plans, and would be consistent with the impact analysis provided in the 2016 IS-MND.

Effects and Mitigation Measures

No new or substantially more severe effects would occur to land use and planning, and no new mitigation measures are necessary

Conclusion

LESS THAN SIGNIFICANT IMPACT

(Same as approved 2016 IS-MND)

4.12 Mineral Resources

	Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
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?	No	No	No	N/A
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?	No	No	No	N/A

a. Would the project 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?

The 2016 IS-MND determined the approved project will have less than significant impact related to the loss of availability of a known mineral resource. The project site is located within an area of the City that is designated by the State of California as a Mineral Resource Zone (MRZ), specifically MRZ-3, which encompasses areas that are assumed to contain aggregate mineral deposits whose significance cannot be evaluated from available data.

Although located on the periphery of known mineral resource deposits, the borings at the site shown in Appendix 5 of the 2016 IS-MND indicate that any sand and gravel resources are thin at this location and not subject to mining. Given these findings, both the approved and the modified project will not result in the loss of availability of an exploitable mineral resource that would result in a significant impact if removed from future mining availability

The modified project will incorporate a 1.6-acre parcel in a central area of the project site, which would also be in MRZ-3 and the results of the sand and gravel investigation conducted for the approved project would be applicable to this added parcel. Therefore, impacts to known mineral resources would be less than significant.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, and would be consistent with the impact analysis provided in the 2016 IS-MND.

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?

The 2016 IS-MND determined the approved project will have no impact related to 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. The project site is not in an area designated by the City General Plan as a locally important mineral resource recovery site.

The modified project will incorporate a 1.6-acre parcel in a central area of the project site which is not in an area designated by the City General Plan as a locally important mineral resource recovery site. Similar to the approved project, there would be no impact to a locally important mineral resource recovery site.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to 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, and would be consistent with the impact analysis provided in the 2016 IS-MND.

Effects and Mitigation Measures

No new or substantially more severe effects would occur to mineral resources, and no new mitigation measures are necessary

Conclusion

LESS THAN SIGNIFICANT IMPACT

(Same as approved 2016 IS-MND)

4.13 Noise

	Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
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?	No	No	No	Yes
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	No	No	No	Yes
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	No	No	No	Yes
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	No	No	No	Yes
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?	No	No	No	No
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?	No	No	No	No

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?

The 2016 IS-MND determined the construction and traffic impacts associated with the approved project will be potentially significant. The approved project will generate substantial noise during construction and during future occupancy Adjacent to the existing residential subdivision to the west, a potential exists for significant noise impacts during construction. In addition, future onsite exposure to noise due to future traffic noise levels along Greenspot Road will expose those residences nearest the roadway to unacceptable noise levels, exterior and interior.

Mitigation Measures NOS-1 through NOS-5 will be implemented to reduce construction noise impacts to a less than significant level. Furthermore, Mitigation Measures NOS-6 and NOS-7 would require a noise wall to minimize future permanent noise exposure due to increased traffic on Greenspot Road.

The additional 1.6-acre parcel included in the modified project would increase the duration of construction noise; however, this increase in noise would be barely distinguishable compared with construction noise for the approved project. The modified project would also adhere to Mitigation Measures NOS-1 through NOS-7 to reduce construction and operation noise levels to less than significant.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to noise standards, and would be consistent with the impact analysis provided in the 2016 IS-MND.

b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

The 2016 IS-MND determined the vibration impacts associated with the approved project will be potentially significant. Vibration levels from heavy equipment may be noticeable at times at the nearest sensitive use to the west and the not a part (NAP) single-family residence of the project site but will not cause any structural damage or exceed the vibration damage threshold. Implementation of Mitigation Measure NOS-5 will reduce potential impacts caused by vibrations and noise levels to less than significant levels.

The modified project would add the previously identified NAP single-family residence, which will either be retained or replaced. Like the approved project, the modified project would conform to the City's restriction on construction hours of operation and implement Mitigation Measure NOS-5, which requires only small bulldozers permitted to operate within 56 feet of the nearest offsite residential structures. Impacts would be reduced to less than significant levels.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to vibration, and would be consistent with the impact analysis provided in the 2016 IS-MND.

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

The 2016 IS-MND determined that ambient noise impacts associated with the approved project will be potentially significant. Future exposure of residents to noise due to future traffic noise levels along Greenspot Road will expose those residences nearest the roadway to unacceptable noise levels, exterior and interior

To control noise impacts at these parcels, Mitigation Measures NOS-6 and NOS-7 shall be implemented by the future site developer The eight-foot noise wall along Greenspot Road with NOS-7 will reduce noise impacts from increased traffic levels to a less than significant level.

The modified project will involve similar uses as the approved project, would result in no net increase of residential lots, and would implement Mitigation Measures NOS-6 and NOS-7 to reduce ambient noise increases to less than significant levels.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to a permanent increase in ambient noise levels, and would be consistent with the impact analysis provided in the 2016 IS-MND

d. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

The 2016 IS-MND determined the temporary construction and traffic impacts associated with the approved project will be potentially significant. The approved project will temporarily generate substantial noise during construction and during future occupancy. Adjacent to the existing residential subdivision to the west, a potential exists for significant noise impacts during construction. In addition, future exposure to noise due to future traffic noise levels along Greenspot Road will expose project residents in units nearest the roadway to unacceptable exterior and interior noise levels.

The approved project will implement Mitigation Measures NOS-1 through NOS-5 to reduce noise impacts to a less than significant level. Mitigation Measures NOS-6 and NOS-7 shall be implemented by the future site developer The noise wall along Greenspot Road under NOS-7 will reduce noise impacts from increased traffic levels to a less than significant level.

The modified project will involve similar uses as the approved project, would result in no net increase of residential lots, and would implement Mitigation Measures NOS-1 through NOS-7 to reduce temporary and periodic noise increases to less than significant levels.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to temporary or periodic ambient noise levels, and would be consistent with the impact analysis provided in the 2016 IS-MND.

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?*

The 2016 IS-MND determined the approved project would have less than significant impacts related to exposing people residing or working in the project area to excessive noise levels due to airport land use. Based on the analysis of noise generated by aircraft operation at the nearest airport (Redlands Airport), the project site will not be expose to excessive noise levels.

The modified project would include the addition of a 1.6-acre parcel in the center of the project site, which would not alter the distance from the project site to an airport. Similar to the approved project, the modified project would have a less than significant impact on excessive noise related to an airport land use plan or proximity to a public airport or public use airport.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to excessive noise related to a public airport or public use airport, and would be consistent with the impact analysis provided in the 2016 IS-MND.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to excessive noise levels due to airport land use, and would be consistent with the impact analysis provided in the 2016 IS-MND.

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?

The 2016 IS-MND determined the approved project will have no impact related to excessive noise levels due to a private airstrip. This is because the project site is not located within the vicinity of a private airstrip.

The modified project would include the addition of a 1.6-acre parcel in the center of the project site, which would not alter the distance from the project site to a private airstrip. Similar to the approved project, the modified project would have a less than significant impact on excessive noise related to a private airstrip.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to excessive noise levels due to a private airstrip, and would be consistent with the impact analysis provided in the 2016 IS-MND.

Effects and Mitigation Measures

No new or substantially more severe effects would occur to noise, and no new mitigation measures are necessary.

Conclusion

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

(Same as approved 2016 IS-MND)

4.14 Population and Housing

	Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
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)?	No	No	No	N/A
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	No	No	No	N/A
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	No	No	No	N/A

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)?

The 2016 IS-MND determined that the approved project will result in a less than significant impact to inducing substantial population growth. The approved project (residential development under a Planned Development designation, which required a General Plan amendment and zoning change) is consistent with the number of residential units allowed under the original AG/EQ residential land use designation. Therefore, the approved project will not induce substantial population growth beyond the residential buildout estimates in the City's General Plan. Residential occupancy within the City of Highland was estimated to be approximately 3.45 persons per residential unit, or approximately 1,092 persons on the site after full development.

The modified project would incorporate an additional 1.6-acre parcel into the planned development with an existing residence that would be retained or replaced, resulting in no net increase in the number of residential lots for the entire project area and therefore would still be consistent with the residential buildout estimates in the City's General Plan.

Accordingly, the modified project would not introduce new impacts or substantially increase impacts related to inducement of substantial population growth, and would be consistent with the impact analysis provided in the 2016 IS-MND.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

The 2016 IS-MND determined that the approved project will demolish one existing residence and retain one existing residence on the project site. New residences will be developed around this residence and new access will be provided with the implementation of the approved project; therefore, the approved project will not displace substantial numbers housing and impacts will be less than significant.

The modified project would incorporate an additional 1.6-acre parcel into the planned development and the retention or replacement of an existing residence on that parcel. The modified project would result in no net increase in the number of residential lots compared to the approved project. Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to housing, and would be consistent with the impact analysis provided in the 2016 IS-MND.

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The 2016 IS-MND determined the approved project would have no impact related to the displacement of people as it would provide housing onsite and no residents would be displaced. One existing occupied residence would remain, and one vacant residence would be demolished.

Similar to the approved project, the modified project would not displace substantial numbers of people. The modified project would incorporate an additional 1.6-acre parcel into the planned development that contains an existing residence that would be retained or replaced. Therefore, the modified project would not displace substantial numbers of people.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to population and housing, and would be consistent with the impact analysis provided in the 2016 IS-MND.

Effects and Mitigation Measures

No new or substantially more severe impacts would occur related to population and housing, and no new mitigation measures are necessary

Conclusion

LESS THAN SIGNIFICANT IMPACT

(Same as approved 2016 IS-MND)

4.15 Public Services

	Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	No	No	No	Yes
b. Police protection?	No	No	No	N/A
c. Schools?	No	No	No	N/A
d. Recreation/Parks?	No	No	No	N/A
e. Other public facilities?	No	No	No	N/A

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

a. Fire protection?

The 2016 IS-MND determined the approved project will have a potentially significant impact to fire protection services because the project is located in Fire Severity Zone 1. It is incumbent upon the site developer and future homeowners to maintain an adequate buffer zone along the north side of the subdivision between the developed area and native shrub habitat of the adjacent hillsides (wildland fire hazard area). Mitigation Measure HAZ-7 requires an adequate long-term buffer zone is maintained along the north side of the subdivision between the developed area and native shrub habitat of the adjacent hillsides (wildland fire hazard area). Project related fire protection demand impacts are mitigated through the mandatory payment of Development Impact Fees (DIF), and construction of the new residences in accordance with current Uniform Building and Fire Code requirements.

The modified project will incorporate an additional 1.6-acre parcel into the planned development with an existing residence that will be retained or replaced, resulting in no net increase in residential lots. The newly added parcel is in the center of the project site and the location of residential lots along the northern edge of the project site will remain the same as the approved project. Similar to the approved project, the modified project would incorporate Mitigation Measure HAZ-7 and provide an adequate long-term buffer zone is maintained along the north side of the subdivision and the modified project would be subject to conformance with department requirements and fees.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to fire protection, and would be consistent with the impact analysis provided in the 2016 IS-MND.

b. Police protection?

The 2016 IS-MND determined the approved project will have a less than significant impact related to police protection services because the project's contribution to incremental demand for law enforcement protection services is offset through the mandatory payment of DIF

The modified project will have the same net increase in population and the same land uses as the approved project, and will be subject to appropriate DIF

Accordingly, the modified project would not introduce new or increased impacts related to police protection, and would be consistent with the impact analysis provided in the 2016 IS-MND.

c. Schools?

The 2016 IS-MND determined the approved project will have a less than significant impact on schools because the project's impacts will be mitigated through the payment of the School Mitigation Fee to Redlands Unified School District. The modified project will have the same net increase in population as the approved project and therefore would not increase the student generation above that of the approved project.

Accordingly, the modified project would not introduce new or increased impacts on schools, and would be consistent with the impact analysis provided in the 2016 IS-MND.

d. Recreation/Parks?

The 2016 IS-MND determined the approved project will have a less than significant impact on parks and recreation facilities. The approved project includes three acres of park, trails, and recreational amenities for the residents and the community and will permanently conserve the natural hillside in the northern portion of the Mediterra Plan area.

The modified project will not increase the service population and will incorporate the same open space and recreational amenities as the approved project.

Accordingly, the modified project would not introduce new or increased impacts on parks and recreation facilities, and would be consistent with the impact analysis provided in the 2016 IS-MND.

e. Other public facilities?

The 2016 IS-MND determined the approved project will have a less than significant impact on other public facilities, as infrastructure facilities are funded by fees, installation of required infrastructure improvements by the developer, or new property taxes from the proposed development.

The modified project will not increase the service population in relation to the approved project, and would be subject to the same fees, installation of infrastructure, and property taxes relative to its development.

Accordingly, the modified project would not introduce new or increased impacts on other public facilities, and would be consistent with the impact analysis provided in the 2016 IS-MND.

Effects and Mitigation Measures

No new or substantially more severe effects would occur related to public services, and no new mitigation measures are necessary.

Conclusion

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

(Same as approved 2016 IS-MND)

4.16 Recreation

	Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
Would the project:				
a. 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?	No	No	No	N/A
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	No	No	No	N/A

a. 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?

The 2016 IS-MND determined the approved project will have a less than significant impact on the use of existing neighborhood and regional parks or other recreational facilities since open space and recreational resources onsite will meet the proposed neighborhood's need based on the City's standard park to population ratio.

The modified project would include the same open space and recreational resources as the approved project and would not result in a net increase in proposed residential units or population. Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to the use of existing neighborhood and regional parks or other recreational facilities, and would be consistent with the impact analysis provided in the 2016 IS-MND.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The 2016 IS-MND determined the approved project will have a less than significant impact on adverse physical effects on the environment related to the construction or expansion of recreational facilities. The recreation facilities proposed by the approved project will be installed within the footprint of the site development (except for trails within the open space area). Evaluation of impacts in the 2016 IS-MND indicated that the overall effect of the development, which includes the recreation facilities, will not cause a significant adverse impact on the environment. The existing roadways in the open space area are already used by area residents and minimal improvements are proposed for this existing trail.

The modified project would not include any new parkland or recreational facilities than the approved project. Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to recreation facilities or opportunities, and would be consistent with the impact analysis provided in the 2016 IS-MND.

Effects and Mitigation Measures

No new or substantially more severe effects would occur to recreation, and no new mitigation measures are necessary.

Conclusion

NO IMPACT

(Same as approved 2016 IS-MND)

4.17 Transportation / Traffic

	Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
Would the project:				
a. 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 non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	No	No	No	Yes
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	No	No	No	N/A
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?	No	No	No	N/A
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No	No	No	N/A

		Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
e.	Result in inadequate emergency access?	No	No	No	Yes
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	No	No	No	N/A

a. 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 non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

The 2016 IS-MND determined the traffic impacts associated with the approved project will be potentially significant. The approved project will result in unacceptable level of service (LOS) traffic flow that will affect the existing circulation system in the project site vicinity

The approved project will implement Mitigation Measures TRA-1, TRA-2, and TRA-3, which include onsite and offsite improvements from the Mediterra at East Highlands Traffic Impact Analysis City of Highland (TIA). Implementation of these improvements will allow traffic to flow at an acceptable LOS during Opening Year and Horizon Year conditions (acceptable LOS is LOS D and above) at three intersections: Boulder Avenue/Greenspot Road, Orange Street/Pioneer Avenue, and Church Street/Greenspot Road.

Similar to the approved project, the modified project would result in a net increase in trips compared to existing conditions. However, the modified project would result in the same number of units as the approved project, and would not increase the service population in relation to the approved project. Thus, the TIA incorporated in the 2016 IS-MND remains applicable to the modified project. Mitigation measures TRA-1, TRA-2, TRA-3, and TRA-4 would be implemented for the modified project, and would reduce traffic impacts of the approved project to a less than significant level.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, and would be consistent with the impact analysis provided in the 2016 IS-MND.

b. Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

The 2016 IS-MND determined that the approved project will have a potentially significant impact on applicable congestion management programs. The approved project will result in unacceptable LOS traffic flow that will affect the existing circulation system in the project vicinity, as stated above.

The approved project will implement Mitigation Measure TRA-3, which requires the fair share contribution of development impact fees (DIFs) to the City for cumulative roadway improvements. Payment of the approved project's fair share contribution of DIFs will reduce cumulative traffic impacts to a less than significant level.

The modified project would not increase the service population in relation to the approved project since the total number of residential units would remain the same under the modified project as the approved project. Mitigation measure TRA-3 would also apply to the modified project. Thus, the traffic analysis therein remains applicable to the modified project.

Accordingly, the modified project would not introduce new impacts or substantially increased impacts related to conflict with applicable congestion management programs, and would be consistent with the impact analysis provided in the 2016 IS-MND.

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?*

The 2016 IS-MND determined the approved project will have no impact related to air traffic patterns since the project site is approximately 1.8 miles from the nearest airport (Redlands) and implementation of the project has no potential to alter air traffic pattern traffic levels or to create safety hazards for either residents or aircraft operations at this airport.

The modified project would not alter location of the project site and accordingly, would not introduce new impacts or substantially increase impacts related to air traffic patterns and would be consistent with the impact analysis provided in the 2016 IS-MND.

d. *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The 2016 IS-MND determined the approved project will have a less than significant impact related to hazards to the circulation system. The modified project would add one cul-de-sac to the project site that would serve residential lots developed in the newly acquired parcel. Similar to the approved project, the modified project would conform to the City's Municipal Code requirements and the recommendations of the project-specific TIA to ensure that all of the improvements do not create a substantial hazard to the circulation system.

Accordingly, the modified project would not introduce new impacts or substantially increase hazards due to a design feature and would be consistent with the impact analysis provided in the 2016 IS-MND.

e. *Would the project result in inadequate emergency access?*

The 2016 IS-MND determined the approved project will have a less than significant impact related to emergency access with implementation of Mitigation Measure HAZ-6, which will ensure that adequate emergency access is maintained along Greenspot Road during installation of roadway improvements associated with the project.

Potential impacts to emergency access along Greenspot Road would be the same from the modified project relative to the approved project. Similar to the approved project, the modified project would implement Mitigation Measure HAZ-6 to reduce impacts to less than significant.

Accordingly, the modified project would not introduce new impacts or substantially increase impacts associated with emergency access and would be consistent with the impact analysis provided in the 2016 IS-MND.

f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The 2016 IS-MND determined the approved project will have a less than significant impact related to public transit, bicycle, or pedestrian facilities. The approved project will incorporate pedestrian and bicycle circulation system improvements along Greenspot Road and will provide internal walking trails and connection to regional trails in the northern portion of the site and will be in conformance with adopted City policies for alternative modes of circulation.

The modified project would incorporate the same bicycle and pedestrian improvements as the approved project, and add pedestrian connections in the newly acquired 1.6-acre parcel.

Accordingly, the modified project would not introduce new impacts or substantially increase impacts related to adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, and would be consistent with the impact analysis provided in the 2016 IS-MND.

Effects and Mitigation Measures

No new or substantially more severe effects would occur to transportation, and no new mitigation measures are necessary.

Conclusion

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

(Same as approved 2016 IS-MND)

4.18 Tribal Cultural Resources

	Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	No	No	No	N/A
a. 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 Cod Section 2024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significant of the resource to a California Native American tribe?	No	No	No	N/A

Although not included in the 2016 IS-MND, a discussion of tribal cultural resources is included in this Addendum in accordance with the most recent version of State CEQA Guidelines, Appendix G (circa 2020).

The approved project entails development of a planned residential community with parkland, open space, and recreational facilities. Since the adoption of the 2016 IS-MND, CEQA expanded by establishing a formal consultation process for California tribes within the CEQA process. CEQA specifies that any project that may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to "begin consultation with a California Native American tribe that is traditional and culturally affiliated with the geographic area of the proposed project." Procedurally, lead agencies are required to notify and consult with tribes that are traditionally and culturally affiliated with the geographic area of the project and have requested in writing, to be informed by the lead agency through formal notification of proposed projects as soon as the agency determines to undertake a project, and consultation upon their request. However,

this procedure does not apply to exemptions or addenda, because they do not involve the preparation of a Notice of Preparation or release of a negative declaration or mitigated negative declaration. As part of the historical research completed for the project by CRM TECH (2000), seven tribal representatives were contacted to solicit local Native American input regarding potential cultural resources concerns over the project area. Of the seven tribal representatives who were contacted, only one tribe responded with a request for a copy of project CEQA documentation for tribal review if potential resources are discovered during project activities.

Also see Section 4.4, Cultural Resources, which considers impacts to archaeological resources, ethnic cultural values and religious or sacred uses. If historical or archaeological materials were encountered, the implementation of Mitigation Measures CUL-1, CUL-2, and CUL-3 would reduce potential impacts to historical or archaeological resources to less than significant, by providing appropriate guidance and management for any discover. Similar to the approved project, the modified project would implement Mitigation Measures CUL-1, CUL-2, and CUL-3, and potential impacts to historical or archaeological resources would be less than significant.

The 2016 IS-MND determined the approved project will have a less than significant impact on human remains because there are no known human remains within the vicinity of the project site, and no conditions exist that suggest human remains are likely to be found on the project site. In the event that remains are found, State of California Public Resources Health and Safety Code Section 7050.5-7055 describes the general provisions regarding human remains, including the requirements if any human remains are accidentally discovered during excavation of a site. Similar to the approved project, the modified project is unlikely to contain human remains, and if discovered would follow applicable law.

Based on the analysis therein, impacts would be less than significant with mitigation incorporated.

Effects and Mitigation Measures

No new or substantially more severe effects would occur to tribal cultural resources, and no new mitigation measures are necessary

Conclusion

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

(Same as approved 2016 IS-MND)

4.19 Utilities and Service Systems

	Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	No	No	No	N/A
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	No	No	No	N/A
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	No	No	No	N/A
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	No	No	No	N/A
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	No	No	No	N/A
f. Be served by a landfill(s) with sufficient permitted capacity to accommodate the	No	No	No	N/A

		Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
	project's solid waste disposal needs?				
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	No	No	No	N/A

a. *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

The 2016 IS-MND determined the approved project will have a less than significant impact related to wastewater. The modified project proposes the same net number of residential units as the approved project and would not increase the service population in relation to the approved project. Therefore, the modified project would not result in an increase in wastewater compared with the approved project.

Similar to the approved project, the modified project would adhere to the regional MS-4 permit to manage stormwater runoff to prevent indirect source contamination of surface runoff in the Santa Ana River Basin. Accordingly, the modified project would not introduce new impacts or substantially increase impacts related to wastewater and would be consistent with the impact analysis provided in the 2016 IS-MND.

b. *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

The 2016 IS-MND determined the approved project will have a less than significant impact related to wastewater treatment capacity The modified project proposes the same net number of residential units as the approved project and would not increase the service population in relation to the approved project. Therefore, the modified project would not result in an increase in water use or production of wastewater compared with the approved project.

Accordingly, the modified project would not introduce new impacts or substantially increase impacts related to wastewater treatment capacity, would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, and would be consistent with the impact analysis provided in the 2016 IS-MND.

c. *Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

The 2016 IS-MND determined the approved project will have a less than significant impact related to stormwater drainage facilities. The modified project proposes the same net number of residential units as the approved project and would not increase the service population in relation to the approved project. Therefore, the modified project would not result in an increase in stormwater compared with the approved project. Similar to the approved project, the modified project will be served by a collection system that will flow to a proposed WQMP infiltration basin that will detain

increased storm water runoff from the project site and deliver flows into the regional system at approximately the same rate as existing conditions.

Accordingly, the modified project would not introduce new impacts or substantially increase impacts related to stormwater drainage facilities, would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, and would be consistent with the impact analysis provided in the 2016 IS-MND.

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

The 2016 IS-MND determined the approved project will have a less than significant impact related to water supplies. The approved project is forecast to create a demand for an additional six acre-feet of potable water A review of the EVWD section of the 2010 San Bernardino Valley Regional Urban Water Management Plan indicated that this demand will not exceed the water supply available to the District to meet water supply requirements of its customers. A will serve letter has been provided for the approved project.

The modified project proposes the same net number of residential units as the approved project and would not increase the service population in relation to the approved project. Therefore, the modified project would not result in an increase in water use compared with the approved project. Accordingly, the modified project would not introduce new impacts or substantially increase impacts related to water supplies, would not require new or expanded entitlements, and would be consistent with the impact analysis provided in the 2016 IS-MND.

e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The 2016 IS-MND determined the approved project will have a less than significant impact related to wastewater treatment capacity. The approved project will generate an estimated 51,000 gallons of wastewater per day The EVWD/San Bernardino Municipal Water District regional plan has sufficient capacity to treat this additional wastewater with no new or expanded capacity requirement.

The modified project proposes the same net number of residential units as the approved project and would not increase the service population in relation to the approved project. Therefore, the modified project would not result in an increase in wastewater compared with the approved project. Accordingly, the modified project would not introduce new impacts or substantially increase impacts related to wastewater treatment capacity. Therefore, there is adequate capacity to serve the modified project's projected demand, and the modified project would be consistent with the impact analysis provided in the 2016 IS-MND.

g. Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The 2016 IS-MND determined the approved project will have a less than significant impact on solid waste disposal because it would not exceed the annual threshold for disposal. The approved project is forecast to generate approximately 3,865 pounds of waste per day, or approximately 705 tons per year, below the 2,000 tons per day limit of the San Timoteo Sanitary Landfill.

The modified project proposes the same net number of residential units as the approved project and would not increase the service population in relation to the approved project. Therefore, the modified project would not result in an increase in solid waste compared with the approved project.

Accordingly, the modified project would not introduce new impacts or substantially increase impacts related to solid waste disposal or landfill capacity and would be consistent with the impact analysis provided in the 2016 IS-MND.

f. Comply with federal, state, and local statutes and regulations related to solid waste?

The 2016 IS-MND determined the approved project will have a less than significant impact on statutes and regulations related to solid waste it will adhere to City requirements to comply with Assembly Bill 1327, Chapter 18, Solid Waste Reuse and Recycling Access Act of 1991.

The modified project proposes the same net number of residential units as the approved project and would not increase the service population in relation to the approved project. Therefore, the modified project would not result in an increase in solid waste compared with the approved project. Accordingly, the modified project would not introduce new impacts or substantially increase impacts related to solid waste disposal or landfill capacity and would be consistent with the impact analysis provided in the 2016 IS-MND.

Effects and Mitigation Measures

No new or substantially more severe effects would occur to utilities and service systems, and no new mitigation measures are necessary.

Conclusion

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

(Same as approved 2016 IS-MND)

4.20 Wildfire

	Do Proposed Changes Require Major Revisions to the 2016 IS-MND?	Do New Circumstances Require Major Revisions to the 2016 IS-MND?	Does New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Previous Mitigation Measures Address and/or Resolve Impacts?
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	No	No	No	N/A
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	No	No	No	N/A
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	No	No	No	N/A
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	No	No	No	N/A

The 2016 IS-MND included a brief discussion of wildfire impacts, summarized in Section 4.9, *Hazards and Hazardous Materials*, of this Addendum. An expanded discussion of wildfire impacts is included here in accordance with the most recent version of State CEQA Guidelines, Appendix G (circa 2020).

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

The project site is located in a very high fire hazard severity zone that runs along the north side of Greenspot Road at the foothills of the San Bernardino National Forest (California Department of Forestry and Fire Protection [CAL FIRE] 2020).

As discussed in Section 4.17, *Transportation/Traffic*, the 2016 IS-MND stated that the City of Highland General Plan Safety Element has not designated specific evacuation routes, but has indicated that major highways, such as Greenspot Road, may be designated on a case-by-case basis in the event of an emergency. The 2016 IS-MND determined the approved project would have a less than significant impact related to emergency access with implementation of Mitigation Measure HAZ-6, which would ensure that adequate emergency access is maintained along Greenspot Road during installation of roadway improvements associated with the project. Potential impacts to emergency access along Greenspot Road would be the same for the modified project relative to the approved project. Similar to the approved project, the modified project would implement Mitigation Measure HAZ-6 to reduce impacts to emergency access to less than significant.

The San Bernardino County General Plan identifies Interstates 10, 15, 210 and 215, State Highways 30, 60, 66, 71, and 83; and numerous major and secondary highways as evacuation routes. In addition to the above evacuation routes, Caltrans has identified a number of "Potential Evacuation Routes" (County of San Bernardino 2014). However, Greenspot Road is not listed as a County evacuation route or potential Caltrans evacuation route; therefore, the modified project would not impact the implementation of an adopted emergency response plan or emergency evacuation plan.

Accordingly, the modified project would not impair an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

The project site is located in a very high fire hazard severity zone that runs along the north side of Greenspot Road at the foothills of the San Bernardino National Forest (CAL FIRE 2020). The biggest factors for assessing wildfire risk include drought, slope, flammability of vegetation, and burn severity (length of time from last fire). Since fires burn faster uphill, slope is a crucial factor in fire spread. Vegetation provides fuel for fires. Rock and sand, water, and cultivated crops are considered non-burnable, while grasslands and hay are considered prime fuels for fire growth. Areas with steeper slopes often have more severe burns (Tufts University 2018). Low relative humidity and strong winds are critical weather conditions that could lead to rapid or dramatic increases in wildfire activity (CAL FIRE 2020). The project site is subject to Santa Ana winds, a type of downslope windstorm that occurs over Southern California from the coastal mountains westward and from Ventura County southward to the Mexican border (Rolinski et al. 2016).

Wildfire smoke produced from combustion of natural biomass contains thousands of individual compounds, including particulate matter, carbon dioxide, water vapor, carbon monoxide, hydrocarbons and other organic chemicals, nitrogen oxides, and trace minerals. Wildfires can move into the wildland urban interface, burning homes and structures and thereby consuming man-made materials in addition to natural fuels. Wildfire behavior will vary depending on natural fuel type; fires in forest fuels can range from mild to severe and can spread very slowly or extremely rapidly depending on weather and fuel conditions. Wildfires in forests can last for weeks or months and are often the type that results in the most severe and longest duration air quality impacts. Smoke levels in populated areas can be difficult to predict (USEPA 2019).

The project would require approval of plans and specifications to verify compliance with applicable codes regarding emergency/fire access and use of building materials that limit the spread of wildfire to the greatest extent possible:

- Title 24, CCR, Building Regulations
- Uniform Fire Code
- National Fire Codes of the National Fire Protection Association
- Title 19, CCR, Public Safety
- California Health and Safety Code

According to the 2016 IS-MND, the portion of the project site where the development is proposed does not have substantial topographic variation and is relatively flat. The project would concentrate development in areas previously disturbed and not within the steep, vegetated slopes and hillsides where fire risk would be greatest.

As stated in the *Land Use and Planning* section of 2016 IS-MND, the project would adhere to the City's General Plan policies regarding wildfire prevention and safety, including:

- Enforce hillside development standards that call for natural contour grading, environmentally sensitive design, shape and siting techniques, and fire-retardant building materials.
- Continue to monitor new building materials used for earthquake stability and fire resistance and incorporate such materials into plan checks when applicable.
- Ensure the adequate protection of proposed and existing development in areas subject to wildland-urban interface fires and balance the need for fire prevention measures with the need to preserve significant biological resources.
- Enforce the Fire Sprinkler ordinance for all newly constructed buildings.
- Require all development to meet the emergency water service standards established by the East Valley Water District.
- Encourage the use of fire-proof construction materials.

Since the project is in the City-designated Fire Hazard Zone I, it would be required to comply with the following fire safety standards, such as:

- Secondary or alternative access for all new development in a fire safety review area;
- Increased setbacks from fuel modification areas and fire hazard areas;
- Perimeter roads adjacent to development; or
- Maintained fuel modification zones.

The Mediterra Plan has been crafted to avoid or minimize the fire exposure from the rising hillside to the north. Planning Areas 1, 2, and 3 are adjacent to the hillside and the Plan adopts the necessary measures to minimize the fire exposure to these areas. Although relatively low in fuel content, the Mediterra Plan deliberately avoids encroachment into the natural open space for development or for fuel modification purposes. Adequate separations between the residential structures and the hillside along with other fire safety measures have been adopted at the northerly edge of the community Different planning concepts and edge treatments are implemented in the site plan including setbacks, road frontages, trail placement, and others. These measures greatly minimize exposure to hillside fires. In addition to the avoidance measures, the Mediterra Plan

provides for easy access along the north edge of the community to the Fire Department. That is achieved by the incorporation of a fire road with access from adjacent cul-de-sacs or other public streets.

To further reduce potential impacts from fire hazards, the 2016 IS-MND implements Mitigation Measure HAZ-7, which requires that the developer implement a City-approved fire mitigation plan by installing buffer between the future residences and the fire prone coastal sage scrub/chaparral habitat on the adjacent hillside to the north of the site. The fire mitigation plan must include a mechanism for long-term maintenance of the buffer area. Alternatively, the City may accept the fire mitigation measures incorporated into the Tentative Tract Map and project development plan.

Similar to the approved project, the modified project would incorporate the design features to avoid or minimize the fire exposure from the hillsides to the north. The newly incorporated 1.6-acre parcel is in the center of Planning Area 1 and would not place any residential lots in the northern hillside area. Therefore, the modified project would not expose people or structures to a significant risk of loss injury or death involving wild land fires with implementation of Mitigation Measure HAZ-7. No new mitigation measures would be required for the modified project.

c. *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

The project site is located in a very high fire hazard severity zone that runs along the north side of Greenspot Road at the foothills of the San Bernardino National Forest (CAL FIRE 2020). The project would require the installation or maintenance of associated infrastructure for the planned development including roads and utility connections, but new utilities and systems would comply with State fire codes to reduce the risk of fires and therefore would not exacerbate fire risk. As previously stated, project design features also reduce fire risk and development would be concentrated in areas away from the northern hillside.

Additionally, the 2016 IS-MND implements Mitigation Measure HAZ-7, which requires that the developer implement a City-approved fire mitigation plan by installing buffer between the future residences and the fire prone coastal sage scrub/chaparral habitat on the adjacent hillside to the north of the site The newly incorporated 1.6-acre parcel is in the center of Planning Area 1 and would not place any residential lots in the northern hillside area. Therefore, impacts related to fire risk from installation or maintenance of associated infrastructure would be less than significant.

d. *Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

Slope instability from wildfire scarring of the landscape can result in slope instability in the form of more intensive flooding and landslides. These post-fire slope soils and altered drainage patterns can more easily creep away downslope sides of foundations and reduce lateral support. Major post-wildfire hazards are unstable hill slopes and altered drainage patterns. Slopes may suffer landslides, slumping, soil slips, and rockslides.

The project site is located in a very high fire hazard severity zone that runs along the north side of Greenspot Road at the foothills of the San Bernardino National Forest (CAL FIRE 2020). As stated in Section 4.7, *Geology and Soils*, the 2016 IS-MND determined the approved project would have a potentially significant impact related to landslides and mudflows The areas within the project site adjacent to the foothills may be exposed to potential slope failure. Mitigation Measure GEO-1 requires a setback from the slopes under considerations to mitigate this condition to less than

significant. This mitigation measure would also apply to the modified project. Additionally, as discussed in Section 4.10, *Hydrology and Water Quality*, the approved project would not expand or otherwise alter existing FEMA flood hazard areas and is not considered subject to inundation by the failure of a levee or dam. Similar to the approved project, the modified project would not place housing in an identified flood hazard area. Therefore, impacts related to fire risk from installation or maintenance of associated infrastructure would be less than significant.

Effects and Mitigation Measures

No new or substantially more severe effects would occur related to wildfire, and no new mitigation measures are necessary.

Conclusion

LESS THAN SIGNIFICANT IMPACT

(Same as approved 2016 IS-MND)

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5 Conclusion

As discussed in detail in the preceding sections, potential impacts associated with the modified project are consistent with potential impacts characterized and mitigated for in the 2016 IS-MND. Substantial revisions to these documents are not necessary because no new significant impacts or impacts of substantially greater severity than previously identified would occur as a result of the modified project. Therefore, the following determinations have been found to be applicable:

- No further evaluation of environmental impacts is required for the modified project;
- No Subsequent MND is necessary pursuant to State CEQA Guidelines Section 15162; and
- This Addendum is the appropriate level of environmental analysis and documentation for the modified project in accordance with State CEQA Guidelines Section 15164.

Pursuant to State CEQA Guidelines Section 15164(c), this Addendum will be included in the public record for the 2016 IS-MND. Documents related to this Addendum will be available at the City of Highland Planning Department, located at 27215 Base Line, Highland, California, 92346.

6 References and Preparers

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6.2 List of Preparers

This Addendum was prepared by Rincon Consultants, Inc. on behalf of the City of Highland. Persons and firms involved in data gathering, analysis, project management, and quality control include.

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CRM TECH
1016 E. Cooley Drive, Suite A/B
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July 29, 2020

Camille Bahri
Sunland Communities, LLC
10575 Oakdale Drive
Rancho Cucamonga, CA 91730

Re: Historical/Archaeological Resources Survey
Assessor's Parcel No. 0297-021-25 (30992 Santa Ana Canyon Road)
Addendum to Phase I Cultural Resources Study for Tentative Tract Map No. 18893
City of Highland, San Bernardino County, California
CRM TECH Project No. 3642

Dear Mr. Bahri:

At your request, CRM TECH has completed a cultural resources study on an approximately 1.6-acre residential property that has been added to Tentative Tract Map (TTM) No. 18893, a proposed residential development in the East Highlands area of the City of Highland. The additional project area consists of Assessor's Parcel Number (APN) 0297-021-25, located at 30992 Santa Ana Canyon Road (formerly 30992 Greenspot Road), in the southeast quarter of Section 6, T1S R2W, San Bernardino Baseline and Meridian (Figs. 1, 2). The incorporation of APN 0297-021-25 into TTM 18893 and the proposed development project will require the eventual removal of the existing residence and other associated structures and features on the property.

As you know, the original area of TTM 18893, measuring approximately 85 acres in total, was the subject of a standard Phase I cultural resources study completed by CRM TECH in 2015 (Tang et al. 2015). The scope of that study included a historical/archaeological resources records search, historical background research, Native American consultation, and an intensive-level field survey. The current project area, though surrounded by TTM 18893 at the time, was not included in the study. The results of the 2015 study indicated that the project would not cause a substantial adverse change to any "historical resources," as defined by the California Environmental Quality Act (CEQA; *ibid.*:20).

The objective of this report, as an addendum to the 2015 study, is to assist your firm and the lead agency for the project, namely the City of Highland, in identifying any "historical resources" that may be present within the additional project area. In order to accomplish this objective, CRM TECH reviewed the historical/archaeological records search results and other data gathered during the 2015 study, initiated a Sacred Lands File search by the State of California Native American Heritage Commission, pursued focused historical research on the existing buildings and other features on the property, sought consultation with the Highland Area Historical Society, and carried out an intensive-level field survey of APN 0297-021-25, including an inspection of the buildings and other features. The methods and results of these research procedures and the final conclusion of the study are presented in this letter report.

Tel: 909 824 6400 Fax: 909 824 6405

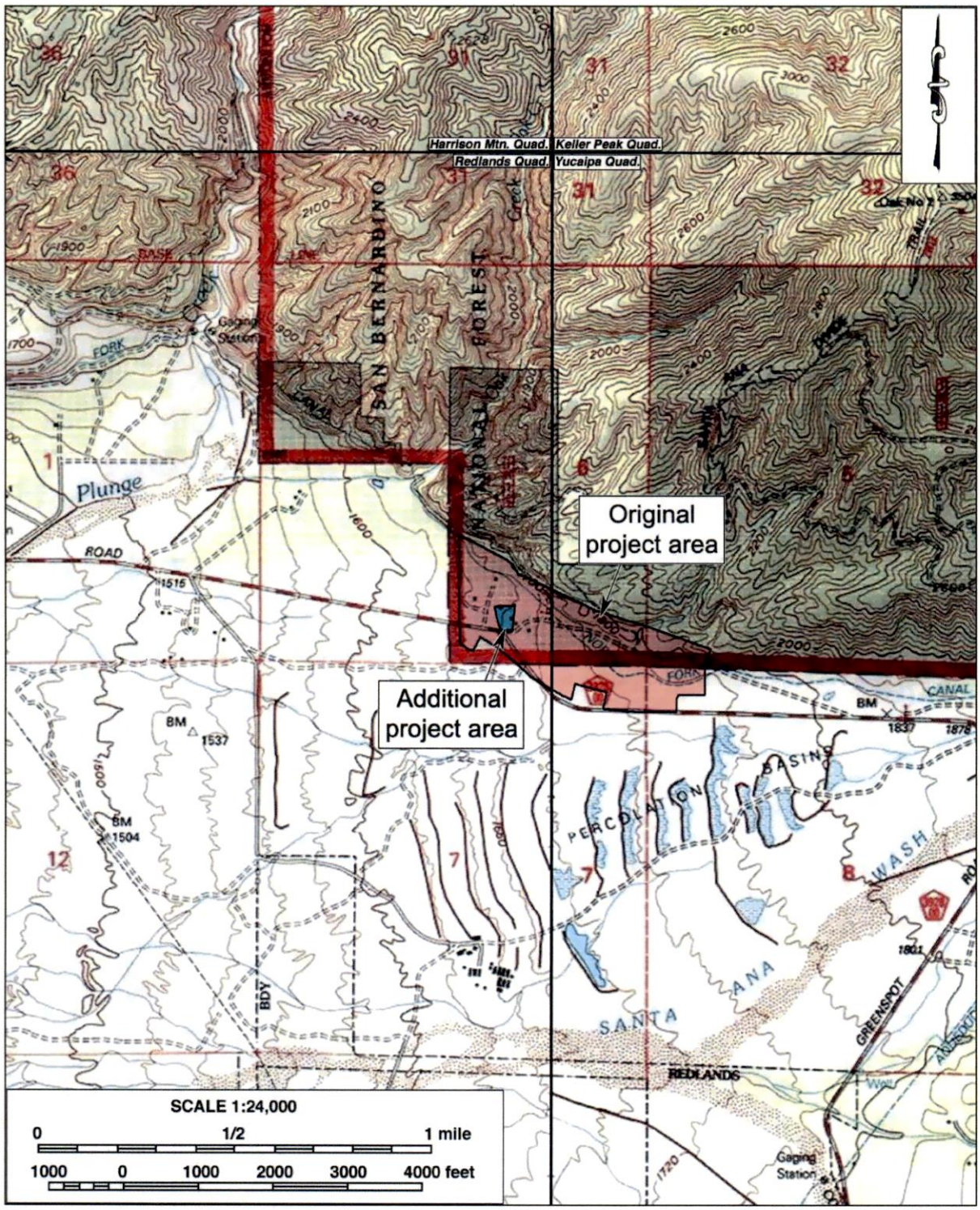


Figure 1. Location of TTM 18893 and the proposed addition (Based on USGS Harrison Mtn., Keller Peak, Redlands, and Yucaipa, Calif., 7 5' quadrangles)



Figure 2 Aerial view of the additional project area. (Based on Google Earth digital imagery)

Historical/Archaeological Resources Records Search

Due to facility closure during the COVID-19 pandemic and the resulting delays, an update to the 2015 records search could not be obtained in time from the South Central Coastal Information Center of the California Historical Resources Information System. The results of the existing records search indicate that the additional project area was included in the scopes of two previous cultural resources studies completed in 1987-1988 for the nearby Seven Oaks Dam project, but neither of them entailed a systematic field survey at this location (Arnold et al. 1987; Hornbeck and Botts 1988). The existing records search further indicates that no cultural resources had been identified within the additional project area prior to 2015.

Sacred Lands File Search

On July 17, 2020, CRM TECH submitted a written request to the Native American Heritage Commission for a records search in the Sacred Lands File. In response, the commission states in a letter sent by facsimile on the same day that the Sacred Lands File identified unspecified Native American cultural resource(s) in the general vicinity. The commission recommended that the San Manuel Band of Mission Indians and other local Native American groups be consulted for further information and provided a referral list of potential contacts. The Native American Heritage Commission's reply is attached to this report in Appendix A for reference by the City of Highland in future government-to-government consultations with the pertinent tribal groups.

Contact with Highland Area Historical Society

Between July 21 and 27, 2020, CRM TECH contacted the Highland Area Historical Society, Vice President Charles Kiel of the group, and Society member Nancy Alexander by e-mail and/or telephone to inquire about possible cultural resources concerns over the proposed addition of APN 0297-021-25 to TTM 18893 as well as supplementary information on the history of the property, including potential significance of the existing buildings and other features to the local community. To date, no response has been received.

Historical Overview

Historical background research for this study was completed by CRM TECH historian/architectural historian Terri Jacquemain, M.A. In addition to the sources consulted during the 2015 study, such as published literature in local history, historical maps and aerial photographs, and real property assessment records of the County of San Bernardino, Jacquemain also consulted the City of Highland building safety records, contemporary newspaper accounts, various online genealogical databases, and members of the Wattenbarger family, long-time East Highlands residents who owned and occupied the property between 1949 and 2013.

Archival records indicate that in 1918 the additional project area was part of a larger tract of land belonging to Robert Emery and Hattie Cram (County of San Bernardino 1917-1922), members of the pioneer Cram family in the Highland area. The couple began subdividing their land around 1922, and in that year Fred L. and Jennie G. Burton acquired the project area, which was undeveloped at the time (*ibid.*). Improvements were first assessed on the property in 1925 (County

of San Bernardino 1923-1928), suggesting a construction date for the oldest portion of the residence extant today and probably some of the associated features.

Despite their landholding in East Highlands, between 1919 and 1931 the Burtons' primary residence and business were in Pomona, where they operated the Modern Print Shop at 114 W. Pasadena Street (Ancestry n.d.). Sometime between 1931 and 1934, their address changed to Santa Ana Canyon Road in Highland, and in 1936 a modest $80 was assessed on the property for trees and vines (*ibid.*; County of San Bernardino 1929-1939). The presence of a cluster of buildings and a newly planted orchard in the project area was confirmed by aerial photographs taken a few years later (NETR Online 1938). By 1939, the Burtons had moved back to Pomona, where Fred Burton died in that year at the age of 72 (Ancestry n.d.). Five year later, Jennie Burton deeded the property to the Pisgah Home Movement (County of San Bernardino 1940-1945).

The Pisgah Home Movement is a religious charitable group founded by Finis Ewing Yoakum (1851-1920), a physician-turned-faith-healer (Find-a-Grave n.d.). He moved to Los Angeles from Denver in 1894, hoping to benefit from the temperate climate in southern California after being injured in a runaway buggy accident (Pisgah Home Movement n.d.). Yoakum had specialized in mental and neurological disorders in Denver and served as department chair for mental disease at the Gross Medical College, but he credited attendance at a prayer meeting in 1895 for his "miraculous" healing (*ibid.*; Rice n.d.).

Around 1900, he founded Yoakum's Sanatorium out of his home in the Highland Park neighborhood of Los Angeles (Metzger 1966:9; Find-a-Grave n.d.). Beginning with a capacity of eight beds, Yoakum launched an aggressive outreach to social outcasts that saw new followers flocking in, and soon expanded the facility to house up to 150 people (*ibid.*; Rice n.d.). The name Pisgah Faith Home was adopted, after the mountain where Moses was said to have had the first glimpse of the "Promised Land" of Israel (Rice n.d.; Find-a-Grave n.d.).

The Pisgah Home Movement grew and brought national renown, thanks partially to a newsletter with a circulation of 100,000 (Rice n.d.). Other similar facilities were established in the Los Angeles area, some of which focused on the salvation of particular groups, such as alcoholics, prostitutes, orphans, the homeless, the wayward, and the feeble (*ibid.*). In 1914, Yoakum established Pisgah Grande, a 3,200-acre ranch in the Santa Susannah Mountains north of Los Angeles, which accommodated as many as 300 downtrodden souls, all of whom were expected to pledge their worldly assets to the movement (*ibid.*; Metzger 1966:9)

After Yoakum's death in 1920, the Pisgah Grande community largely disbanded while the Los Angeles headquarters continued operation for several years before moving to "the San Bernardino Mountains," possibly including the East Highlands area (*Pasadena Star-News* 1977:B2). In 1948, the Pisgah Home Movement filed papers as a charitable organization in Pikesville, Tennessee (Bizapedia n.d.), and sold the project area to Wallace L. and Leta L. Wattenbarger the next year (County of San Bernardino 1946-1951; 1949; Prado 2018a).

The Wattenbarger family evidently expanded the residence on the property significantly and lived in it until at least the early years of the current century (NETR Online 1939-1980; *San Bernardino Daily Sun* 1961; Prado 2018a; Ancestry n.d.). After Wallace Wattenbarger passed away in 1979, his

son and daughter-in-law, Wallace L. Wattenbarger, Jr., and Phyllis J. Wattenbarger, acquired the property from Leta Wattenbarger in 1980 and held it until 2013 (County of San Bernardino 1980; n.d.).

Wallace Lee Wattenbarger, Sr., known as Wally, was a mechanic who worked for the F.W.K. Equipment Company in San Bernardino but apparently also operated his own business, Wally's Garage, in East Highlands (Prado 2018a; 2018b). His parents, Claude and Sophia (Sofie?) Wattenbarger, had settled in the area in the early 20th century, and both of them worked at the East Highlands Citrus Association packing house, he as a foreman and she as an orange grader (Prado 2018b).

Wallace Lee Wattenbarger, Jr., known as Buddy or Bud, followed in his father's and grandfather's footsteps and worked in both packing houses and Wally's Garage when he was young, as well as on a chicken ranch nearby and on various odd jobs for local residents (Prado 2018b; 2018c). A request for an oral historical interview was sent to Bud Wattenbarger through his granddaughter Meghan Benson, but he has not responded as of this time.

Potential "Historical Resource" Identified

On July 14, 2020, CRM TECH field director Daniel Ballester, M.S., and project archaeologist Hunter O'Donnell, B.A., completed the field survey of the additional project area. The archaeological survey of the property was conducted at an intensive level by walking a series of parallel east-west transects spaced 10 meters (approximately 33 feet) apart across all open land in the project boundaries. Ground visibility was generally excellent (90-100%) except where lawns and pockets of dense vegetation were encountered.

In conjunction with the archaeological survey, Ballester also inspected the buildings, structures, and other built-environment features on the property and completed field recording procedures on those that appeared to be more than 50 years old, producing detailed notes and preliminary photo-documentation of their structural and architectural characteristics and current conditions. The field data were then compiled into standard site record forms and submitted to the South Central Coastal Information Center for inclusion in the California Historical Resources Inventory (see Appendix B).

A total of 11 buildings, structures, or other features were observed on the property during the field inspection. Three of them, including a garage, a garden enclosure, and a well, are clearly modern in appearance, consistent to a 1980s-1990s origin as suggested by historical aerial photographs (NETR Online 1980-2002). The other eight features appear to be at least partially historical in origin and were therefore recorded collectively as a historic-period farmstead site.

At this time, the site is temporarily designated as CRM TECH 3642-1H, pending the assignment of an official number in the California Historical Resources Inventory. Among the eight features that contribute to the historical nature of the site were the residence, a mortared stone cistern, an outdoor stone oven with low stone walls, a low perimeter wall of stacked cobblestones, the remnants of an orchard irrigation system, a swimming pool, a pool shed, and an outbuilding that has been converted into a carport (Fig. 3; see Appendix B for details).



Figure 3. Some of the features recorded at Site CRM TECH 3642-1H. *Clockwise from top left*: residence, view to the west; cistern, view to the southwest; stone oven with low wall, view to the southwest; perimeter wall on the east side of modern garage, view to the north (Photographs taken on July 14, 2020)

The single-story residence, now mostly wood-framed and stucco-clad, appears to have evolved from a much smaller stone-masonry building through a series of additions (Fig. 3). A section of mortared cobblestone wall exposed on the exterior today probably represents the original construction around 1925. Due to the lack of pertinent archival records (Hughes 2020), the precise history of the additions remains unclear, but the residence had apparently achieved its current complex irregular footprint by 1980 (NETR Online 1980).

Corresponding to the organic growth of the building over the years, the roof features a combination of hip, gable, and shed forms at pitches ranging from low to medium, all covered with brown composition shingles. Fenestration is provided by an equally varied collection of fixed, double-hung, and sliding windows of single-pane and multi-pane configurations and with wood and aluminum frames. In general, the house is distinctively lacking in coherence in terms of style, material, and construction method.

The construction dates of the other features at the site are also undocumented, but the pool, the pool house, and the carport appeared sometime before 1959, followed by the garage and the garden enclosure between 1968 and 1980 (NETR Online 1938-1980). Some of the stone features (Fig. 3) may be contemporary to the original stone-masonry portion of the residence, although the lack of documentation prevents the confirmation of that estimate. The cistern is known to be present at least by 1938 (NETR Online 1938). The wood-framed corrugated metal roof over it, however, was evidently added in 2014-2016 (NETR Online 2014; 2016).

Discussion

In summary, the historic-period farmstead at 30992 Santa Ana Canyon Road, constructed in phases between the 1920s and the 1970s, was recorded during this study as Site CRM TECH 3642-1H, and no other properties of historical or prehistoric origin were encountered within the additional project area. Given its historical age, Site CRM TECH 3642-1H requires proper evaluation under CEQA provisions to determine whether it meets the statutory definition of a "historical resource." According to PRC §5020.1(j), "'historical resource' includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."

More specifically, CEQA guidelines state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). Regarding the proper criteria of historical significance, CEQA guidelines mandate that "generally a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources" (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
(2) Is associated with the lives of persons important in our past.
(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
(4) Has yielded, or may be likely to yield, information important in prehistory or history (PRC §5024.1(c))

Under Criterion 1, the most notable historical event that figured into the construction and ownership history of the property is the Pisgah Home Movement, a regionally influential movement in southern California during the first half of the 20th century that combined evangelism and social charity. However, Site CRM TECH 3642-1H is associated with the movement only through a relatively short, five-year period of ownership in the 1940s, and there is no evidence that any specific events of distinction in the history of the movement occurred at this location.

Furthermore, the level of association between the site and the Pisgah Home Movement has been greatly diminished by the extensive alterations to the residence and the cistern as well as the addition of new features to the complex since the group's departure in 1949. In comparison to other properties in southern California that better represent the group's activities during its heyday, such as its former headquarters in Highland Park (now the Pisgah Home Historic District in the National Register of Historic Places), Site CRM TECH 3642-1H does not demonstrate a close enough association with the Pisgah Home Movement to meet Criterion 1 for the California Register.

Under Criterion 2, the historic figures most closely associated with Site CRM TECH 3642-1H are Fred L. and Jennie G. Burton, who initiated the first constructions in the 1920s, and members of the Wattenbarger family, especially Wallace L. Wattenbarger, Sr., Leta L. Wattenbarger, Wallace L.

Wattenbarger, Jr., and Phyllis J. Wattenbarger, long-time owners during the post-WWII era whose improvements on the property are largely responsible for the current configuration and appearance of the site and many of its components. None of these former owners/occupants is known to have attained the level of historic significance required by the California Register standard.

Additionally, the Wattenbarger family members listed above either remain alive today or passed away less than 50 years ago, while guidelines adopted for California Register eligibility evaluation require that "sufficient time must have elapsed to assess both the person's field of endeavor and his/her contribution to that field" (NPS 1997:17). Based on these considerations, Site CRM TECH 3642-1H does not appear to meet Criterion 2 for listing in the California Register.

Under Criterion 3, the buildings and other features at Site CRM TECH 3642-1H are vernacular in design and utilitarian in character, and none of them stands out as an important example of any style, type, period, region, or method of construction, nor has any prominent architect or builder been identified in their history. Under Criterion 4, these features, once virtually ubiquitous in rural areas throughout the State of California, do not hold a unique potential to yield important data for the study of 20th century history, a subject that is well documented in existing literature. Therefore, the site does not appear to meet Criterion 3 or 4, either.

Conclusion and Recommendations

In conclusion, Site CRM TECH 3642-1H, the only potential "historical resource" identified in the additional project area during this study, does not appear eligible for listing in the California Register of Historical Resources. As such, and since it has not been included in a local register of historical resources, the site does not meet the statutory definition of a "historical resource" for CEQA-compliance purposes. Accordingly, CRM TECH presents to the City of Highland a preliminary conclusion that no "historical resources" exist within the additional project area, pending the completion of Native American consultation by the City, and the following recommendations:

- The proposed removal of the existing buildings, structures, and other features at Site CRM TECH 3642-1H and the incorporation of APN 0297-021-25 into TTM 18893 will not cause a substantial adverse change to any known "historical resource."
- No further cultural resources investigation will be necessary at Site CRM TECH 3642-1H or within APN 0297-021-25.
- As always, if any buried cultural materials are encountered during earth-moving operations on this property, all work within 50 feet of the discovery should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

Thank you for this opportunity to be of service. If you have any questions or need further information regarding these findings, please do not hesitate to contact our office.

Sincerely,

Bai "Tom" Tang, M.A.
Principal, CRM TECH

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APPENDIX A

SACRED LANDS FILE SEARCH RESULTS

NATIVE AMERICAN HERITAGE COMMISSION

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VICE CHAIRPERSON
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July 17, 2020

Nina Gallardo
CRM TECH

Via Email to: ngallardo@crmtech.us

Re: Proposed Project at 30992 Santa Ana Canyon Road; Assessor's Parcel Number 0297-021-25 Project, San Bernardino County

Dear Ms Gallardo:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were positive. Please contact the San Manuel Band of Mission Indians on the attached list for more information. Other sources of cultural resources should also be contacted for information regarding known and recorded sites

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address. Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
San Bernardino County
7/17/2020

Agua Caliente Band of Cahuilla Indians
Patricia Garcia-Plotkin, Director
5401 Dinah Shore Drive — Cahuilla
Palm Springs, CA, 92264
Phone: (760) 699 - 6907
Fax: (760) 699-6924
ACBCI-THPO@aguacaliente net

Agua Caliente Band of Cahuilla Indians
Jeff Grubbe, Chairperson
5401 Dinah Shore Drive — Cahuilla
Palm Springs, CA, 92264
Phone: (760) 699 - 6800
Fax: (760) 699-6919

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road — Cahuilla, Serrano
Banning, CA, 92220
Phone: (951) 849 - 8807
Fax: (951) 922-8146
dtorres@morongo-nsn.gov

Morongo Band of Mission Indians
Denisa Torres, Cultural Resources Manager
12700 Pumarra Road — Cahuilla, Serrano
Banning, CA, 92220
Phone: (951) 849 - 8807
Fax: (951) 922-8146
dtorres@morongo-nsn.gov

Quechan Tribe of the Fort Yuma Reservation
Jill McCormick, Historic Preservation Officer
P.O. Box 1899 — Quechan
Yuma, AZ, 85366
Phone: (760) 572 - 2423
historicpreservation@quechantribe.com

Quechan Tribe of the Fort Yuma Reservation
Manfred Scott, Acting Chairman
Kw'ts'an Cultural Committee
P O Box 1899 — Quechan
Yuma, AZ, 85366
Phone: (928) 750 - 2516
scottmanfred@yahoo.com

San Manuel Band of Mission Indians
Jessica Mauck, Director of Cultural Resources
26569 Community Center Drive — Serrano
Highland, CA, 92346
Phone. (909) 864 - 8933
jmauck@sanmanuel-nsn.gov

Serrano Nation of Mission Indians
Wayne Walker, Co-Chairperson
P. O. Box 343 — Serrano
Patton, CA, 92369
Phone: (253) 370 - 0167
serranonation1@gmail com

Serrano Nation of Mission Indians
Mark Cochrane, Co-Chairperson
P. O. Box 343 — Serrano
Patton, CA, 92369
Phone. (909) 528 - 9032
serranonation1@gmail.com

Soboba Band of Luiseno Indians
Scott Cozart, Chairperson
P. O. Box 487 — Cahuilla, Luiseno
San Jacinto, CA, 92583
Phone. (951) 654 - 2765
Fax. (951) 654-4198
jontiveros@soboba-nsn.gov

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050 5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097 98 of the Public Resources Code

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Proposed Project at 30992 Santa Ana Canyon Road, Assessor's Parcel Number 0297-021-25 Project, San Bernardino County

Native American Heritage Commission
Native American Contact List
San Bernardino County
7/17/2020

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487
San Jacinto, CA, 92581
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn gov

Cahuilla
Luiseno

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050 5 of the Health and Safety Code, Section 5097 94 of the Public Resource Section 5097 98 of the Public Resources Code

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Proposed Project at 30992 Santa Ana Canyon Road, Assessor's Parcel Number 0297-021-25 Project, San Bernardino County

APPENDIX B

CALIFORNIA HISTORICAL RESOURCES INVENTORY RECORD FORMS

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 5 *Resource Name or # (Assigned by recorder) CRM TECH 3642-1H

P1. Other Identifier:

*P2. Location: √ Not for Publication ___ Unrestricted *a. County San Bernardino

and (P2b and P2c or P2d. Attach a Location Map as necessary)

*b. USGS 7.5' Quad Redlands, Calif. Date 1967; photorevised 1996

T1S; R2W; SW 1/4 of SE 1/4 of Sec 6 ; S.B. B.M.

Elevation: Approximately 1,670 feet above mean sea level

c. Address 30992 Santa Ana Canyon Road City Highland Zip 92346

d. UTM: (Give more than one for large and/or linear resources) Zone 11 ; 488,200 mE/ 3,774,152 mN

UTM Derivation: ___ USGS Quad √ GPS (NAD 83)

e. Other Locational Data: (e.g., parcel #, directions to resource, etc , as appropriate) Assessor's Parcel No. 0297-021-25; near the intersection of Santa Ana Canyon Road and Greenspot Road

*P3a. Description: (Describe resource and its major elements Include design, materials, condition, alterations, size, setting, and boundaries) The site represents a historic-era farmstead with eight features that contribute to its historical nature: a residence, a mortared stone cistern, an outdoor stone oven with low stone walls, a low perimeter wall of stacked cobblestones, the remnants of an orchard irrigation system, a swimming pool, a pool shed, and an outbuilding that has been converted into a carport. (*See Item A4 for further details*)

*P3b. Resource Attributes: (List attributes and codes) HP33: Farm/ranch

*P4. Resources Present: √ Building √ Structure ___ Object √ Site ___ District ___ Element of District ___ Isolate ___ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Feature 1; photo taken on July 14, 2020; view to the north

*P6. Date Constructed/Age of Sources: √ Historic ___ Prehistoric ___ Both Ca. 1920s-1960s (see Item A11 for details)

*P7. Owner and Address: Sunland Communities, LLC, 10575 Oakdale Drive, Rancho Cucamonga, CA 91730

*P8. Recorded by (Name, affiliation, and address): Daniel Ballester and Hunter O'Donnell, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324

*P9. Date Recorded: July 14, 2020

*P10. Survey Type: Intensive-level survey for CEQA-compliance purpose

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Bai "Tom" Tang (2020): Historical/Archaeological Resources Survey: Assessor's Parcel No. 0297-021-25 (30992 Santa Ana Canyon Road), Addendum to Phase I Cultural Resources Study for Tentative Tract Map No. 18893, City of Highland, San Bernardino County, California

*Attachments: ___ None √ Location Map √ Sketch Map √ Continuation Sheet ___ Building, Structure, and Object Record √ Archaeological Record ___ District Record ___ Linear Resource Record ___ Milling Station Record ___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List):

DPR 523A (1/95) *Required information

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
Trinomial _____

ARCHAEOLOGICAL SITE RECORD

Page 2 of 5 *Resource Name or # (Assigned by recorder) CRM TECH 3642-1H

A1. Dimensions: a. Length 340 feet (N-S) b. Width 275 feet (E-W)
Method of Measurement: ___Paced ___Taped ___Visual estimate √ Other Handheld GPS unit
Method of Determination (Check any that apply.): ___Artifacts √ Features ___Soil ___Vegetation ___Topography ___Cut bank ___Animal burrow ___Excavation ___Property boundary ___Other (Explain) _____
Reliability of Determination: √ High ___Medium ___Low Explain: _____
Limitations (Check any that apply): ___Restricted access ___Paved/built over ___Site limits incompletely defined ___Disturbances ___Vegetation ___Other (Explain) _____

A2. Depth: _____ ___None √ Unknown Method of Determination. _____

***A3. Human Remains:** ___Present √ Absent ___Possible ___Unknown (Explain) _____

***A4. Features:** (Number, briefly describe, indicate size, list associated cultural constituents, and show location of each feature on sketch map) The site consists of a total of eight features that appear to date at least partially to the historic period. Feature 1 is a single-story residence that is now mostly wood-framed and stucco-clad. It appears to have evolved from a much smaller stone-masonry building through a series of additions. A section of mortared cobblestone wall exposed on the exterior today probably represents the original construction around 1925. Due to the lack of (*Continue on p. 5*)

***A5. Cultural Constituents:** (Describe and quantify artifacts, ecofacts, cultural residues, etc , not associated with features.) No historic-period artifact deposits were noted on the ground surface.

***A6. Were Specimens Collected?** √ No ___Yes (If yes, attach Artifact Record or catalog and identify where specimens are curated.)

***A7. Site Condition:** ___Good √ Fair ___Poor (Describe disturbances.): _____

***A8. Nearest Water** (Type, distance, and direction.): Santa Ana River, approximately 1,675 feet to the south; North Fork Canal, approximately 405 feet to the northwest

***A9. Elevation:** Approximately 1,670 feet above mean sea level

A10. Environmental Setting: (Describe vegetation, fauna, soils, geology, landform, slope, aspect, exposure, etc.) The site occupies a relatively level area on the gentle slope of an alluvial fan extending south from the base of the San Bernardino Mountains, between a suburban residential neighborhood to the northwest and a remaining tract of citrus groves to the southeast. The ground surface within the site boundaries has been extensively disturbed. Most of the land is covered by lawn grass and other landscaping plants, including mature domestic trees, while a sparse growth of native vegetation, such as sagebrush, is noted on the edges of the property. The surface soil consists of fine- to medium-grained sands, light brown in color, with some decomposing granite.

A11. Historical Information: The earliest improvement was assessed on the property in 1925, a few years after it was acquired by Fred L. and Jennie G. Burton, who lived and operated a printing shop in Pomona until sometime between 1931 and 1934. Following Fred Burton's death in Pomona in 1939, Jennie Burton deeded the property in 1944 to the Pisgah Home Movement, a religious charitable group founded in Los Angeles around 1900. After using the property as a "rest home" for a few years, the group moved to Tennessee and, in 1949, sold the property to Wallace L. Wattenbarger, a mechanic who worked in San Bernardino and East Highlands, and his wife Leta L. Wattenbarger. After that, the Wattenbargers retained and occupied the property well into the current century.

***A12. Age:** ___Prehistoric ___Protohistoric ___1542-1769 ___1769-1848 ___1848-1880 ___1880-1914 √ 1914-1945 √ Post 1945 ___Undetermined **Describe position in regional prehistoric chronology or factual historic dates if known:** _____

A13. Interpretations: (Discuss scientific, interpretive, ethnic, and other values of site, if known) _____

A14. Remarks: The site does not appear to meet any of the criteria for listing in the National Register of Historic Places or the California Register of Historical Resources.

A15. References: (Documents, informants, maps, and other references.): See Item P11.

A16. Photographs: (List subjects, direction of view, and accession numbers or attach a Photograph Record.) _____
Original Media/Negatives Kept at: CRM TECH, Colton, California

***A17. Form Prepared by:** Hunter O'Donnell and Daniel Ballester **Date.** July 28, 2020
Affiliation and Address: CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324

DPR 523A (1/95) *Required information

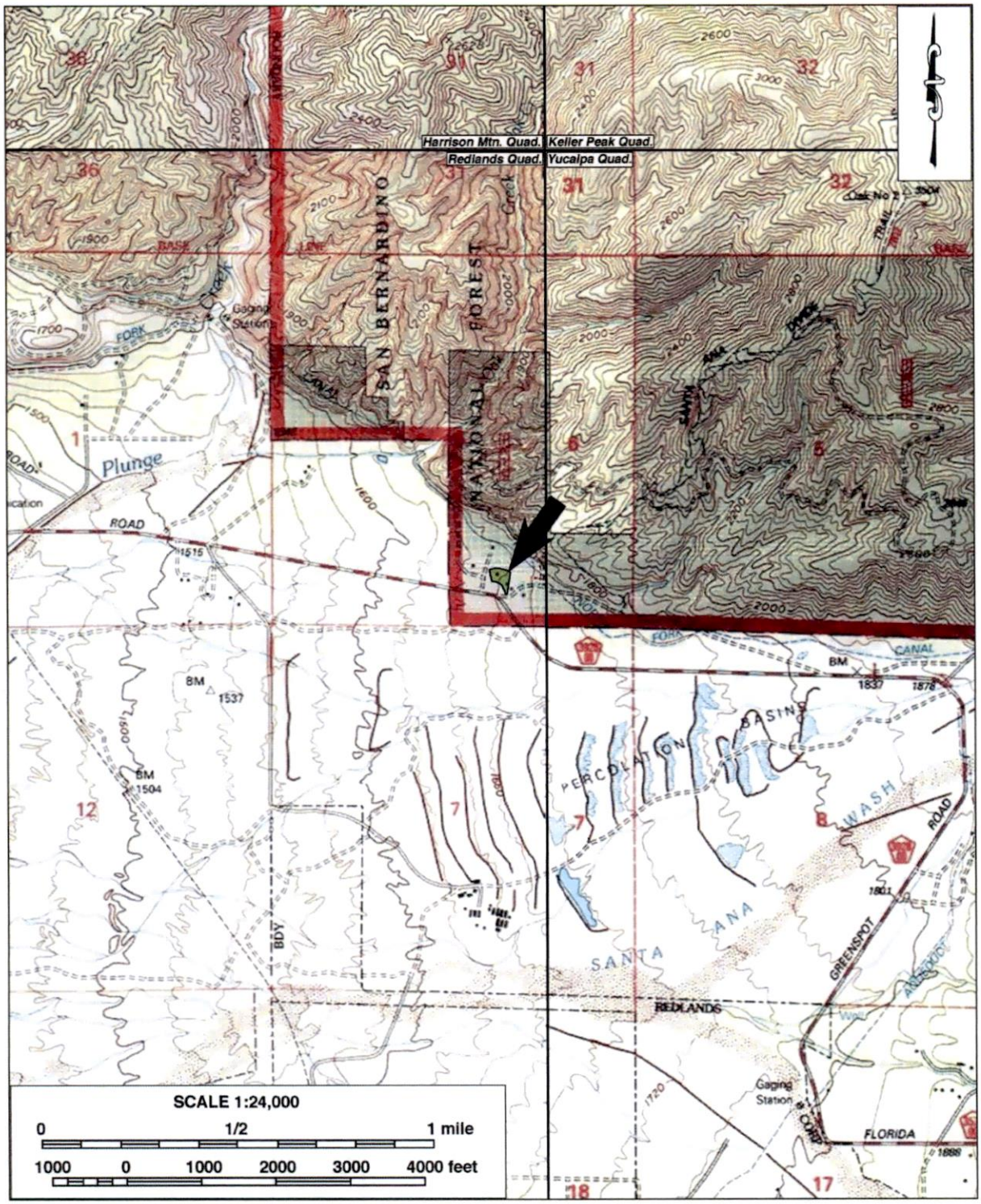
State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5 *Resource Name or # (Assigned by recorder) CRM TECH 3642-1H

*Map Name: Harrison Mtn., Keller Peak, Redlands, and Yucaipa, Calif.
*Scale: 1:24,000 *Date of Map: 1980-1996



DPR 523J (1/95)

*Required information

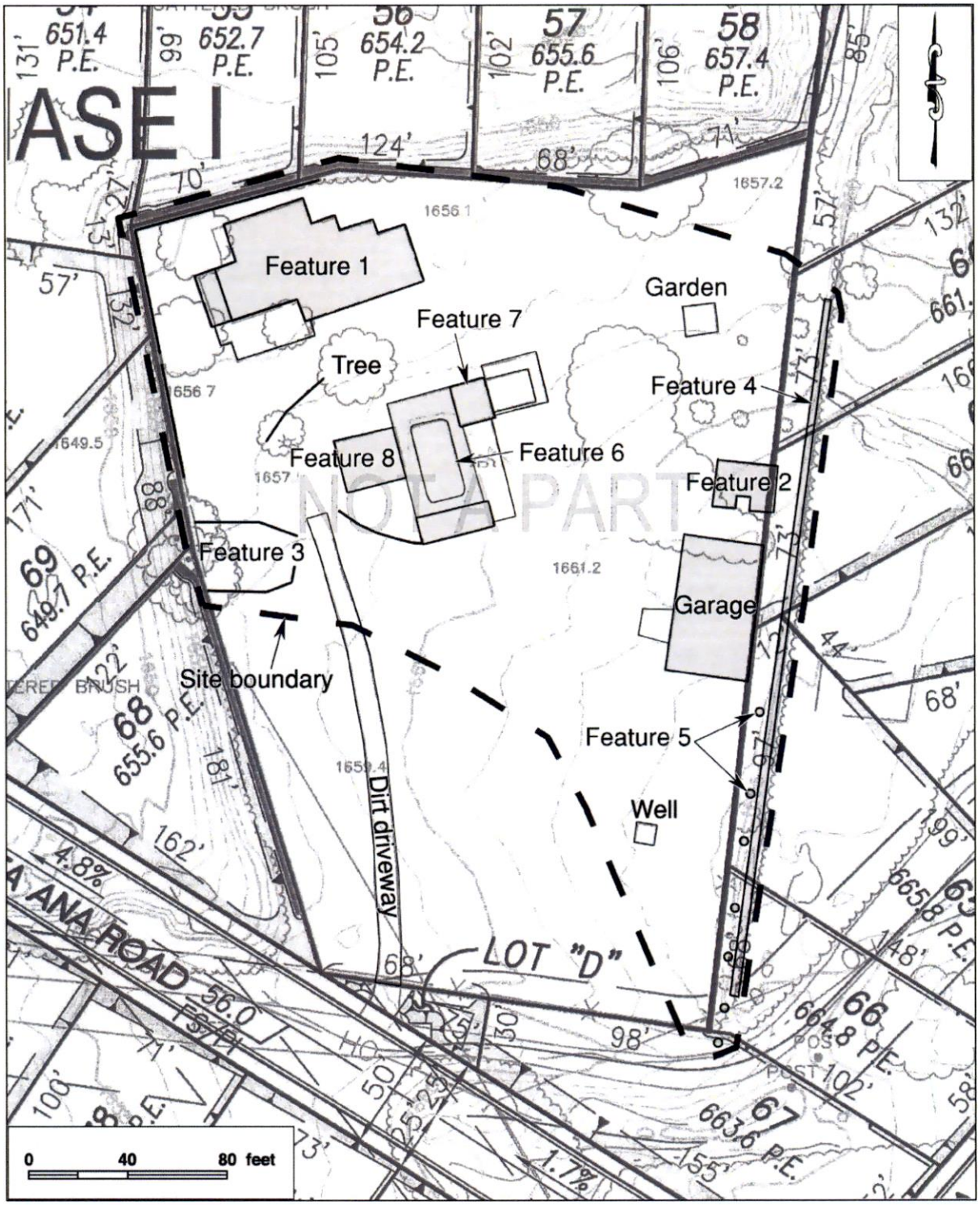
State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

SKETCH MAP

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5 *Resource Name or # (Assigned by recorder) CRM TECH 3642-1H

*Drawn by: Daniel Ballester *Date: July 16, 2020



DPR 523K (1/95) *Required information

A4. Features (continued): pertinent archival records, the precise history of the additions remains unclear, but the residence had apparently achieved its current complex irregular footprint by 1980.

Corresponding to the organic growth of the building over the years, the roof features a combination of hip, gable, and shed forms at pitches ranging from low to medium, all covered with brown composition shingles. Fenestration is provided by an equally varied collection of fixed, double-hung, and sliding windows of single-pane and multi-pane configurations and with wood and aluminum frames. In general, the house is distinctively lacking in coherence in terms of style, material, and construction method.

Feature 2 is a rectangular-shaped stone-and-mortar cistern with a low-pitched roof sheathed with corrugated metal sheets. A dry-stacked supporting wall of cobblestones surround the structure on all sides. Feature 3 is an outdoor stone oven accompanied by low stone walls. The oven has three separate cooking/warming levels, one in front of the fire chamber, one directly above the fire chamber, and one recessed atop that. The chimney on the oven tapers slightly before giving way to a flat top. The hinged oven door is made of cast iron and was produced by the Enterprise Foundry Company in Los Angeles.

Feature 4 is a stone wall along the eastern perimeter of the complex, which measures approximately 290 feet in length, 3-5 feet in width, and 3-4 feet in height. The wall is built of large rocks to small boulders stacked on one another. Feature 5 represents the remnants of an orchard irrigation system, including a concrete standpipe and four concrete risers. Plastic pipes connected the risers and extending laterally across a lawn suggests that this feature is still fully functional.

Feature 6 consists of a concrete-lined swimming pool measuring approximately 33x15 in area and 8 feet deep at the maximum, with blue-painted walls, green-blue tile trim, and reddish-tan bullnose capping. Feature 7 is a small pool shed, a square-shaped wood-frame building with a medium-pitched gable roof, corrugated metal roof covering, narrow clapboard siding, and wood-framed doors and windows. It sits on a portion of the poured concrete slab surrounding the pool.

Feature 8 is an old outbuilding that has been converted into an open carport. It is a tall, rectangular-shaped wood-frame building with a medium-pitched gable roof of corrugated steel and a poured concrete slab foundation. The exterior walls are clad with vertical flush boards in the upper portion and horizontal flush boards in the lower portion, with exposed wooden posts providing support where the sidewalls have been cut open.

The construction dates of these features at the site are also undocumented, but the pool, the pool house, and the carport appeared sometime before 1959, followed by the garage and the garden enclosure between 1968 and 1980. Some of the stone features may be contemporary to the original stone-masonry portion of the residence, although the lack of documentation prevents the confirmation of that estimate. The cistern is known to be present at least by 1938. The corrugated metal roof over it, however, was evidently added in 2014-2016.

Construction Fuel Consumption Calculations

Mediterra

Compression-Ignition Engine Brake-Specific Fuel Consumption (BSFC) Factors **[1]**:

HP: 0 to 100	0 0588	HP: >100	0.0529

Equipment Fuel Consumption

PhaseName	OffRoadEquipmentType	Amount	Hours	HorsePower	LoadFactor	Fuel (gallons)
Demolition	Concrete/Industrial Saws	0	8	81	0 73	0.0
Grading	Excavators	2	8	162	0.38	8330 2
Demolition	Rubber Tired Dozers	0	8	247	0 4	0.0
Demolition	Tractors/Loaders/Backhoes	0	8	97	0.37	0.0
Site Preparation	Rubber Tired Dozers	0	7	247	0 4	0.0
Site Preparation	Tractors/Loaders/Backhoes	0	8	97	0.37	0 0
Site Preparation	Graders	0	6	187	0 41	0.0
Grading	Graders	1	8	174	0.41	4826 8
Grading	Rubber Tired Dozers	1	8	255	0 4	6901.3
Grading	Tractors/Loaders/Backhoes	2	8	97	0.37	5399 2
Grading	Scrapers	2	8	361	0 48	23448.1
Building Construction	Cranes	1	7	226	0.29	12125 3
Building Construction	Forklifts	3	8	89	0 2	12552.0
Building Construction	Generator Sets	1	8	84	0.74	14611 1
Building Construction	Off-Highway Trucks	0	0	402	0 38	0.0
Building Construction	Plate Compactors	0	8	8	0.43	0 0
Building Construction	Pumps	0	8	84	0.74	0.0
Building Construction	Tractors/Loaders/Backhoes	3	7	97	0.37	22145 0
Building Construction	Welders	1	8	46	0.45	4865.7
Architectural Coating	Air Compressors	1	6	78	0.48	1438.9
Paving	Cement and Mortar Mixers	0	6	9	0 56	0.0
Paving	Off-Highway Trucks	0	0	402	0.38	0 0
Paving	Pavers	2	8	125	0 42	4839.8
Paving	Paving Equipment	2	8	130	0.36	4314 3
Paving	Rollers	2	8	80	0.38	3115.5
Paving	Tractors/Loaders/Backhoes	0	8	97	0 37	0.0

Total Equipment Fuel Consumption 128913.3 gallons

Trip Fuel Consumption

PhaseName	Trip Type	Working Days	Trips/ day	Trip Length (mi)	MPG[2]	Fuel (gal)
Demolition	WorkerTripNumber	0	0	14.7	24	0.0
Demolition	VendorTripNumber	0	0	6.9	7.4	0.0
Demolition	HaulingTripNumber	0	#DIV/0!	10	7 4	#DIV/0!
Site Preparation	WorkerTripNumber	0	0	14.7	24	0 0
Site Preparation	VendorTripNumber	0	0	6.9	7 4	0.0
Site Preparation	HaulingTripNumber	0	#DIV/0!	20	7.4	#DIV/0!
Grading	WorkerTripNumber	160	20	14.7	24	1960.0
Grading	VendorTripNumber	160	30	6.9	7.4	4475.7
Grading	HaulingTripNumber	160	0	20	7 4	0.0
Building Construction	WorkerTripNumber	500	100	14.7	24	30625 0
Building Construction	VendorTripNumber	500	30	6.9	7 4	13986.5
Building Construction	HaulingTripNumber	500	0	20	7.4	0.0
Architectural Coating	WorkerTripNumber	109	1	14.7	24	66.8
Architectural Coating	VendorTripNumber	109	20	6.9	7.4	2032.7
Architectural Coating	HaulingTripNumber	109	0	20	7.4	0.0
Paving	WorkerTripNumber	109	6	14.7	24	400.6
Paving	VendorTripNumber	109	15	6.9	7.4	1524.5
Paving	HaulingTripNumber	109	0	20	7.4	0.0
				Total Worker Trip Fuel Consumption (gallons)		**33052.3**
				Total Vendor/Haul Trip Fuel Consumption (gallons)		**#DIV/0!**

Sources:

[1] United States Environmental Protection Agency. 2018 *Exhaust and Crankcase Emission Factors for Nonroad Compression-Ignition Engines in MOVES2014b* . July 2018. Available at: https.//nepis.epa.gov/Exe/ZyPDF cgi?Dockey=P100UXEN pdf

[2] United States Department of Transportation, Bureau of Transportation Statistics. 2018. *National Transportation Statistics 2018* . Available at· https://www.bts gov/sites/bts.dot.gov/files/docs/browse-statistical-products-and-data/national-transportation-statistics/223001/ntsentire2018q4.pdf

August 7, 2020

SUNLAND COMMUNITIES, LLC
Contact: *Camille Bahri*
119575 Oakdale Drive
Rancho Cucamonga, CA 91730

SUBJECT: **Biological Due Diligence Investigation for the Incorporation of an Additional Parcel into the Mediterra Project located in the City of Highland, San Bernardino County, California**

Introduction

This report contains the findings of ELMT Consulting's (ELMT) Biological Due Diligence Investigation for proposed parcel located on the north side of Greenspot Road and east of Santa Paula Street (project site or site) in the City of Highland, San Bernardino County, California. The biological due diligence investigation was conducted by ELMT biologist Thomas J. McGill, Ph.D., on July 14, 2020 to document baseline conditions and to determine the potential for special-status plant and wildlife species to occur on the project site that could pose a constraint to implementation of the proposed project

Project Location

The project site is generally located east of State Route 210, north of Interstate 10, and north of Greenspot Road in the City of Highland, San Bernardino County, California. The site is depicted on the Yucaipa quadrangle of the United States Geological Survey's (USGS) 7.5-minute map series within Section 2 of Township 1 South, Range 3 West

Methodology

Literature Review

Prior to conducting the field investigation, a literature review and records search was conducted for special-status biological resources potentially occurring on or within the vicinity of the project site. Previously recorded occurrences of special-status plant and wildlife species and their proximity to the project site were determined through a query of the California Departments (CDFW's) QuickView Tool in the Biogeographic Information and Observation System (BIOS), California Natural Diversity Database (CNDDB) Rarefind 5, and the California Native Plant Society's (CNPS) Electronic Inventory of Rare and Endangered Vascular Plants of California.

Habitat Assessment/Field Investigation

Following the literature review, biologist Thomas J. McGill, Ph.D. inventoried and evaluated the condition of the habitat within the project site on July 14, 2020. Plant communities and land cover types identified on aerial photographs during the literature review were verified by walking meandering transects throughout

the project site. In addition, site characteristics such as soil condition, topography, hydrology, human related disturbances, indicator species, condition of on-site plant communities and land cover types, and presence of potential jurisdictional drainage and/or wetland features were noted.

Existing Site Conditions

Elevation on the project site is approximately 1,650 feet above mean sea level, is generally flat with no areas of significant topographic relief, and slopes gently from north to south.

Due to existing and historical land uses, no native plant communities or natural communities of special concern were observed on or immediate adjacent to the project site. The project site primarily consists of a residential farmhouse and a large landscaped yard, as well as a barn and storage buildings supporting agricultural activities associated with the surrounding citrus orchard. The land that has been subject to a variety of human related disturbances and is surrounded by lands that have been highly disturbed by agricultural activities for decades. The project site supports a land cover type that would be classified as developed. Refer to Attachment B, *Site Photographs*, for representative photographs of the project site. No native plant communities will be impacted from implementation of the proposed project.

The site supports a well-maintained lawn with numerous ornamental tree species spread throughout the property, as well as the farmhouse and various agricultural buildings. No native vegetation occurs on the site.

The wildlife species observed during the field investigation was house finch (*Haemorhous mexicanus*). No fish, amphibian, reptile, or mammal species were observed during the field investigation. The project site provides minimal foraging habitat for those wildlife species adapted to a high degree of anthropogenic disturbances.

Nesting Birds

No active nests or birds displaying nesting behavior were observed during the field survey. Although completely developed or landscaped, the project has the potential to provide minimal foraging and nesting habitat for year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area that area adapted to disturbed areas and urban environments. Additionally, the ornamental trees associated with surrounding developed have the potential to provide avian nesting opportunities.

Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of birds, their nests or eggs). If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction.

Migratory Corridors and Linkages

The proposed project will be confined to existing disturbed land, which has removed natural plant communities from the project site. Further, the project site is completely surrounded by existing developments, which have eliminated connection to nearby wildlife movement corridors. As a result,

implementation of the proposed project will not disrupt or have any adverse effects on any migratory corridors or linkages in the surrounding area.

Jurisdictional Areas

No discernible drainage courses, inundated areas, or wetland features/obligate plant species that would be considered jurisdictional by the United States Army Corps of Engineers (Corps), Regional Water Quality Control Board (Regional Board), or CDFW were observed within the proposed project site. Based on the proposed site plan, project activities will not result in impacts to Corps, Regional Board, or CDFW jurisdictional areas and regulatory approvals will not be required.

Special-Status Biological Resources

No special-status plant or wildlife species, or special-status plant communities were observed on-site during the habitat assessment. The proposed project site is completely developed areas and has been subject to a high level of anthropogenic disturbances. These disturbances have eliminated the natural plant communities that once occurred on-site which has been converted to ornamental/landscaped areas. Based on habitat requirements for specific species and the availability and quality of on-site habitat, it was determined that no special-status plant or wildlife species are expected to occur on the proposed project site.

Critical Habitat

The project site is not located with federally designated Critical Habitat. Therefore, the loss or adverse modification of Critical Habitat from site development will not occur and consultation with the USFWS for impacts to Critical Habitat will not be required for implementation of the proposed project.

Conclusion

The project site has been routinely disturbed by human activity for several decades. Based on the proposed project footprint and existing site conditions discussed in this report, none of the special-status plant or wildlife species known to occur in the general vicinity of the project site are expected to be directly or indirectly impacted from implementation of the project. Therefore, it was determined that implementation of the project will have "no effect" on federally or State listed species known to occur in the general vicinity of the project site, or sensitive plant community. Additionally, the project will not impact designated Critical Habitats or regional wildlife movement corridors/linkages

Please do not hesitate to contact Tom McGill at (951) 285-6014 or tmcgill@elmtconsulting.com or Travis McGill at (909) 816-1646 or travismcgill@elmtconsulting.com should you have any questions.

Sincerely,

Thomas J. McGill, Ph.D.
Managing Director

Travis J. McGill
Director

Attachments:

A. *Project Exhibit*
B. *Site Photographs*

Attachment A

Project Exhibit



ELMT CONSULTING

0 50 100 200 Feet

Source: ESRI Aerial Imagery, San Bernardino County

MEDITERRA
BIOLOGICAL DUE DILIGENCE

Project Site

Exhibit 1

Attachment B

Site Photographs



Photograph 1: Looking north along the western boundary.



Photograph 2: Looking southwest from the northeast corner of the site



Photograph 3: Looking west along the southern boundary.



Photograph 4: Looking north from the southern boundary

ATTACHMENT 3b

City Council Resolution 2020 - ____

Approving the General Plan Amendment

RESOLUTION NO. 2020 – ____

A RESOLUTION OF THE CITY COUNCIL TO APPROVE GENERAL PLAN AMENDMENT (GPA 20-001) FOR A 1.6 ACRE PARCEL FROM AGRICULTURAL/EQUESTRIAN (AG/EQ) TO PLANNED DEVELOPMENT (PD) TO FACILITATE ITS ADDITION INTO THE MEDITERRA PLANNED DEVELOPMENT (PUD 13-001/CUP 14-005). ASSESSOR PARCEL NUMBER: 0297-021-25

OWNER: GREENSPOT CORRIDOR, LLC

A. RECITALS

1. On August 11, 2020, the Applicant submitted a Specific Plan Amendment Application for the Mediterra Planned Development (SPR 20-002) including a General Plan Amendment (GPA 20-001).

2. The 1.6 acre parcel has a General Plan land use designation of Agricultural/Equestrian (AG/EQ) and is proposing to be included within the Mediterra Planned Development with a General Plan land use designation of Planned Development (PD).

3. On November 6, 2020 , the City gave public notice by advertising in the Highland Community News, a newspaper of general circulation within the City of Highland, and by mailing notices to property owners within 300-feet of the project site, of the holding of a public hearing at which the Subject Applications would be considered.

4. On November 17, 2020, the Planning Commission held a duly noticed public hearing at which interested parties had an opportunity to testify in support of, or opposition to, the General Plan Amendment At the close of the public hearing, the Planning Commission adopted Resolution No. 20 – _____ recommending that the City Council approve General Plan Amendment (GPA 20-001).

5 On December 8, 2020, the City Council held a duly public hearing at which interested parties had an opportunity to testify in support of, or opposition to, the General Plan Amendment.

6. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, the City Council of the City of Highland does resolve, determine, find, and order as follows:

1. The City Council finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct

2. The City of Highland City Council after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the City Council dated December 8, 2020, and which is incorporated herein by this reference, does find and determine the following facts

   a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.

3 Environmental Findings: A Mitigated Negative Declaration (ENV 15-006) for the Mediterra Planned Development was adopted by the Highland City Council on March 8, 2016 via Resolution No. 2016-010. A Mitigation Monitoring and Reporting Program was adopted and included in the Planning Division Conditions of Approval for Tentative Tract Map No. 18893 (TTM 14-002) via Resolution No. 2016-013

   Minor additions to the Mediterra housing development as a result of the proposed addition of 1.6 acres would have no new significant environmental effects beyond those already identified in the previous CEQA compliance studies. None of the conditions described in CEQA Guidelines Section 15162 requiring the preparation of a subsequent MND have occurred or would occur as a result of the modification to the project.

   In accordance with CEQA Guidelines Section 15164, an addendum to a Negative Declaration, a lead agency may prepare an Addendum to a previously adopted Mitigated Negative Declaration (MND) if some minor additions are proposed but none of the conditions described in CEQA Guidelines Section 15162 require the necessity for a subsequent MND Thus, this Addendum is consistent with CEQA and is the appropriate level of environmental documentation to satisfy CEQA requirements.

4. Findings of Fact for General Plan Amendment (GPA 20-001)·

   Based on the Findings below, the City Council does herby find:

   a. The proposed amendment is consistent with the goals, objectives, policies, and programs of the general plan, or the general plan as revised by the proposed amendment, and will not result in any inconsistencies within the plan:

   Response: The Mediterra Specific Plan was approved by the City Council on March 8, 2016 to accommodate a maximum of 316 residential dwellings. This type of development with housing tract and community park is desirable for the

area and consistent with the types of objectives, policies, general land uses, and programs envisioned by the Planned Development (PD) land use designation allowing any density that is compatible with surrounding uses determined through the development review process. The General Plan Amendment to change the land use of the 1.6 acre parcel located within Planning Area 1 of the Mediterra Planned Development from Agriculture/Equestrian (AG/EQ) to Planned Development (PD) does not result in any internal inconsistencies within the General Plan.

b. The proposed amendment will not adversely affect the public health, safety or general welfare.

Response: The proposed project has been reviewed by the Planning, Engineering, Building and Safety, Fire Department and Police Department and with implementation of specific conditions of approval that are necessary to protect the health and safety of the general public. There are no further concerns regarding the General Plan Amendment for the proposed project.

c. The proposed amendment is consistent with the purposes and intent of this title, unless such amendment proposes to change, supplement, or alter any part of this title, whereas, said amendment must be consistent with all of the applicable sections including these findings.

Response: The proposed project includes a change of land use designation from Agriculture/Equestrian (AF/EQ) to a Planned Development (PD) land use designation which allows any density that is compatible with surrounding existing and planned uses, as determined through the development review process. The Planned Development (PD) land use designation, as specified within the General Plan, allows for the type of development proposed.

d. The potential environmental impacts of the proposed amendment are insignificant or there are overriding considerations which outweigh the potential impacts.

Response: The Initial Study prepared for the project analyzed the potential for environmental impacts on biological resources, including riparian habitat modification, and adverse impacts on wetlands and fish or wildlife species. All topics were found to have either no impact or less than significant impact with mitigation incorporated. The Initial Study incorporated mitigation measures to reduce any potential impacts to a less than significant level and, thus, the proposed amendment to the approved project is not likely to cause any additional environmental damage or avoidably impact fish or wildlife

5. Based on the Findings of Fact and Conclusions set forth above, the City Council approves General Plan Amendment (GPA 20-001) for the annexation of a 1.6 acre parcel into the approved 180-acre Mediterra Planned Development (PUD 13-001/CUP 14-005).

The attached Exhibit shows the General Plan Amendment of the subject parcel

C. ADOPTION OF RESOLUTION.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

PASSED, **APPROVED** and **ADOPTED** this 8th day of December, 2020

_____
Larry McCallon, Mayor

ATTEST:

_____
Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

Exhibit 1:
General Plan Land Use Designation



Current General Plan Land Use

A/EQ - Agricultural/Equestrian Residential (0-2.0 du/ac)

General Plan Amendment (GPA -20-001)

N



Proposed General Plan Land Use

PD - Planned Development

General Plan Amendment (GPA -20-00)

N

ATTACHMENT 3c

City Council Ordinance No. _____

Approving the Zone Change

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING ZONE CHANGE (ZC 20-001) FOR A 1.6 ACRE PARCEL FROM AGRICULTURAL / EQUESTRIAN (A/EQ) TO PLANNED DEVELOPMENT "PD 13-001" FACILITATING ITS ADDITION TO THE MEDITERRA PLANNED DEVELOPMENT (PUD 13-001/CUP 14-005). ASSESSOR PARCEL NUMBER: 0297-021-25

OWNERS: GREENSPOT CORRIDOR, LLC

WHEREAS, on August 11, 2020, the Applicant submitted a Specific Plan Amendment Application for the Mediterra Planned Development (SPR 20-002) and a Zone Change Application (ZC 20-001) to change the zoning land use designation from Agricultural/Equestrian (A/Eq) to Planned Development "PD 13-001",

WHEREAS, the Zone Change would facilitate the property's addition of a 1 6-acre property into the Mediterra Planned Development (PD);

WHEREAS, the parcel was previously identified as "Not A Part" (NAP) of the project and was surrounded by planned residential lots;

WHEREAS, its inclusion will add nine new lots (Lots 672 to 680), to Planning Area 1 of the PD and add a new cul-de-sac, Terranova Street, to provide access to these new lots;

WHEREAS, the proposed 1.6-acre addition to the existing project will not change the total number of units approved for development as nine lots will be removed from Planning Area 4, keeping the total number of lots/units at 316;

WHEREAS, the Planning Commission did hold a duly noticed public hearing on November 17, 2020, at 6:00 P.M. to consider the environmental review and the proposed ordinance. At the conclusion of the public hearing, the Planning Commission adopted Resolution No. 20 – ____ recommending to the City Council to introduce an ordinance to amend the City's Official Zoning Map Zone Change (ZC 20-001), changing the zoning of the site from Agricultural/ Equestrian (A/EQ) to Planned Development "PD 13-001."

WHEREAS, the City Council did hold a public hearing on December 8, 2020, at 6:00 P.M. with a second reading held on January 12, 2021, and notice of said public hearing(s) having been duly given, as required by law and in accordance with the provisions of the Highland Municipal Code, to hear and consider evidence for and against said Zone Change, and investigate the findings and recommendations in connection therewith; and amend the City's Official Zoning Map.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HIGHLAND does ordain as follows:

Section 1. Findings and Intent

The findings and recitals set forth herein above are true and correct.

Section 2. General Plan Consistency Finding

The Zone Change is consistent with the General Plan as the General Plan designation for this area is Planned Development. The proposed Zone Change does not modify the planned total number of dwellings or planned uses within the Planned Development.

Section 3. Zone Change Findings of Fact

a. The proposed change of zone or revision is consistent with the goals, objectives, policies and programs of the general plan, and is necessary and desirable to implement the provisions of the general plan:

   Response: The Mediterra Specific Plan was approved by the City Council on March 8, 2016 to accommodate a maximum of 316 residential dwellings. This type of development is desirable for the community and consistent with the types of objectives, policies, and general land uses envisioned by the Planned Development. The Zone Change to modify the land use of the 1.6 acre parcel located within Planning Area 1 of the Mediterra Specific Plan from Agriculture/Equestrian (A/EQ) to Planned Development "PD 13-001" does not result in any internal inconsistencies within the General Plan.

b. The proposed change of zone or revision will not adversely affect the public health, safety, and welfare or result in an illogical land use pattern.

   Response: The proposed project has been reviewed by the Planning, Engineering, Building and Safety, Fire Department and Police Department and with implementation of certain conditions of approval that are necessary and proper to safeguard and protect the public health, safety, and welfare, the approval of a general plan amendment for the proposed project is warranted. The change from AG/EQ to PD 13-001 will make the future low density residential use more consistent with the surrounding properties and provide for a more logical pattern.

c. The proposed change of zone or revision is consistent with the purpose and intent of the remainder of this title not under consideration.

   Response: The proposed project includes a Zone Change from Agriculture/Equestrian (A/EQ) to Planned Development (PD 13-001) which allows any density that is compatible with surrounding existing and planned uses as determined through the development review process The proposed zoning allows for the type of development proposed and is consistent with the purpose and intent of the Land Use section of the General Plan. The change is limited to a 1.6 acre parcel, surrounded on all sides with the PD designation. It will not adversely affect the remainder of the zoning provisions in the City, not under consideration

d. The potential environmental impacts of the proposed change of zone or revision are insignificant or there are overriding considerations which outweigh the potential impacts.

Response: The Initial Study prepared for the Mediterra Planned Development project in 2016, analyzed the potential for environmental impacts on biological resources, including riparian habitat modification, and adverse impacts on wetlands and fish or wildlife species All topics were found to have either no impact or less than significant impact with mitigation incorporated. The Initial Study incorporated mitigation measures to reduce any potential impacts to a less than significant level.

This project proposes minor additions and modifications to the Mediterra Planned Development. An Addendum found that the proposal will have no new significant environmental effects beyond those already identified in the previous Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. None of the conditions described in CEQA Guidelines Section 15162 requiring the preparation of a subsequent MND have occurred or would occur as a result of the modification to the project.

Section 4. Environmental Review

A Mitigated Negative Declaration (ENV 15-006) for the Mediterra Planned Development was adopted by the Highland City Council on March 8, 2016 via Resolution No. 2016-010. A Mitigation Monitoring and Reporting Program was adopted and included in the Planning Division Conditions of Approval for Tentative Tract Map No. 18893 (TTM 14-002) via Resolution No. 2016-013.

Minor additions to the Mediterra housing development as a result of the proposed addition of 1.6 acres would have no new significant environmental effects beyond those already identified in the previous CEQA compliance studies. None of the conditions described in CEQA Guidelines Section 15162 requiring the preparation of a subsequent MND have occurred or would occur as a result of the modification to the project

In accordance with CEQA Guidelines Section 15164, an addendum to a Negative Declaration, a lead agency may prepare an Addendum to a previously adopted Mitigated Negative Declaration (MND) if some minor additions are proposed but none of the conditions described in CEQA Guidelines Section 15162 require the necessity for a subsequent MND. Thus, this Addendum is consistent with CEQA and is the appropriate level of environmental documentation to satisfy CEQA requirements.

Section 5. Publication and Posting

Within fifteen (15) days following the passage of this Ordinance, the City Clerk shall publish an/or post this Ordinance as required by state law and City resolution.

Section 6. Execution

The Mayor is hereby directed to attest to the adoption of this Ordinance by signing where indicated below and the City Clerk shall publish and/or post this ordinance according to applicable law.

The attached Exhibit provides the Zone Change designation.

PASSED, **APPROVED** and **ADOPTED** this 12th day of January, 2021

_____
Larry McCallon, Mayor

ATTEST:

_____
Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:

_____
Maricela E. Marroquin
City Attorney

Exhibit 1:
Zoning Designation



Current Zoning

A/EQ - Agricultural/Equestrian Residential

Zone Change 20-001

N



Proposed Zoning

PD - Planned Development "PD 13-001"

Zone Change 20-001

N

ATTACHMENT 3d

City Council Resolution No. 2020 - _____

Amending Conditional Use Permit (CUP 14-005)

RESOLUTION NO. 2020 – _____

A RESOLUTION OF THE CITY COUNCIL TO AMEND THE CONDITIONAL USE PERMIT (CUP 14-005) THAT ADOPOTED THE MEDITERRA PLANNED DEVELOPMENT, TO ADD A 1.6 ACRE PARCEL TO THE BOUNDARIES AND TO CLARIFY THE TIMING OF CONSTRUCTION FOR PUBLIC PORTIONS OF MEDITERRA PARK

ASSESSOR PARCEL NUMBERS: 0297-021-25, 0297-021-18, 0297-015-16, 0297-061-04, 0297-061-05, 0297-061-06, 0297-061-07, 0297-061-09, 0297-061-13, 0297-061-20, 0297-061-25, 0297-061-26, and 0297-061-29, 297-201-05

REPRESENTATIVE: SUNLAND COMMUNITIES, LLC.

A. RECITALS

1. On August 11, 2020, the Applicant submitted an application for Planned Development Amendment (SPR 20-002) for the annexation of a 1.6 acre parcel into the 180-acre Mediterra Planned Development (PUD 13-001) and clarification on the timing of the public portions of Mediterra Park requiring a General Plan Amendment (GPA 20-001), Zone Change (ZC 20-001), amendment to Tentative Tract Map No. 18893 (TTM 14-002) and Conditional Use Permit (CUP 14-005).

2. On November 6, 2020, the City gave public notice by advertising in the Highland Community News, a newspaper of general circulation within the City of Highland, and by mailing notices to property owners within 300-feet of the project site, of the holding of a public hearing at which the Subject Applications would be considered.

3. On November 17, 2020, the Planning Commission held a duly noticed public hearing at which interested parties had an opportunity to testify in support of, or opposition to, the amendment to Conditional Use Permit (CUP 14-005) At the close of the public hearing, the Planning Commission adopted Resolution No. 20 – _____ recommending that the City Council amend Conditional Use Permit (CUP 14-005).

5 On December 8, 2020, the City Council held a duly public hearing at which interested parties had an opportunity to testify in support of, or opposition to, amending the Conditional Use Permit (CUP 14-005).

6. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, the City Council of the City of Highland does resolve, determine, find, and order as follows:

C. ADOPTION OF RESOLUTION.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

PASSED, **APPROVED** and **ADOPTED** this 8th day of December, 2020

_____
Larry McCallon, Mayor

ATTEST.

_____
Betty Hughes, MMC
City Clerk

APPROVED AS TO FORM:

_____
Maricela E Marroquin
City Attorney

Exhibit 1:

Proposed Mediterra Planned Development Document Amendments

Chapter 1: Introduction

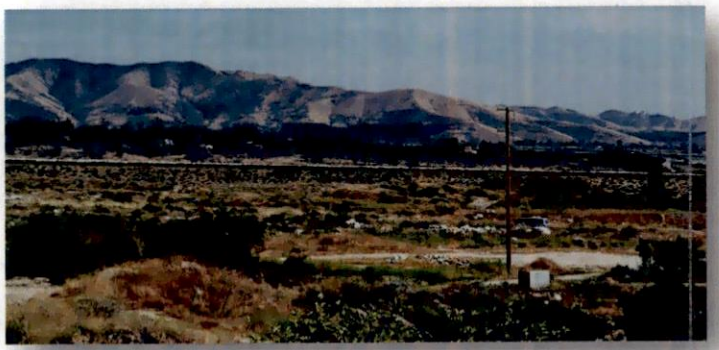
1-1: Purpose and Objectives of the Plan

The Purpose of the Mediterra Planned Development Plan ("Plan") is to provide the community's Land Use Plan with specific permitted uses for the different portions of the Plan area. The Plan also establishes the guidelines and standards for the community planning, design, and implementation of improvements, amenities, and housing products for the Plan area, with adequate provisions for infrastructure, services, and public safety.

The main objective of the Mediterra Plan is to create a residential community with character and quality that fits the context of the East Highlands area, and reflects the site's adjacent foothills and its Mediterranean feel. The integration of site planning, architecture, and landscape standards into neighborhood design is key to achieving the objectives of this community, striving to create a lifestyle that encourages movement, recreation, and connectivity with the immediate surroundings.

The Plan provides the framework to make the Mediterra Community an integral part of the East Highlands area and to be an asset to the surrounding community with attainable starter and move-up housing opportunities with a diversity of lot and residence sizes.

The Plan area is located along Greenspot Road in the East Highlands area of the City of Highland, north and west of the Santa Ana River, and south of the San Bernardino National Forest. Mediterra's regional and local settings are shown on Exhibit 1-1: Regional Map and Exhibit 1-2: Vicinity Context.



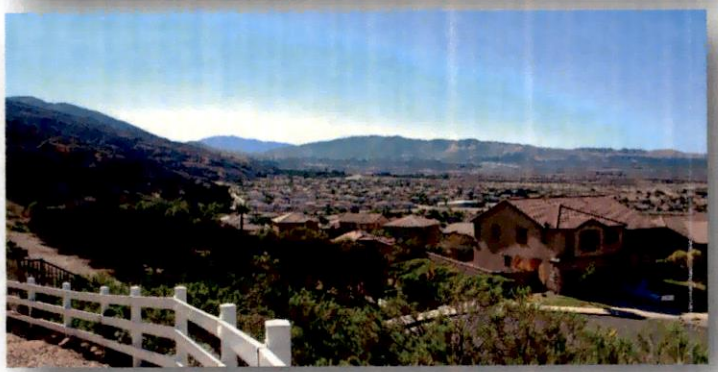



Exhibit 1-1: Regional Map
Mediterra
Crestline
Arrowhead
Big Bear Lake
Highland
San Bernardino
San Bernardino National Forest
Rancho Cucamonga
Fontana
Ontario
Pomona
Redlands
Yucaipa
Calimesa
Riverside
Moreno Valley
Beaumont
Banning
Corona
Norco
Eastvale
Jurupa Valley
Chino
Chino Hills
Diamond Bar
La Puente
Whittier
La Habra
Yorba Linda
Fullerton
Anaheim
Orange
Santa Ana
Westminster
Fountain Valley
Cypress
Villa Park
Anaheim Hills
Lake Perris State Recreation Area
Perris
Nuevo
San Jacinto
Hemet
Valle Vista
Homeland
Winchester
Sun City
Idyllwild-Pine Cove
Mountain Center
Palm Springs
Cherry Valley
Upland Game Hunting Area
Chino Hills State Park
Lake Matthews Estelle Mountain Reserve
Woodcrest
Silverado
Greenspot Road
Mediterra Plan Area


Exhibit 1-2: Vicinity Context
Highland
Base Line
Greenspot Road
Mediterra Plan Area

1-2: Community Setting

The East Highlands area, like many communities across Southern California, enjoys climate and topographical similarities with the Mediterranean region with the sunny warm summers, rolling hills, and fertile land that produced quality Navel and Valencia oranges for generations. Mediterra is designed to respect this East Highlands setting, an area rich in heritage and quality of life with a set of natural amenities and beauties well deserving of preservation and incorporation into the community's future.

The Mediterra Plan area includes properties currently owned by the Calvary Chapel of San Bernardino and Greenspot Corridor, LLC totaling approximately 178.73 acres. San Bernardino Valley Municipal Water District (Muni) owns an approximate 2.6-acre site contiguous to the Plan area along Greenspot Road. If the Muni property is included in the Plan area then only Planning Area 4 of the Plan is affected as described in Chapters 2 and 6 of the Plan. The inclusion of the Muni property in the Plan is referred to as Scenario 2.

Mediterra takes a natural place among the current surroundings and the evolving vision of the East Highlands area. To the west of Mediterra the East Highlands Ranch and other residential neighborhoods have set the tone for the high quality the City of Highland demands. Local retail and services have been established along Greenspot Road with anchor tenants and small businesses providing opportunity for local shopping and daily services. Recently, the Golden Triangle area has evolved into an attractive larger retail and service amenity with the potential for additional opportunities to meet the needs of existing and future residents. Non-residential uses also include several elementary and middle schools, the Aurantia Park, and the Saint John Bosco Church, all within two miles of Mediterra. Central Park, the Jerry Lewis Community Center, and the Sam J. Racadio Library are located on 5th Street and Central Avenue, west of the 210 Freeway. Open space is prominent with surrounding natural hillside and Citywide Multi-Use Trails, providing hiking, biking, and equestrian opportunities.



Residential neighborhoods in the East Highlands Ranch, the Sam Racadio Library on 5th Street west of the 210 Freeway, and Retail and Services along Greenspot Road

1-3: Surrounding Uses

Immediately to the west of Mediterra are residential neighborhoods with conventional single-family housing products. To the north is the San Bernardino National Forest and natural undeveloped land under various ownerships. To the south-west is a vacant property owned by the San Bernardino Valley Water Conservation District. To the south of the Plan area and Greenspot Road are vacant properties, the headquarters of the East Valley Water District, and the Santa Ana River. To the east is the remainder of the property that houses the Mediterra Plan, currently dedicated to citrus farming and related activities. The surrounding land use designations are shown on Exhibit 1-4.

Exhibit 1-3 shows the approximate limits of the Plan area, encompassing all of the land uses of open space, residential, and recreational. One parcel contiguous to the Plan area is not a part of the Plan and will retain its current land use designation of Agricultural / Equestrian. This parcel is privately owned and is approximately 1.6 acres with a residence and ancillary structures. The vacant parcel along the frontage with Greenspot Road is approximately 2.6 acres in gross area (1.92 acres after Greenspot Road right-of-day dedication) and is owned by Muni. The inclusion of the Muni parcel in the Plan is referred to as Scenario 2.





remove the NAP reference

1-4: Relationship to the General Plan

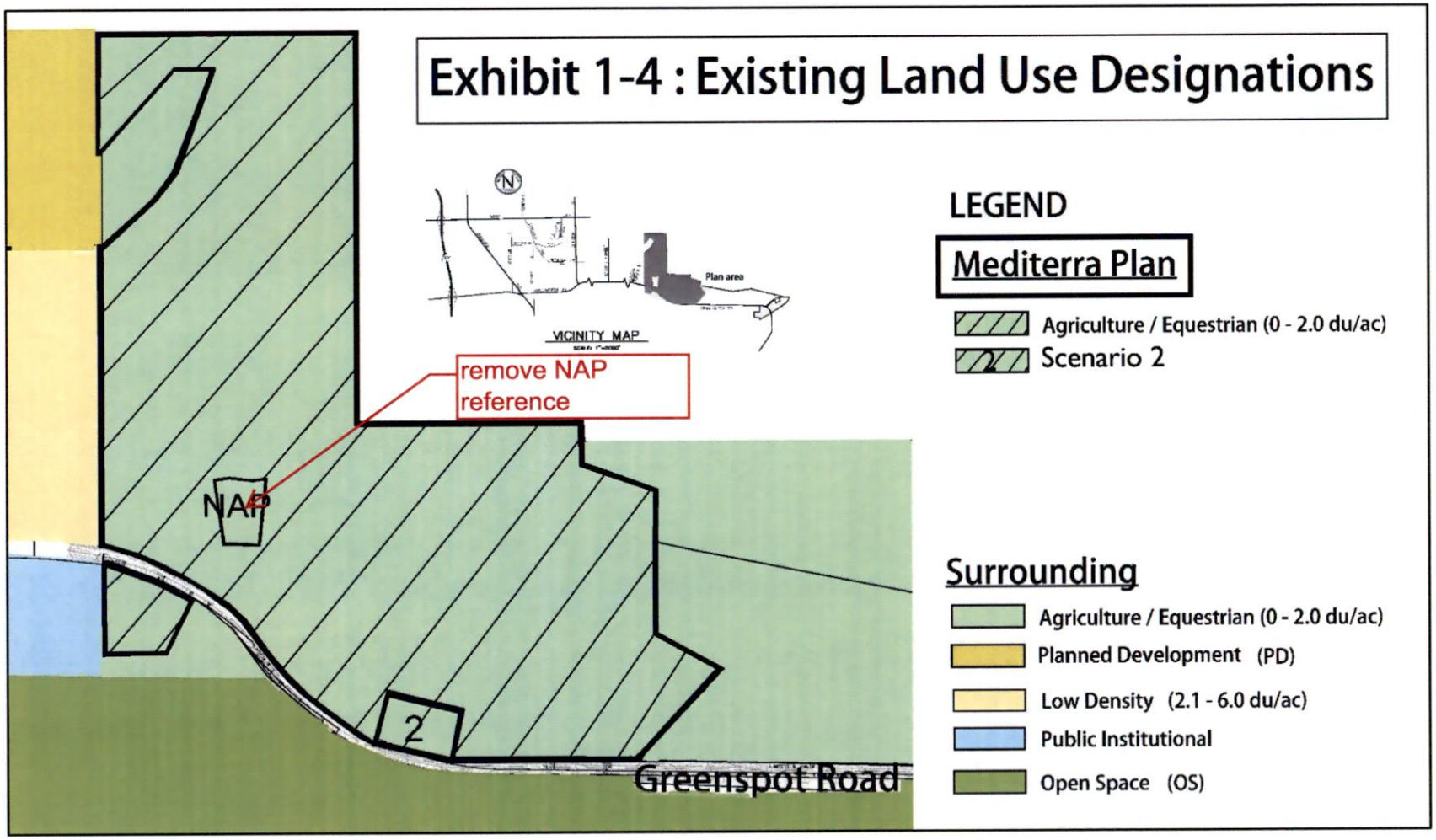
A General Plan Amendment ("GPA") has been adopted concurrently with the approval of the Mediterra Planned Development Plan to change the Plan area land use from Agriculture/Equestrian Residential (0-2.0 du/ac) (Exhibit 1-4: Existing Land Use Designation) to Planned Development.

The City's General Plan deems the Agriculture/Equestrian Residential designation ("A/Eq") as "*appropriate for rural and equestrian-oriented residential development*" and is intended to permit the "*keeping of large animals...*", a condition well-fitting of rural and agricultural land. The A/Eq designation applies to the entire Plan area, independent of topography or other physical conditions, with a maximum of 2 residential units per gross acre. Given the steep natural topography of a large portion of the land, such designation would yield significant environmental impacts and alterations to the mountain backdrop of the community with mass grading and infrastructure, loss of natural resources, and on-going use impacts These impacts would also be in conflict with numerous goals and objectives of the City's General Plan.

Of significant importance to the City of Highland is the implementation of General Plan policies to achieve goals and objectives that advance the City's vision for a healthy and diverse residential community with amenities, infrastructure, and services that support the current and future residents of the City. The implementation of the A/Eq land use over the entire property would undermine or diminish several of the City's General Plan objectives for the community.

The City of Highland General Plan articulates a number of community values and desires that serve as a foundation for the Land Use Element and the Land Use Plan. The General Plan states the following Land Use Element objectives:

- *Plan for future growth;*
- *Provide clarity in land use guidance;*
- *Maintain a mix of development with urban, suburban and rural character;*
- *Create places for people to live, shop, work, learn and recreate;*
- *Protect and enhance Highland's neighborhoods;*
- *Provide new housing opportunities;*
- *Strengthen commercial opportunities;*
- *Expand the employment base;*
- *Ensure land use compatibility; and*
- *Preserve natural resources.*


Exhibit 1-4 : Existing Land Use Designations
VICINITY MAP
Plan area
remove NAP reference
NAP
2
Greenspot Road
LEGEND
Mediterra Plan
Agriculture / Equestrian (0 - 2.0 du/ac)
Scenario 2
Surrounding
Agriculture / Equestrian (0 - 2.0 du/ac)
Planned Development (PD)
Low Density (2.1 - 6.0 du/ac)
Public Institutional
Open Space (OS)

The expansion of the City limits with the annexation of the area of the Harmony Specific Plan and the evolving City vision for the easterly stretch of the Greenspot Corridor have created new growth and buildout dynamics for this portion of East Highlands including the Mediterra Plan area. This makes the Plan area more suitable for residential neighborhoods under a Planned Development Plan to achieve the City of Highland's General Plan goals and objectives.

For larger properties which are under a single or limited number of ownerships the City's preferred approach is that of Planned Development. The property that includes the Mediterra Plan area is one of the largest areas of contiguous land with development potential in the City of Highland. As such, the Planned Development Plan is the appropriate manner with which to plan the development potential of this property consistent with the City's preferred approach.

For the above and other reasons discussed in the Plan a General Plan Amendment (GPA) and a Zone Change (ZC) have been adopted concurrently with the approval of the Mediterra Planned Development Plan (Plan) to change the Plan area from Agriculture / Equestrian Residential (0-2 du/ac) to Planned Development with specific land use designations for the different portions of the Plan area. As detailed in the Plan, the change to Planned Development provides many advantages and implements a host of General Plan policies and goals relating to the housing element, open space preservation, recreation, public services, and others. Also approved with the GPA, ZC, and the Plan is Tentative Tract Map 18893 (TTM) which shows detailed layout, size and dimensions of lots, vehicular and pedestrian circulation, park and recreation, trails, and other site planning aspects. The TTM shows details of the conventional lots in Planning Areas 1, 2, and 3 described in later chapters of the Plan, and sets aside 2 separate parcels for future site planning of Medium Density residential products.

The Mediterra Plan, with the new land use designations detailed in Chapter 2: Land Use Plan, serves as the tool for the compliance with and implementation of these goals and objectives, emphasizing unique planning features, land uses, circulation, urban design, and infrastructure, resulting in the development of a planned community that is cohesive, functional, and aesthetically pleasant.

Permitted land uses for each Planning Area or portion of the Plan area are illustrated in Exhibit 2-1 of Chapter 2 of the Plan. Development Standards and design guidelines for each Planning Area are also provided in the Plan. Table 2-1 shows the Land Uses prior to and after the adoption of the Mediterra Planned Development Plan.

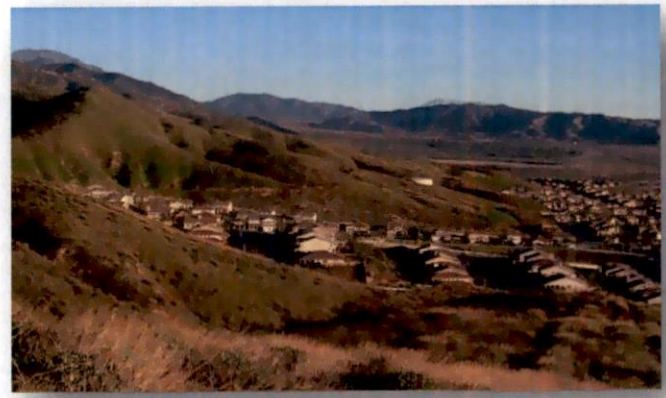
Chapter 10 of the Plan articulates in detail the consistency of the Mediterra Planned Development Plan with the goals and objectives of the different elements of the City of Highland General Plan.

Chapter 2: Land Use Plan

The City's General Plan Land Use Element identifies Planned Development Designations as excellent opportunities to "*Create places for residents to live, shop, work, learn, recreate and get to know one another*".

The Mediterra Planned Development Plan meets various goals and objectives of the General Plan and supports the viability of the other goals and objectives. Some of the advantages provided by the Planned Development designation include:

- The clustering of residential units in more suitable areas of the property for residential neighborhoods.
- The lessening of potential environmental impacts by the preservation of open space in perpetuity and the avoidance of disturbance of hillside and minimization of wild fire exposure.
- The provision for attainable housing with family-oriented neighborhoods and amenities under a Planned Development setting.



Protected Open Space surrounding residential Neighborhoods in the Planned Development of the East Highlands Ranch

The Mediterra plan provides specific land uses for the different areas of the Plan as outlined in this chapter. The designated land uses take into consideration the constraints and opportunities of the different areas of the plan. All uses within the Mediterra Plan are compatible with each other and with their surroundings. While the below descriptions focus on the main uses of each area of the Plan, other permitted uses include any needed infrastructure improvements identified in the course of the final engineering or which may be required by the governing agencies and utility providers, such as utility vaults, water pressure reduction or booster equipment, etc. Exhibit 2-1: Land Use Plan shows the various land uses adopted in the various Planning Areas of the Plan; that information is also detailed in Table 2-1: Summary of Land Uses for the Plan Area. The Plan is divided into 8 Planning Areas as shown in Exhibit 2-2: Planning Areas. Exhibit 2-3: Mediterra Site Plan depicts the implementation of the land uses across the community. Table 2-2: Plan Areas and Land Uses, provides information on Planning Area sizes, number of units, densities, and allowable uses.

2-1: Components of the Land Use Plan

2-1.a: Low Density residential – LD (2.1 – 6.0 du/ac)

This is a conventional residential product with a variety of lot sizes. This category applies to the large majority of the residential areas, specifically to Planning Areas 1, 2, and 3. The community design incorporates different elements of open space, recreation, and pedestrian functions within the various neighborhoods. These areas are discussed in more detail in Section 2-2: Residential Planning Areas of this chapter. Tentative Tract Map 18893 also details the different neighborhood elements, vehicular and pedestrian circulation, lot dimensions and entry points.

2-1.b: Medium Density residential – MD (4.0 – 12.0 du/ac)

This category applies to Planning Area 4 of the Land Use Plan (PA 4). The City of Highland General Plan defines Medium Density residential with a range of 6.1 to 12.0 dwelling units per acre. The plan limits the maximum number of units in PA 4 to 109 for an actual density of approximately 11 units per acre. Under Scenario 2 the Muni parcel is included in PA 4 while the maximum number of allowed residential units is maintained at 109, yielding a density of 9.3 units per acre. The site planning for this area will be dictated by the specific residential product to be chosen by the homebuilder. That includes the planning of private and common open spaces, unit configurations and plotting, and vehicular and pedestrian circulation to name a few.

The allowed uses in the Medium Density residential land use include:

- Single-family detached
- Single-family attached (duplex, triplex, fourplex, etc.)
- 2 or more dwellings per parcel
- Senior independent living
- Day nurseries, nursery schools, child care facilities per state law more than 14 children
- Home Based Businesses (subject to the provisions of HMC 16.44.140, and the issuance of a home based business permit)
- Recreational vehicle storage yard (ancillary to main use)
- Other accessory uses and structures

2-1.c: Agriculture / Equestrian – A/Eq (0 – 2.0 du/ac)

Planning Area 5 on Exhibit 2-1: Land Use Plan preserves the A/Eq land use for this approximate 13-acre portion. The current use in this area is for an existing estate residence surrounded by citrus groves. Preservation of the A/Eq designation is a testimony to this area's compatibility with the other areas and uses of the Plan and its surroundings. The A/Eq land use will supplement the other uses and add a welcome diversity to the community. Implementation of the maximum allowable density of 2.0 du/ac per the City General Plan could yield up to 26 residential units for this area. Staying consistent with the Plan's theme and intent of least invasive yet diverse development, the potential number of residential units allowed by the Plan for this area is limited to 6 future estate lots including the existing estate residence. The gross average area is approximately 2.17 acres per lot.

Access to PA 5 is preserved through a new cul-de-sac and a frontage road which also provides access for emergency services responders and for trail users (Street R and Street L respectively as shown on TTM 18893). The Plan's role for this area is limited to the following objectives:

1. Maintain the A/Eq designation for the area.
2. Provide logical boundaries with flexibility for defining the Open Space to the north.
3. Limit the number of lots to 6 including the exiting residence.
4. Address the interface with the other Plan areas including access and transition to the hillside.

The Plan does not include design standards and guidelines for Planning Area 5. This area will require its own site planning, approval process, and building permits in accordance with the A/Eq designation if residential development is implemented in the future.

2-1.d: Parks and Recreation

The Plan makes it a priority to accommodate local recreational opportunities, encouraging pedestrian mobility, exercise, and inter-connectivity. The Recreational elements of the community include Mediterra Park of approximately 2.16 acres in Planning Area 6, with a variety of functional and desirable amenities. That includes recreational and gathering opportunities such as open grass play area, tot lot, picnic areas, and a fenced recreation area with a swimming pool, restroom building and other facilities. Exhibit 8-4 illustrates a conceptual Mediterra Park design. Chapter 8: Open Space and Recreational Uses discusses in detail the Mediterra Park and the other recreational elements of the community.

The Plan also allocates space for a pocket park (Pine Park) as another draw for community residents to the outdoors and to the variety of recreational uses.

The Mediterra Plan also accommodates a host of pedestrian opportunities across the community with local Paseos, Multi-Use Trails, and access to the Hillside Trail for a wide range of outdoor uses and experiences. These recreational opportunities are discussed in detail in Chapter 3: Circulation, and Chapter 8: Open Space and Recreational Uses.

2-1.e: Open Space

This use is designated as Planning Area 7 on Exhibit 2-1: Land Use Plan. A large portion of the property is designated as preservation of open space in perpetuity as a valuable backdrop of the community. Open Space areas serve the community from an aesthetics stand point, preserving the hills and ridges that give Highland much of its character and sense of place. The Open Space areas can also provide a great opportunity for equestrian riding, hiking, and spectacular views of the valley. This is an enhancement to the equestrian use in the City as the trails will be available for enjoyment by the general public. Other typical allowable uses under the Open Space designation include some improvements to serve the needs of the Mediterra community and the East Highlands area in general. Such improvements may include a water reservoir, access roads, drainage improvements, trail links and safety fencing. These allowable uses are typically initiated or requested by a public agency, with a justification for the needed improvement for community benefit. Exhibit 2-2 shows the approximate limits of the Open Space areas in the Mediterra Plan.

2-1.f: Planned Development / Public Facilities

This Planning Area includes the Water Quality Management Plan Basin located on the south side of Greenspot Road (Planning Area 8 on Exhibit 2-1: Land Use Plan). This area is dedicated mainly to the treatment of storm water runoff from the development area. It will also be designed to be aesthetically compatible with its surroundings with native boulders and vegetation where necessary and with access and safety fencing if and where deemed necessary. The community's final engineering plans will address in detail the final limits, design, and location adjustments of this facility and will be subject to approval by the City of Highland. Tentative Tract Map 18893 and Exhibit 2-2 show the location of the approved Conceptual WQMP Basin. This area is designated as Planned Development to allow flexibility in uses and in introducing other infrastructure facilities or improvements that may be required for the development of Mediterra or the surrounding areas of East Highlands.



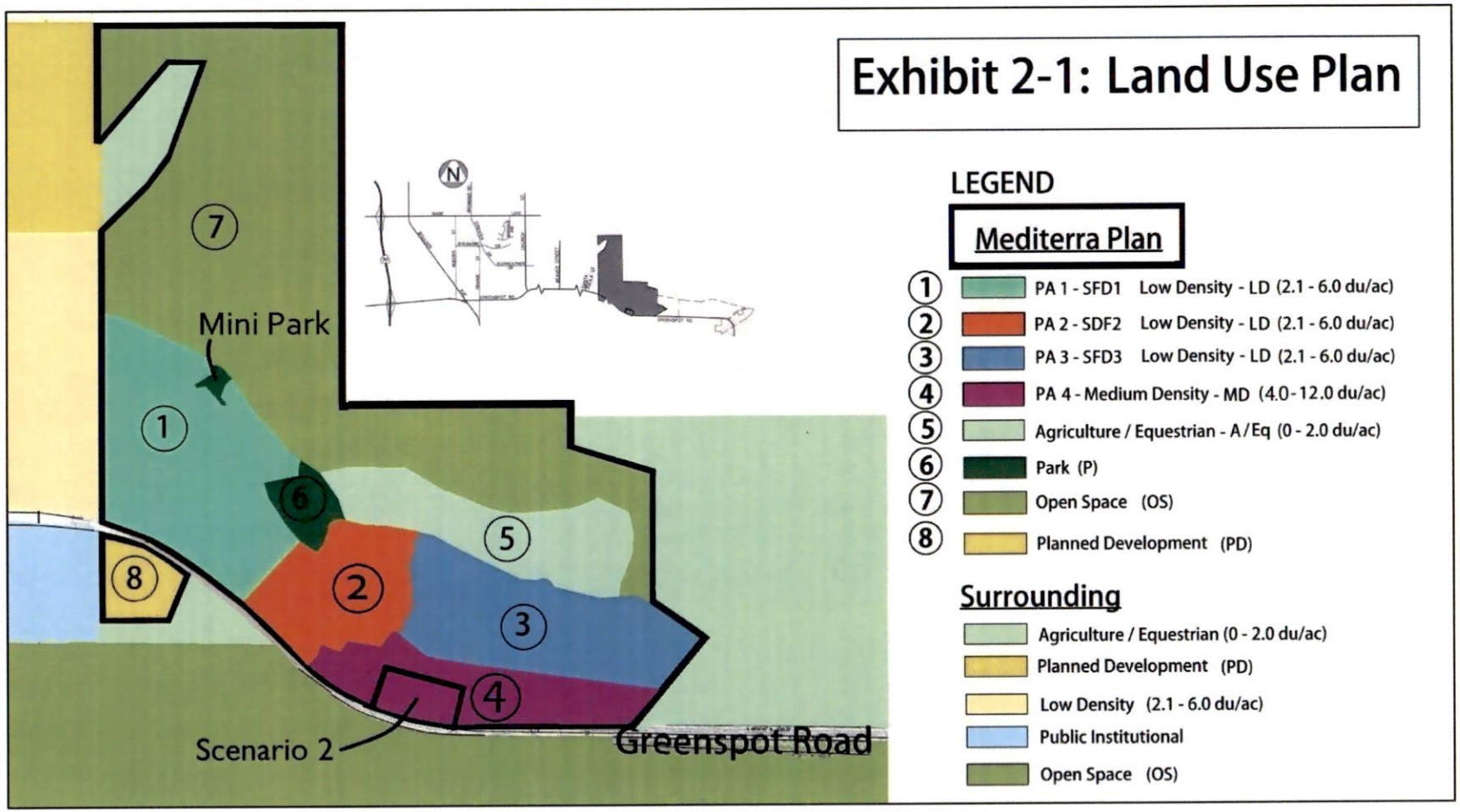
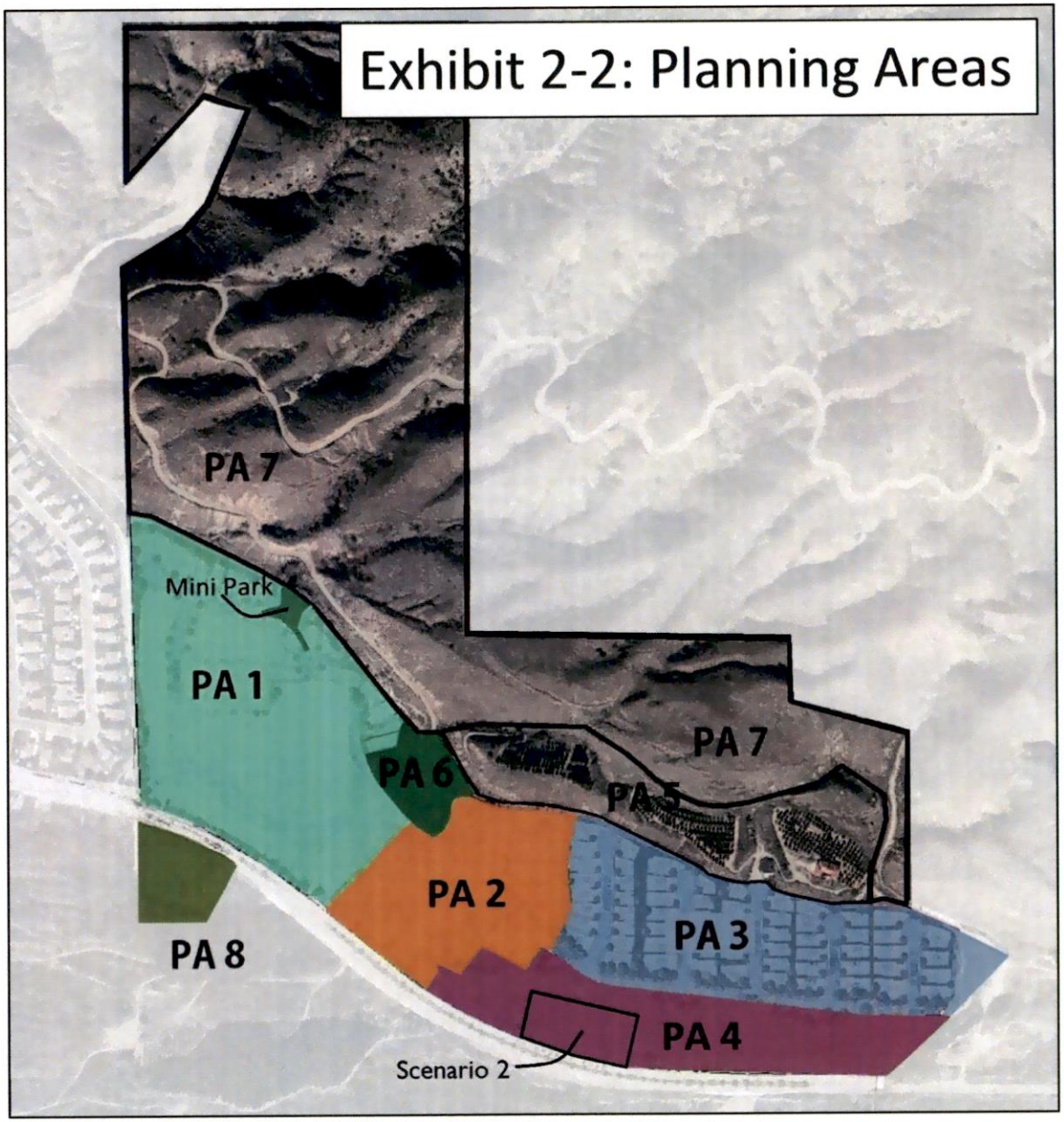

Exhibit 2-1: Land Use Plan
LEGEND
Mediterra Plan
1 PA 1 - SFD1 Low Density - LD (2.1 - 6.0 du/ac)
2 PA 2 - SDF2 Low Density - LD (2.1 - 6.0 du/ac)
3 PA 3 - SFD3 Low Density - LD (2.1 - 6.0 du/ac)
4 PA 4 - Medium Density - MD (4.0 - 12.0 du/ac)
5 Agriculture / Equestrian - A/Eq (0 - 2.0 du/ac)
6 Park (P)
7 Open Space (OS)
8 Planned Development (PD)
Surrounding
Agriculture / Equestrian (0 - 2.0 du/ac)
Planned Development (PD)
Low Density (2.1 - 6.0 du/ac)
Public Institutional
Open Space (OS)
Mini Park
Scenario 2
Greenspot Road
N

Table 2-1: Summary of Land Uses for the Plan Area

Plan Component	Prior to Adoption of Mediterra Planned Development Plan	After Adoption of Mediterra Planned Development Plan
Planning Area 1	Agriculture / Equestrian	Low Density residential – LD (2.1-6.0 du/ac) - Single Family Detached
Planning Area 2	Agriculture / Equestrian	Low Density residential – LD (2.1-6.0 du/ac) - Single Family Detached
Planning Area 3	Agriculture / Equestrian	Low Density residential – LD (2.1-6.0 du/ac) - Single Family Detached
Planning Area 4	Agriculture / Equestrian	Planned Unit Development - Medium Density – MD (4.0-12.0 du/ac) (including uses referenced in Section 2-1.b)
Planning Area 5	Agriculture / Equestrian	Agriculture / Equestrian – A/Eq (0-2.0 du/ac)
Planning Area 6	Agriculture / Equestrian	Active Recreational
Planning Area 7	Agriculture / Equestrian	Open Space / Passive Recreational / Other
Planning Area 8	Agriculture / Equestrian	Planned Development / Public Facilities / WQMP Basin




Exhibit 2-2: Planning Areas
PA 7
Mini Park
PA 1
PA 6
PA 7
PA 5
PA 2
PA 3
PA 8
PA 4
Scenario 2

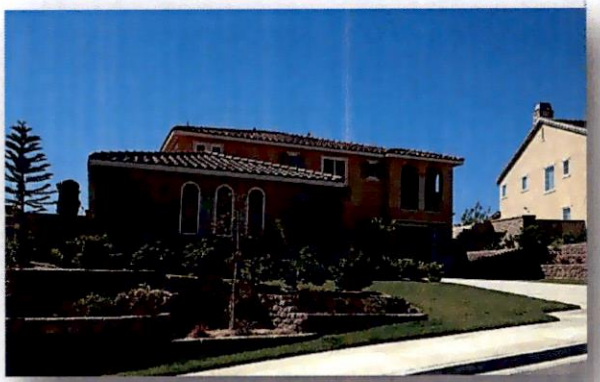
2-2: Planning Areas

2-2.a: Planning Area 1

The westerly neighborhood of the community follows the SFD1standards of the Low Density Residential use designation as set in Chapter 6: Design Objectives and Guidelines. The main access to the neighborhood is through Mediterra Parkway, the main gateway into the community from Greenspot Road leading to Avenida Ramblas and Mediterra Park. To the north, intersecting a Pocket Park, is a Multi-Use Trail that links to the trail-system and the other amenities of the community. This neighborhood provides opportunity for move-up homebuyers and growing families with a range of lot sizes and shapes, and close proximity to recreational and social amenities. As shown on Tentative Tract Map 18893 the area of PA 1 is approximately ~~24.2~~25.8 acres; the total number of lots is ~~88~~98 (including one lot at an existing residence), yielding a density of approximately ~~3.6~~3.8 lots per acre. The minimum lot size is 6,500 sf with an average lot size of approximately 8,400 sf.

2-2.b: Planning Area 2

This neighborhood follows the SFD2 standards of the Low Density Residential designation as set in Chapter 6: Design Objectives and Guidelines. The lots are designed to encourage recessed garages and architecture forward, enhancing the street scene and the overall neighborhood feel. This area takes access from Greenspot Road through Mediterra Parkway leading to Avenida Ramblas, the interior collector street. This area is surrounded by the Agricultural / Equestrian land use to the north, the other neighborhoods on the west (PA 1) and east (PA's 3 and 4), and the frontage with Greenspot Road to the south. Mediterra Park is located at the north-westerly edge with visibility and ease of access to the park, to the North Fork Trail, and to the Hillside trails. As shown on Tentative Tract Map 18893 the area of PA 2 is approximately 11.9 acres, the number of lots is 51, yielding a density









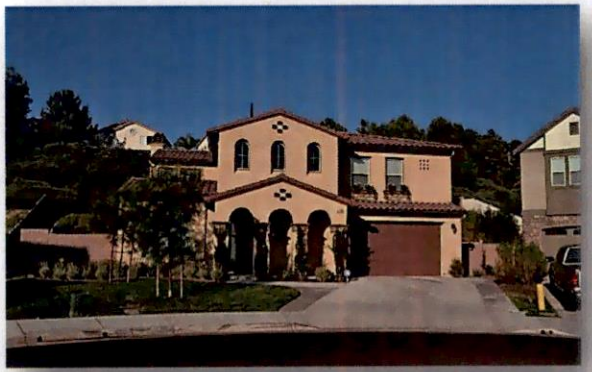
of approximately 4.3 lots per acre. The minimum lot size is 5,500 sf with an average of approximately 7,000 sf.

2-2.c: Planning Area 3

The natural topography rises in this Planning Area to the north with spectacular views of the valley below. This provides a great opportunity for larger lots and homes for move-up homebuyers. This neighborhood follows the SFD3 design standards of the Low Density Residential land use designation as set in Chapter 6: Design Objectives and Guidelines.

Surrounding this neighborhood is the A/Eq area to the north with an existing estate residence and hillside open space to the north, the other neighborhoods to the west (PA 2) and to the south (PA 4), and a vacant property to the east. The neighborhood is composed of a series of cul-de-sacs, some of which give vehicular access to the existing estate lot to the north, the fire department in case of emergency, and to the North Fork Trail. Along the southerly edge of this area are the interior collector street Avenida Ramblas and the Paseo Ramblas which connect the different neighborhoods by vehicular and pedestrian means.

As shown on Tentative Tract Map 18893 the area of PA 3 is approximately 20.3 acres; the total number of lots is 62, yielding a density of approximately 3.05 lots per acre. The minimum lot size is 7,200 sf and the average lot size is approximately 9,500 sf.



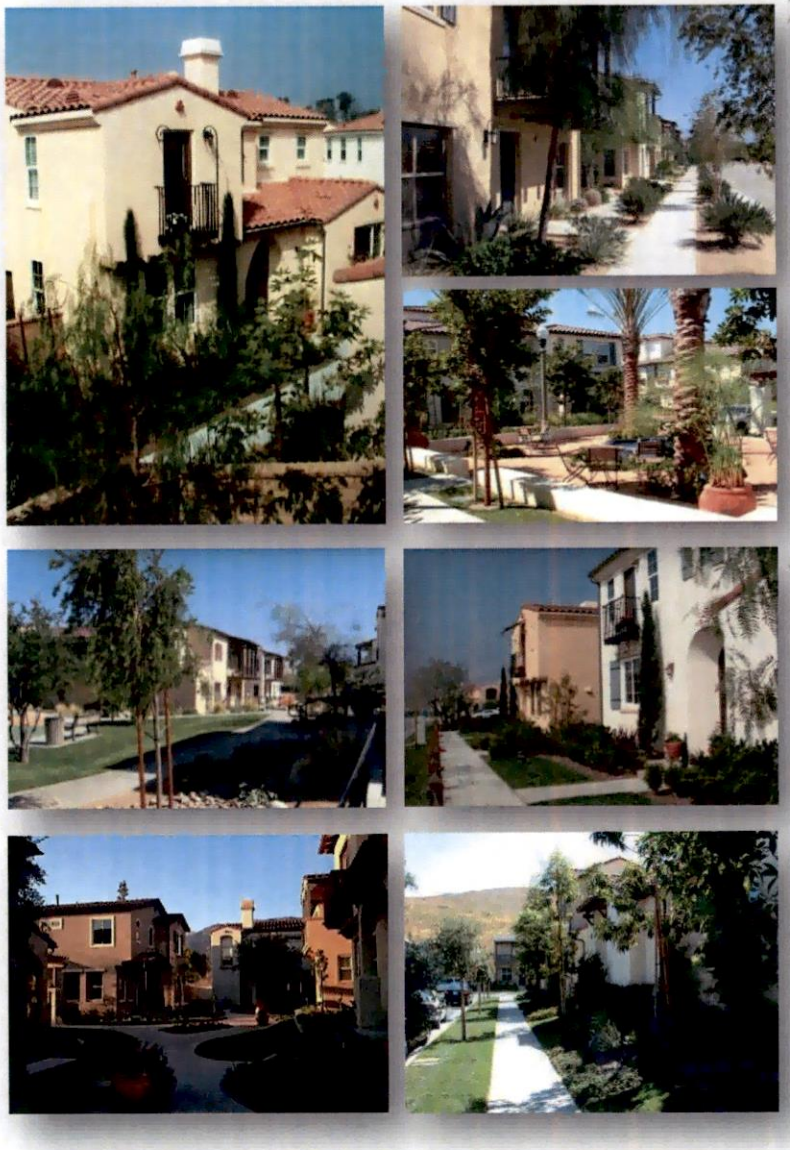


2-2.d: Planning Area 4

PA 4 consists of Medium Density product creating opportunities for homeownership by starting families or empty nesters. This Planning Area requires a site planning approach specific to the residential product to be proposed by the home builder. The site plan shall adhere to the Mediterra Plan's intent and theme of connected and walkable community, and shall incorporate among others the following planning principles:

1. Provide a housing product that distinguishes but is complementary to the other planning areas and accommodates a higher density and a wider opportunity for home ownership.
2. Preserve the functionality and traffic calming qualities of Avenida Ramblas and the desirability of and accessibility to Paseo Ramblas for pedestrian mobility. Vehicular connection to Avenida Ramblas shall be limited to local internal streets only; garage access to residential units shall be oriented to the internal streets of this Planning Area.
3. Capitalize on common uses and open spaces provided by the Plan, such as the Mediterra Park and recreation area, Paseo, and trails. Enhance pedestrian opportunity for access to and connectivity with the community's amenities and other neighborhoods.

General design standards for Medium Density are set in Chapter 6: Design Objectives and Guidelines. The area of PA 4 is approximately 9.2 acres and the total number of units is ~~109~~99; under Scenario 2 the area is increased by a net of 1.92 acres for a total of 11.1 acres while maintaining the maximum number of residential units at ~~109~~99.



2-2.e: Planning Area 5

PA 5 is approximately 13-acres and has the A/Eq land use with a maximum of 6 estate lots including the existing estate residence, yielding a maximum density of 0.46 dwelling units per acre. Access to PA 5 is preserved through a new cul-de-sac and a frontage road along the northerly edges of PA 2 and 3 (Street R and Street L respectively as shown on TTM 18893). The Plan does not include design standards and guidelines for Planning Area 5. This area will require separate site planning, approval process, and building permits in accordance with the A/Eq designation if residential development is implemented in the future. The site planning of the estate lots will include reciprocal easements for access, utilities, storm water treatment, drainage, and other common interests for the construction stage and for on-going maintenance and uses. Individual utility stubs will be provided to all estate lots.

2-2.f: Planning Area 6

PA 6 is approximately 2.1 acres and is designated for a neighborhood park with recreational area, exercise, and gathering opportunities for the community residents; the neighborhood park is referred to as Mediterra Park in the Plan. Section 2-1.d: Parks and Recreation gives a general description of this component of the Land Use Plan, and Chapter 8: Open Space and Recreational Uses details the improvements planned for this Planning Area.

2-2.g: Planning Area 7

As described in Section 2-1.e PA 7 is mostly preserved in its current condition with limited uses and access as Open Space and as a backdrop of the community with hiking on trails and other permitted outdoor activities.

2-2.h: Planning Area 8

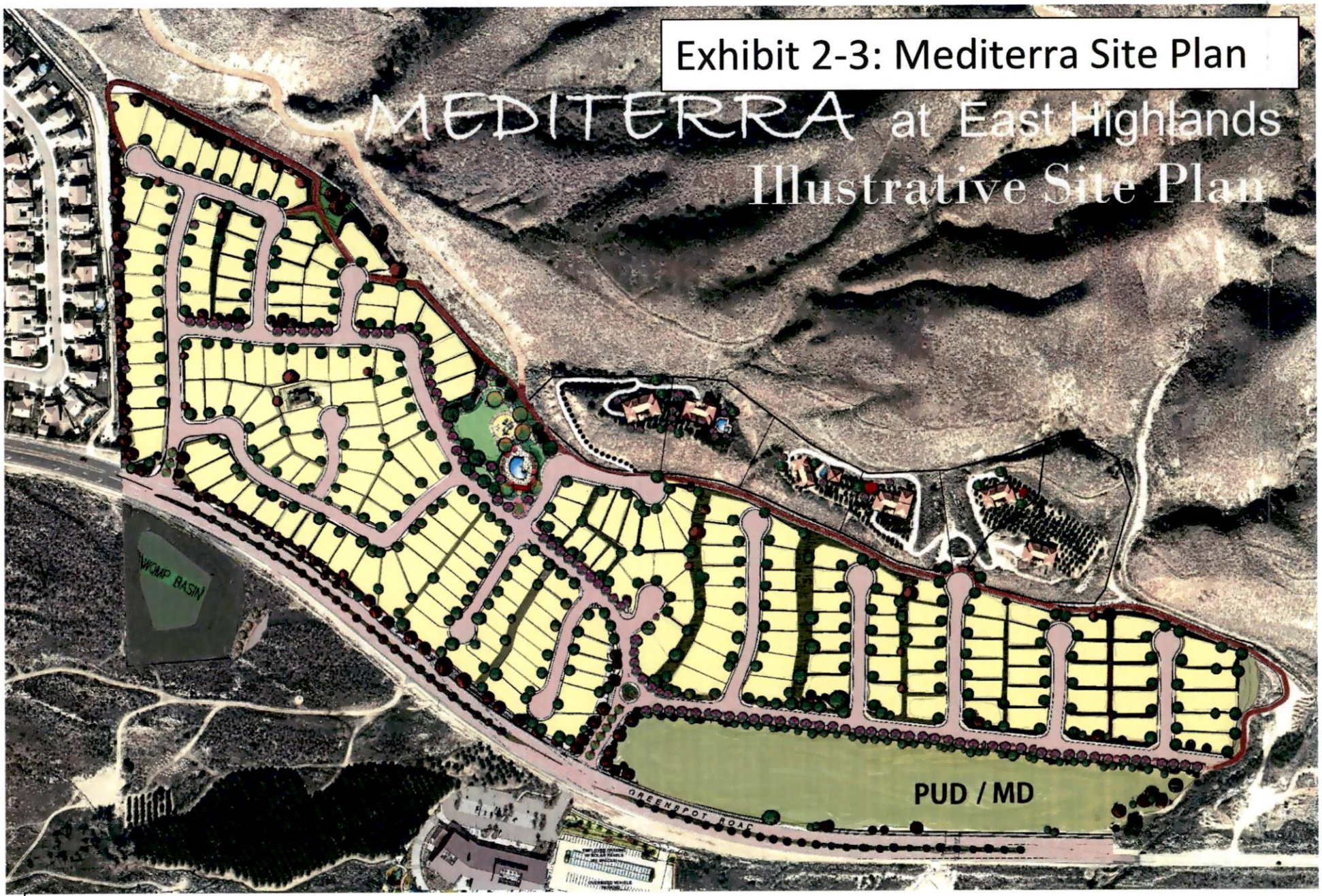
The main intent of this PA is to include the Water Quality Management Plan Basin for the entire Mediterra community and for implementation of needed measures for the containment and treatment of storm water runoff from Mediterra. As described in Section 2-1.f other infrastructure facilities may be allowed in that area for the benefit of Mediterra or the East Highlands area as may be required by the City of Highland or other agencies.

Table 2-2: Planning Areas and Land Uses

Plan Component	Acreage	No. of Lots / Units	Density Target (du/ac)	Min. Lot Size	Permitted Land Uses
Planning Area 1	~~24.2~~25.8	~~88~~98	~~3.6~~3.8	6,500 sq.ft	Low Density Residential (2.1 - 6.0 du/ac) - Single Family Detached – SFD 1 / Recreation / Support Improvements
Planning Area 2	11.9	51	4.5	5,500 sq.ft	Low Density Residential (2.1 - 6.0 du/ac) - Single Family Detached – SFD 2 / Recreation / Support Improvements
Planning Area 3	20.3	62	3.1	7,200 sq.ft	Low Density Residential (2.1 - 6.0 du/ac) - Single Family Detached – SFD 3/ Recreation / Support Improvements
Planning Area 4	9.2 (11.1)*	~~109~~99	6.1 - 12.0	N/A	Medium Density – MD (4.0 - 12.0 du/ac) / Recreation / Support Improvements and Infrastructure
Planning Area 5	13.0	6	0.5	1.0 ac	Agriculture / Equestrian - A/Eq (0-2.0 du/ac)
Planning Area 6	2.1	N/A	N/A	N/A	Park and Recreation
Planning Area 7	94.6	N/A	N/A	N/A	Open space / Passive Recreation / Public Facilities
Planning Area 8	3.4	N/A	N/A	N/A	PD / Public Facilities / Water Quality Management and Compatible Uses
Total:	~~178.7~~180.3 (~~180.6~~182.2)*	316			

* including the net 1.92-acre Muni site per Scenario 2 after Greenspot Road right-of-way dedication.

Unless stated otherwise in the Plan or the approved Tentative Tract Map, the permitted uses shall follow Table 16.16.030.A Uses Permitted within Residential Districts of the City of Highland Municipal Code as applicable.


Exhibit 2-3: Mediterra Site Plan
MEDITERRA at East Highlands
Illustrative Site Plan
WQMP BASIN
GREENSPOT ROAD
PUD / MD

Chapter 4: Infrastructure, Utilities, and Public Services

4-1: Infrastructure

4-1.a: Grading Approach

The Mediterra Plan respects the natural topography of the land and confines the development to the flatter areas of the property while preserving the steeper terrain for open space and agricultural and equestrian use. This approach minimizes the environmental impacts and the mass grading quantity with relatively shallow cuts and fills. The grading concept of the development area is designed to follow the land's natural contours. This concept is shown on Tentative Tract Map 18893, depicting the conceptual pad elevations, street grades, and transitional slopes. The final grading plan shall be designed to balance the grading quantities on-site and minimize import or export of soil.

4-1.b: Water

Domestic water service is provided by the East Valley Water District (EVWD). The local distribution system for the Mediterra Development will be provided through developer funded construction of the local facilities, subject to EVWD approval, inspection, and acceptance. An existing 24-inch water main is located along the frontage of the Mediterra Plan and will be the point of connection for domestic water. All local streets are anticipated to have an extension of the water system with minimum 8-inch main lines to provide adequate domestic service, landscape irrigation, and fire flow. Exhibit 4-1 shows the existing water lines and the extension of main lines within the Mediterra Plan to serve the new community.

4-1.c: Sewer

EVWD is the local agency providing sewer service for the plan area. Currently, off-site treatment and disposal of effluents is the responsibility of the City of San Bernardino, operating through a joint services agreement with EVWD. EVWD recently

completed an update to the Sewer Master Plan and has identified ways to increase capacity in the sewer system for the whole community. The point of connection will be to the existing main line in Greenspot Road along the frontage of Mediterra. The local collection system within the Mediterra Plan is expected to be composed mainly of 8-inch lines and manholes. The internal system will be provided by developer-funded construction, subject to EVWD approval, inspection, and acceptance. Exhibit 4-1 shows the existing and the new extensions of sewer lines within the Mediterra Plan to serve the new community.

4-1.d: Storm Drainage and Water Quality Management

4-1.d1: Drainage

Historically, the majority of the property under the Mediterra Plan drains to the southwest. The Plan has been designed to substantially follow that pattern and drain to existing facilities sized for the needed capacities. Tentative Tract Map 18893 contains details of the drainage pattern and facilities anticipated for the Mediterra development.There are mainly two types of storm water drainage facilities and patterns for the Mediterra Plan. One pattern is for containment of drainage from the natural hillside, and one for drainage from the development area.

The hills to the north of the Mediterra development areas will be preserved in their natural condition. Drainage from these hills will be contained in a mostly open drainage channel designed to capture the direct runoff from the hills. This facility is located at the north side of the paved section of the North Fork Trail, immediately at the bottom of the rising natural slopes. The facilities are designed for 100-year storm events and for debris flows. The drainage from the hillside does not require treatment for Water Quality purposes; for that, the drainage facilities take the discharged storm water directly to existing drainage facilities along Greenspot Road which eventually discharge at the Plunge Creek to the west.

The drainage from the development areas requires treatment of storm water for 2-year storm events. As such a local storm drain system will be constructed within the development areas to contain the storm water discharge from these areas. The whole system leads to a Water Quality Management Plan Basin ("WQMP Basin") located at the downstream end of the community to the south side of Greenspot Road. All drainage facilities are detailed on Tentative Tract Map 18893 and on Exhibit 4-1.

4-1.d2: Water Quality Management Plan

A Conceptual Water Quality Management Plan (C-WQMP) has been submitted to the City of Highland and conceptually approved in conformance with the "Technical Guidance Document for Water Quality Management Plans" of the Santa Ana Regional Water Quality Board. The plan shows the method for treatment of surface runoff from development areas as well as plans for WQMP Basin location. The final WQMP Basin will be sized on the basis of the latest Water Quality Board criteria, infiltration tests by the soils engineer, and in accordance with the City of Highland standards. Best Management Practices will also follow the procedures described by the San Bernardino County Stormwater Program's WQMP Technical Guidelines. The WQMP Basin will be maintained by HOA, LMD or maintenance CFD subject to the approval of the City of Highland. The location of the WQMP Basin is shown on Exhibit 4-1and detailed on Tentative Tract Map 18893.

4-1.d3: Storm Water Pollution Prevention Plan

Temporary treatment of storm water discharge during construction will be addressed with a Storm Water Pollution Prevention Plan (SWPPP) and will be submitted to the City of Highland for approval. The SWPPP will contain the required elements of General Construction Permit No. CAS 000002 (Order No. 99-08-DWQ) issued by the State Water Resources Control Board. The purpose and objective of the SWPPP is to:

- Identify all pollutant sources including sources of sediment that may affect the quality of storm water discharges associated with construction activity from the construction site, and identify non-storm water discharges;
- Identify, construct, implement in accordance with a time schedule, and maintain Best Management Practices (BMPs) to reduce or eliminate pollutants in storm water discharges and authorized non-storm water discharges from the construction site during construction, and;
- Develop a maintenance schedule for BMPs installed during construction designed to reduce or eliminate pollutants after construction is completed (post-construction BMPs).

The preparation of the SWPPP is based on the principles of BMPs and not numeric effluent limitations to control and abate the discharge of pollutants into receiving waters. The BMPs will be maintained by the project developer during the construction phase of this project.

4-2: Utilities

4-2.a: Electricity

Southern California Edison (SCE) provides electrical service to the City of Highland. The nearest services are provided to the existing community immediately to the west of Mediterra, the two existing residences within the plan area, the San Bernardino Valley Municipal Water District facilities along Greenspot Road, and to the recently completed EVWD headquarters on the south side of Greenspot Road. Service to the Mediterra Plan will be provided at a point of connection to the existing facilities and will be extended throughout the Plan area. SCE also maintains the overhead power lines that traverse the Plan area and which will be maintained in their existing condition and location. Exhibit 4-1shows the existing electrical point-of-connection and the main extension to serve the new community.

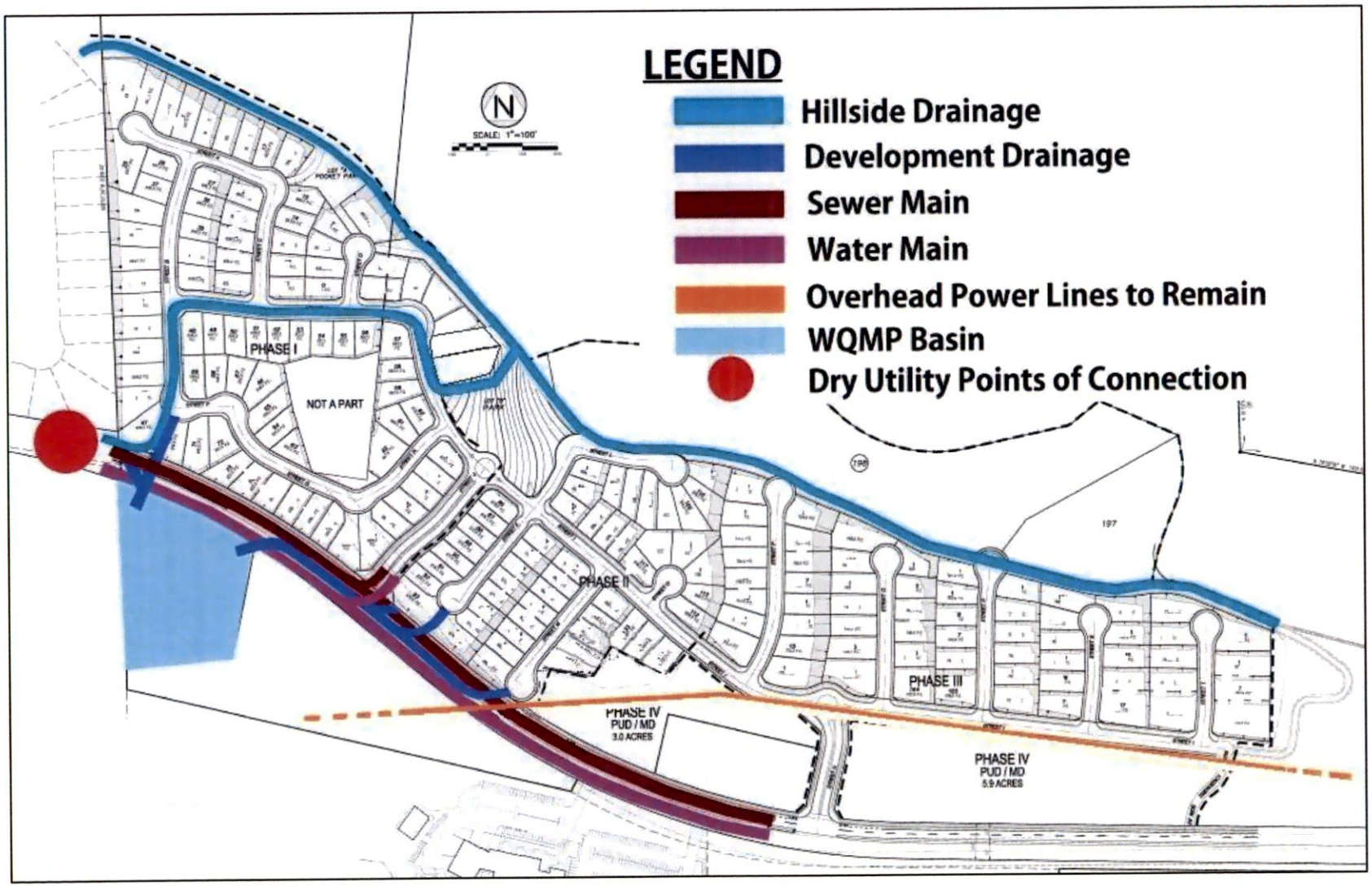
4-2.b: Natural Gas

Southern California Gas Company provides natural gas service to the City of Highland. A four-inch medium pressure gas line exists along the south side of Greenspot Road with adequate pressure and capacity to serve the Mediterra project. The main line extends easterly to Santa Ana Canyon Road, providing service to different existing users with possible extension to the east end of the City of Highland. Exhibit 4-1shows the existing gas point of connection extension to serve the new community.

4-2.c: Cable TV, Telephone, and Internet Services

Time Warner Cable, AT&T, and Verizon California, Inc., provide several services to this area including telephone, Cable TV, and internet services. Existence of infrastructure and capacity for all of these services within close proximity of the Mediterra development has been confirmed with the service providers. Exhibit 4-1 shows the existing points of connection to serve the new community.

Exhibit 4-1: Infrastructure and Utilities



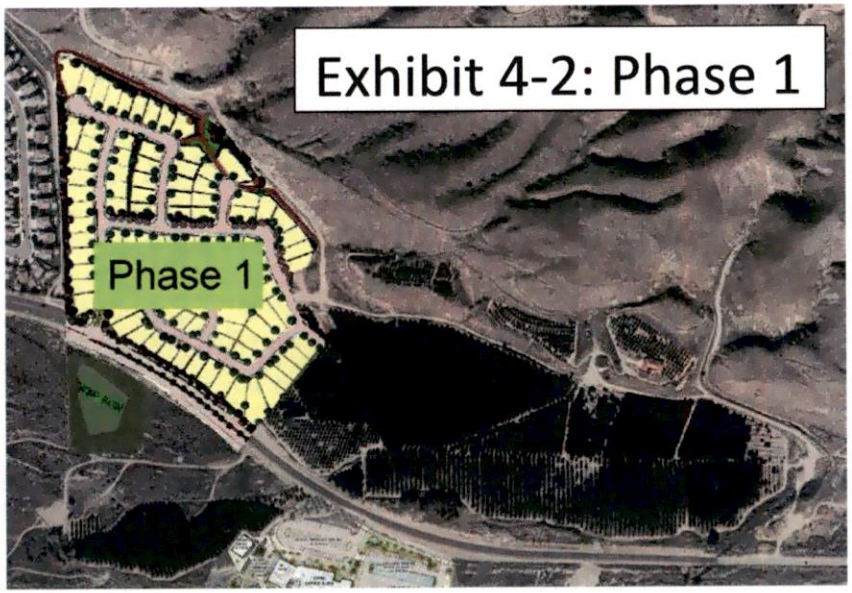
4-3: Phasing of Improvements

The Mediterra improvements will be completed per the standards and requirements of the City of Highland and other applicable public agencies. Phasing of improvements is necessary for providing adequate infrastructure and services including safety measures and emergency response to the community. Phasing is also important for the financial feasibility of the project and for reduction of the up-front capital expenditures and for flexibility relative to market demand. The phasing sequence, particularly for phases 3 and 4 as described below, may be reversed as long as all of the needed infrastructure improvements and public safety measures are implemented subject to the approval of the City of Highland.

4-3.a: Phase 1

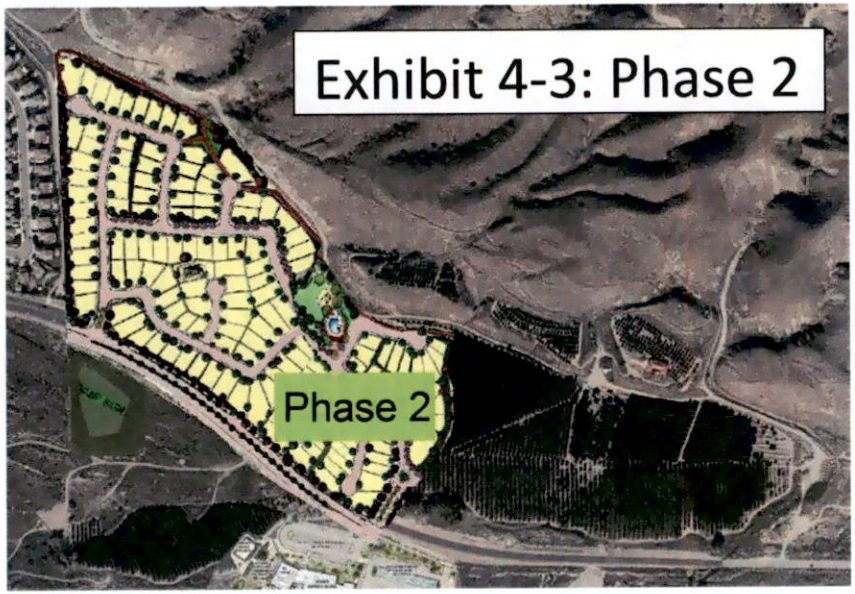
Phase 1 of the Mediterra Plan includes PA 1, the closest portion of the project to existing improvements and utilities to serve the development. Mediterra Parkway will be the main point of access from Greenspot Road. All local streets as well as the emergency vehicle access at the westerly edge of the community and all wet and dry utilities within the limits of PA 1 shall be completed with this phase. All of Greenspot Road north side frontage to PA 1, from the existing improvements to the west of Mediterra to the east edge of Mediterra Parkway along with the raised median shall be completed with Phase 1. The portion of the North Fork Trail that falls within the limits of PA 1 shall be completed with this phase.

The WQMP basin shall be completed with Phase 1. Pine Park shall be completed with PA 1.



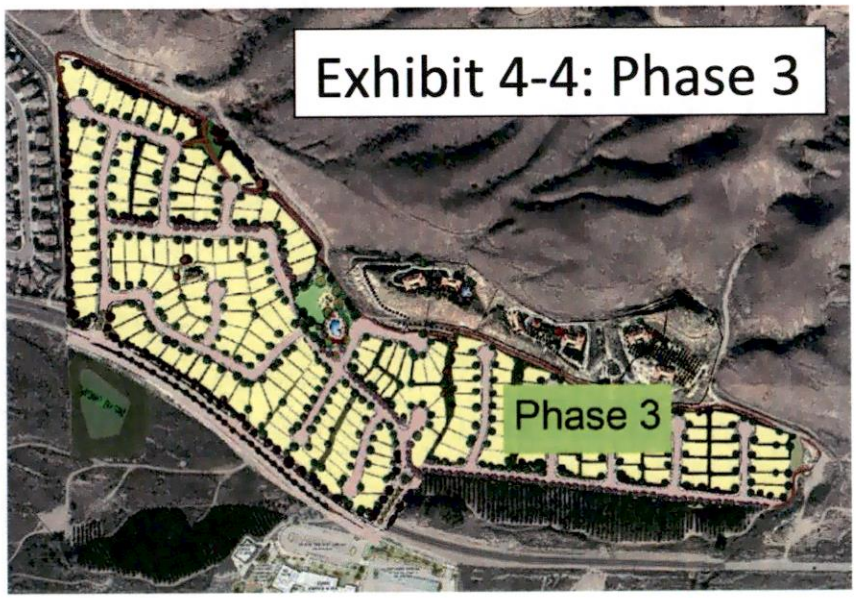
4-3.b: Phase 2

Phase 2 of the Mediterra Plan includes PA 2 and is the extension of utilities, road system, and other improvements completed in Phase 1. For this phase the length of Avenida Ramblas within the limits of the phase shall be completed, along with all other local streets and dry and wet utilities and other improvements within this phase. All of Greenspot Road north side frontage to PA 2 along with the raised median shall be completed with Phase 2. The portion of the North Fork Trail that falls within the limits of PA 2 shall be completed with this phase. The public facilities at the Mediterra Park as described in Section 8-3.a1: Mediterra Park Components shall be completed with this phase.



4-3.c: Phase 3

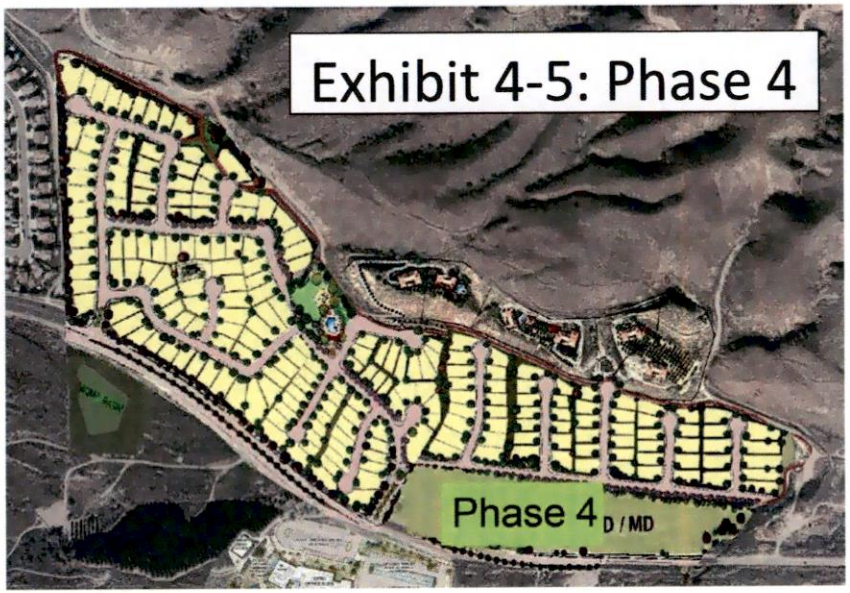
Phase 3 of the Mediterra Plan may occur at PA 3 and is the extension of utilities, road system, and other improvements completed in Phases 1 and 2. For this phase the length of Avenida Ramblas within the limits of PA 3 shall be completed, along with all other local streets and dry and wet utilities and other improvements. The north side portion of Greenspot Road between the previously completed improvements and the easterly edge of Terraneo Parkway which front the Mediterra Plan area along with the raised median shall be completed with this phase. The portion of the North Fork Trail that falls within the limits of PA 3 shall be completed with this phase. Phase 3 may occur at PA 4 as described in Section 4-3.d subject to the approval of the City of Highland.



4-3.d: Phase 4

Phase 4 of the Mediterra Plan may occur at PA 4 and relies on improvements completed in all prior phases of the plan. The frontage of PA 4 with Avenida Ramblas shall be fully completed along with all improvements within the limits of PA 4. If Terraneo Parkway is not previously completed then it should be fully improved with this phase. The north side portion of Greenspot Road between the previously completed improvements and the easterly edge of the Plan area which front the Mediterra Plan area along with the raised median shall be completed with this phase. All local streets within the limits of PA 4, including all utilities and other improvements shall be completed with this phase. Phase 3 may occur at PA 4 as described in Section 4-3.c subject to the approval of the City of Highland.

The private recreation center at the Mediterra Park described in Section 8-3.a2: Community Recreation Area shall be completed with this phase.



4-3: Phasing of Improvements

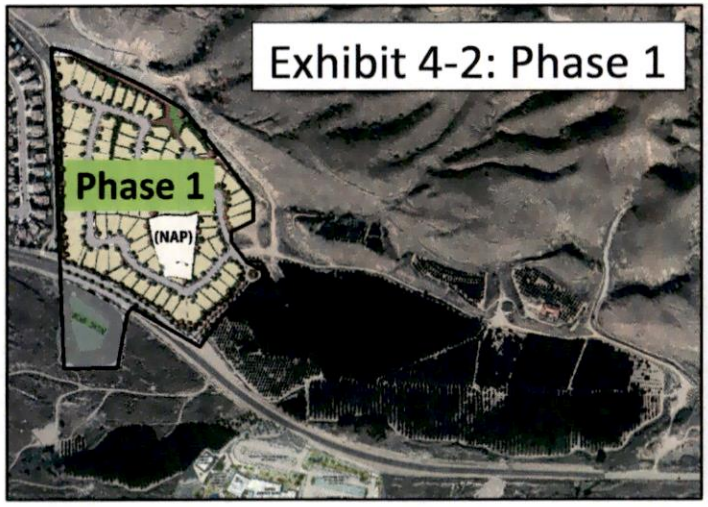
The Mediterra improvements will be completed per the standards and requirements of the City of Highland and other applicable public agencies. Phasing of improvements is necessary for providing adequate infrastructure and services including safety measures and emergency response to the community. Phasing is also important for the financial feasibility of the project and for reduction of the up-front capital expenditures and for flexibility relative to market demand. The phasing sequence, particularly for phases 3 and 4 as described below, may be reversed as long as all of the needed infrastructure improvements and public safety measures are implemented subject to the approval of the City of Highland.

4-3.a: Phase 1

Phase 1 of the Mediterra Plan includes PA 1, the closest portion of the project to existing improvements and utilities to serve the development. Mediterra Parkway will be the main point of access from Greenspot Road All local streets as well as the emergency vehicle access at the westerly edge of the community and all wet and dry utilities within the limits of PA 1 shall be completed with this phase. All of Greenspot Road north side frontage to PA 1, from the existing improvements to the west of Mediterra to the east edge of Mediterra Parkway along with the raised median shall be completed with Phase 1 The portion of the North Fork Trail that falls within the limits of PA 1 shall be completed with this phase.

The WQMP basin shall be completed with Phase 1 Pine Park shall be completed with PA 1

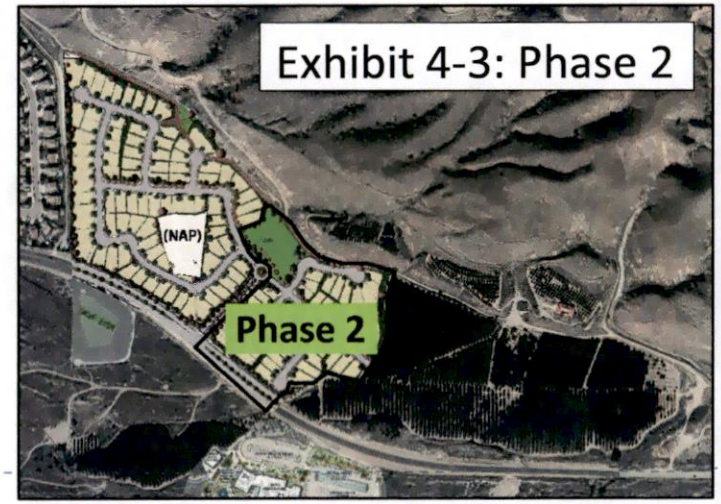
The Mediterra Park, including the public facilities and the private recreation center as described in Section 8-3.a.



Mediterra Park shall be completed with Phases 1 and 2 prior to the issuance of the 140th building permit within Phases 1 and 2.

4-3.b: Phase 2

Phase 2 of the Mediterra Plan includes PA 2 and is the extension of utilities, road system, and other improvements completed in Phase 1. For this phase the length of Avenida Ramblas within the limits of the phase shall be completed, along with all other local streets and dry and wet utilities and other improvements within this phase. All of Greenspot Road north side frontage to PA 2 along with the raised median shall be completed with Phase 2. The portion of the North Fork Trail that falls within the limits of PA 2 shall be completed with this phase. The Mediterra Park, including the public facilities and the private recreation center~~at the Mediterra Park~~ as described in Section 8-3 a~~1~~: Mediterra Park ~~Components~~ shall be completed with ~~this phase~~Phases 1 and 2 prior to the issuance of the 140th building permit within Phases 1 and 2.-



Formatted: Superscript

4-3.c: Phase 3

Phase 3 of the Mediterra Plan may occur at PA 3 and is the extension of utilities, road system, and other improvements completed in Phases 1 and 2. For this phase the length of Avenida Ramblas within the limits of PA 3 shall be completed, along with all other local streets and dry and wet utilities and other improvements. The north side portion of Greenspot Road between the previously completed improvements and the easterly edge of Terraneo Parkway which front the Mediterra Plan area along with the raised median shall be completed with this phase. The portion of the North Fork Trail that falls within the limits of PA 3 shall be completed with this



phase Phase 3 may occur ~~at~~after PA 4 as described in Section 4-3.d subject to the approval of the City of Highland The development of Phase 3 shall be able to proceed and building permits and occupancies shall not be withheld from Phase 3 independent of the status of the Mediterra Park, including the public portion and the private recreation center.

4-3.d: Phase 4

Phase 4 of the Mediterra Plan may occur at PA 4 and relies on improvements completed in all prior phases of the plan The frontage of PA 4 with Avenida Ramblas shall be fully completed along with all improvements within the limits of PA 4 If Terraneo Parkway is not previously completed then it should be fully improved with this phase. The north side portion of Greenspot Road between the previously completed improvements and the easterly edge of the Plan area which front the Mediterra Plan area along with the raised median shall be completed with this phase All local streets within the limits of PA 4, including all utilities and other improvements shall be completed with this phase. Phase 3 may occur ~~at~~after PA 4 as described in Section 4-3.c subject to the approval of the City of Highland

~~The private recreation center at the Mediterra Park described in Section 8-3 a2. Community Recreation Area shall be completed with this phase.~~ The development of Phase 4 shall be able to proceed and building permits and occupancies shall not be withheld from Phase 4 independent of the status of the Mediterra Park, including



Exhibit 4-5: Phase 4

the public portion and the private recreation center. Phase 4 will not include a private recreation center.

4-4: Financing of Improvements

The financing of capital improvements for the Mediterra Community will be mainly from private sources, providing timely funding and completion of public facilities including streets, wet and dry utilities, parks, and other necessary improvements. Certain regional infrastructure improvements are funded and constructed by the City of Highland or other regional agencies; new developments contribute their fair share to such regional improvements.

Typical sources of funding mechanisms for capital improvements include:

- Development Impact Fees.
- Community Facility Districts (CFD) or similar financing.
- Conventional subdivision financing from private sources.
- Project-specific mitigation fees.

The Mediterra development will contribute to the construction of infrastructure improvements with one or more of the above funding mechanisms. The development will pay Development Impact Fess, fund and build certain improvements like the parks and trails and streets, and pay a per-lot traffic mitigation fee specific to the development. The challenge of producing conventional financing for the construction of infrastructure needs from private funding sources is an increasingly significant hurdle for residential developments. With that, subject to coordination with the City of Highland or other governmental agencies, a Community Facilities District will be formed to provide funding for some of the development improvements or for the payment of fees. The East Highlands area has several projects with funding from such sources, covering physical improvements, Development Impact Fees, or other qualified development costs.

The developer will seek full or partial credits against the corresponding components of the Development Impact Fees for qualified facilities and improvements to be constructed by the development which otherwise are provided by the City of Highland or other agencies.

4-5: Maintenance of Improvements

The Mediterra Plan creates neighborhood and pocket parks, and other landscape areas, open spaces, and improvements. Some of these improvements may be maintained by a City-administered LMD, PMD, maintenance CFD, a Homeowners Association (HOA), or a combination thereof subject to approval by the City of Highland. The maintenance of such areas by LMD, PMD, CFD, or HOA is justified by their function and access to the Mediterra residents or to the general public, their aesthetic value to the community, or their limited access for maintenance by individual homeowners. Examples of such areas include:

- Greenspot Road median and parkways.
- Mediterra Parkway and Terraneo Parkway medians and parkways.
- Paseo Ramblas along Avenida Ramblas Street.
- Water Quality Management Plan basin.
- The North Fork Multi-Use trail.
- Slopes contiguous to the existing community along the west edge of Mediterra and other select slopes.
- The Mediterra Park and Pocket Park.

Landscape areas, slopes, parkways, and limits between private and public areas are better defined in the process of final engineering of the development. As the final tract engineering defines such areas, the maintenance responsibility will be assigned subject to approval by the City of Highland.

Planning Area 4 is designated as PUD / Medium Density, where a homeowner association would be created to assume the maintenance of the interior common areas and private streets, if any, of this neighborhood.

4-6: Public Services

4-6.a: Medical Services

Primary ambulance service within the East Highlands area is provided by the American Medical Response Ambulance Service.

4-6.b: Solid Waste

Collection of refuse and other solid waste in the City of Highland is provided by privately owned disposal companies approved by the City of Highland. The current solid waste disposal provider servicing the portion of the City located south of Base Line is Cal Disposal. The collection route will be expanded to include the Mediterra community for this service.

4-6.c: Police Service

Local law enforcement service in Highland is provided by the San Bernardino County Sheriff's Department under a contract with the City of Highland. At the time building permits are secured, the Mediterra Development will pay Development Impact Fees per City of Highland ordinance.

4-6.d: Fire Protection and Emergency Services

Highland is currently protected by crews and equipment from CAL FIRE. The nearest fire station is located on Base Line near Weaver Street, about two miles northwest of Mediterra. The first line of defense in fire protection is prevention, and to this end, the Mediterra plan incorporates design and site planning that minimize exposure of the adjacent residential neighborhoods to the natural hillside areas and lessen the burden of fire protection services. Additionally, the plan incorporates access points for Fire apparatus and personnel to the North Fork Trail along the areas of interface with the open space natural slopes. At the time building permits are secured, the Mediterra Development will pay Development Impact Fees per City of Highland ordinance.

4-6.e: Libraries

The most recent and closest library is the Sam J. Racadio Library and Environmental Learning Center, located at 7863 Central Avenue, about two and one-half miles west of Mediterra. The Sam J. Racadio Library is a state of the art facility and was completed in 2005. The developers of the Mediterra plan will pay the Library component of the City's Development Impact Fee as required by City ordinance.

4-6.f: Schools

Mediterra is within the attendance boundary of the Redlands Unified School District (RUSD). The school district is responsible for providing complete educational services and facilities for local students. These educational services are for kindergarten through grade twelve. The school district collects fees per dwelling unit at the time building permits are secured for purposes of financing school facilities.

Following are the existing public schools that are assigned to serve the Mediterra Community:

Mentone Elementary School (grades K-5)
Location: Mentone, Northeast corner of Mentone Blvd and Crafton Ave., Redlands
Distance: Approximately 6 miles from Mediterra

Beattie Middle School (grades 6-8)
Location: Between Boulder Avenue and Orange street, south of Eucalyptus Avenue, Highland
Distance: Three and one half miles from Mediterra

Redlands East Valley High School (grades 9-12)
Location: 31000 East Colton Avenue, Redlands
Distance: Five miles southeast of Mediterra

ATTACHMENT 3e

City Council Resolution No. 2020 - _____

Amending Tentative Tract Map No 18893 (TTM 14-002)

RESOLUTION NO. 2020 – ____

A RESOLUTION OF THE CITY COUNCIL TO AMEND TENTATIVE TRACT MAP NO. 18893 (TTM 14-002) TO ADD A 1.6 ACRE PARCEL IN CONJUNCTION WITH AN AMENDMENT TO THE MEDITERRA PLANNED DEVELOPOMENT (SPR 20-002/PUD 13-001).

ASSESSOR PARCEL NUMBERS: 0297-021-25, 0297-021-18, 0297-015-16, 0297-061-04, 0297-061-05, 0297-061-06, 0297-061-07, 0297-061-09, 0297-061-13, 0297-061-20, 0297-061-25, 0297-061-26, and 0297-061-29, 297-201-05.

REPRESENTATIVE: SUNLAND COMMUNITIES, LLC.

A. RECITALS

1. On August 11, 2020, the Applicant submitted an application for a Specific Plan Amendment (SPR 20-002) to the Mediterra Planned Development (PUD 13-001) requiring a General Plan Amendment (GPA 20-001), Zone Change (ZC 20-001), amendment to the Conditional Use Permit (CUP 14-005) and amendment to Tentative Tract Map No. 18893 (TTM 14-002) to annex a 1.6 acre parcel and clarify construction timing for the public park improvements within Mediterra Park.

2. On November 6, 2020, the City gave public notice by advertising in the Highland Community News, a newspaper of general circulation within the City of Highland, and by mailing notices to property owners within 300-feet of the project site, of the holding of a public hearing at which the Subject Applications would be considered.

3. On November 17, 2020, the Planning Commission held a duly noticed public hearing at which interested parties had an opportunity to testify in support of, or opposition to, the amendment to Tentative Tract Map No 18893. At the close of the public hearing, the Planning Commission adopted Resolution No. 20 – _____ recommending that the City Council amend the Tract Map (TTM 14-002).

4. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, the City Council of the City of Highland does resolve, determine, find, and order as follows:

1. The City Council finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.

2. The City of Highland City Council after due consideration, inspection, investigation and study made by itself and on its behalf, and after due

consideration of all evidence and reports offered at said hearing, including the staff report to the City Council dated December 8, 2020, and which is incorporated herein by this reference, does find and determine the following facts:

a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.

3. Environmental Findings: A Mitigated Negative Declaration (ENV 15-006) for the Mediterra Planned Development was adopted by the Highland City Council on March 8, 2016 via Resolution No. 2016-010. A Mitigation Monitoring and Reporting Program was adopted and included in the Planning Division Conditions of Approval for Tentative Tract Map No. 18893 (TTM 14-002) via Resolution No. 2016-013.

Minor additions to the Mediterra housing development as a result of the proposed addition of 1.6 acres would have no new significant environmental effects beyond those already identified in the previous CEQA compliance studies. None of the conditions described in CEQA Guidelines Section 15162 requiring the preparation of a subsequent MND have occurred or would occur as a result of the modification to the project.

In accordance with CEQA Guidelines Section 15164, an addendum to a Negative Declaration, a lead agency may prepare an Addendum to a previously adopted Mitigated Negative Declaration (MND) if some minor additions are proposed but none of the conditions described in CEQA Guidelines Section 15162 require the necessity for a subsequent MND. Thus, this Addendum is consistent with CEQA and is the appropriate level of environmental documentation to satisfy CEQA requirements.

4. Findings of Fact for Tentative Tract Map No. 18893 (TTM 14-002):

Based on the Findings below, the City Council does herby find:

a. The proposed map is consistent with applicable General and specific plans as specified in Section 65451.

Response: The Tentative Tract Map was approved by the City Council on March 8, 2016 for the future construction of 316 residential dwellings. This type of development is desirable for the community and consistent with the uses and density envisioned by the Planned Development (PD) land use designation, allowing any density that is compatible with surrounding existing and planned uses determined through the development review process.

The proposed 1.6 acre addition adds nine (9) lots to the Tentative Tract Map, increasing the total acreage from 180.6 acres to 182.2 acres, but does not increase the total number of lots proposed as nine (9) lots are subtracted from

Planning Area 4. None of the proposed changes affect the project's overall design concept, density or development standards. Thus, the project remains consistent with the City's General Plan and Tentative Tract Map as previously approved by the City Council.

b. The design or improvement of the proposed subdivision is consistent with applicable General and specific plans.

Response: The Mediterra Specific Plan was approved by the City Council on March 8, 2016 to accommodate a maximum of 316 residential dwellings. This type of development is desirable for the community and consistent with the types of uses and density envisioned by the Planned Development (PD) designation allowing any density that is compatible with surrounding uses determined through the development review process. The General Plan Amendment to change the land use of the 1.6 acre parcel located within Planning Area 1 of the Mediterra Specific Plan from Agriculture/Equestrian (A/EQ) to Planned Development (PD) does not result in any internal inconsistencies within the General Plan.

c. The site is physically suitable for the type of development.

Response: The development was reviewed by the Planning, Engineering, Building and Safety, Fire and Police Department in both 2016 for the initial approval as well as 2019 for the Specific Plan Revision with implementation of necessary conditions of approval to ensure that the site is suitable for the type of development proposed.

The proposed Specific Plan Amendment simply incorporates an existing 1.6 acre parcel of land that was confined within Planning Area 1 of the Mediterra Specific Plan. The changes are not significant and will not modify the proposed land use, public convenience or general welfare in any way. It remains consistent with the City's General Plan and Mediterra Specific Plan as approved.

d. The site is physically suitable for the proposed density of development.

Response: The Tentative Tract Map was approved for the future construction of 316 residential dwellings. This type of development is desirable for the community and consistent with the types of uses and density envisioned by the Planned Development which allows any density that is compatible with surrounding existing and planned uses.

The proposed amendment to the Tentative Tract Map simply incorporates the existing 1.6 acre parcel of land that was confined within Planning Area 1 of the Mediterra Specific Plan but previously marked "Not A Part" (NAP) of the project. The changes are not significant and will not modify the proposed land use, intensity, or boundaries of the development in any way. It remains

compatible with the uses authorized in the Mediterra Specific Plan and Tentative Tract Map as approved.

e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Response: The Initial Study prepared for the project analyzed the potential for environmental impacts on biological resources, including riparian habitat modification, and adverse impacts on wetlands and fish or wildlife species. All topics were found to have either no impact or less than significant impact with mitigation incorporated. The Initial Study incorporated mitigation measures to reduce any potential impacts to a less than significant level and, thus, the proposed amendment to the approved project is not likely to cause substantial environmental damage or avoidably impact fish or wildlife.

f. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Response: As specified within the Highland Municipal Code, processing of the Tentative Tract Map was accompanied by a General Plan Amendment, a Zone Change, and a Conditional Use Permit. The development was reviewed by the Planning, Engineering, Building and Safety, Fire, and Police Department for implementation of project specific conditions of approval necessary to protect the public health, safety, and general welfare of the development. The City Council approved the Tentative Tract Map along with the accompanying applications subject to these conditions in 2016.

The proposed amendment to the Tentative Tract Map simply incorporates an existing 1.6 acre parcel of land that was confined within Planning Area 1 of the Mediterra Specific Plan. The changes are not significant and will not be deemed detrimental to the health, safety and general welfare of the development in any substantial way.

g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Response: The annexation being proposed would incorporate a 1.6-acre property into Phase I of the Mediterra Planned Development. This parcel was previously identified as "Not A Part" (NAP) of the project within the boundary for Planning Area 1 and was surrounded by planned residential lots to the north, east, and west, leaving access via a newly constructed segment of Santa Ana Canyon Road to the south. This otherwise landlocked parcel which was previously considered "Not A Part" (NAP) of the project will now be part of Planning Area 1, alleviating any chance conflicts over access in the future.

5. Based on the Findings of Fact and Conclusions set forth above, the City Council amends Tentative Tract Map No. 18893 (TTM 14-002) for the addittion of a 1.6 acre parcel into the Mediterra Planned Development (PUD 13-001/CUP 14-005).

Exhibit 1 attached illustrates the revised Tentative Tract Map No. 18893.

Exhibit 2 attached provides the 2019 Conditions of Approval, as no departmental conditions have been modified per this project.

C. ADOPTION OF RESOLUTION.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

PASSED, **APPROVED** and **ADOPTED** this 8th day of December, 2020

_____
Larry McCallon, Mayor

ATTEST:

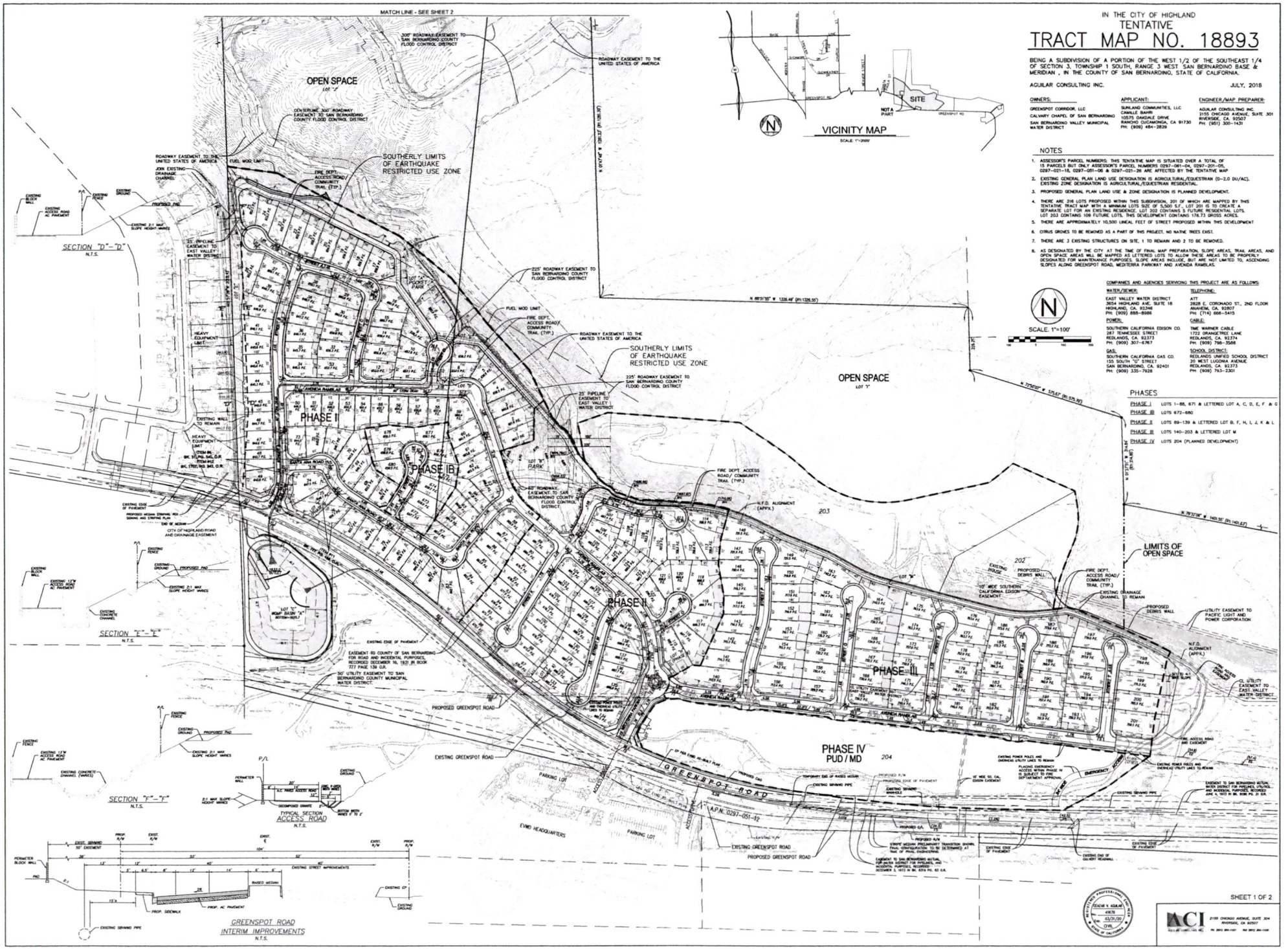
_____
Betty Hughes, MMC
City Clerk

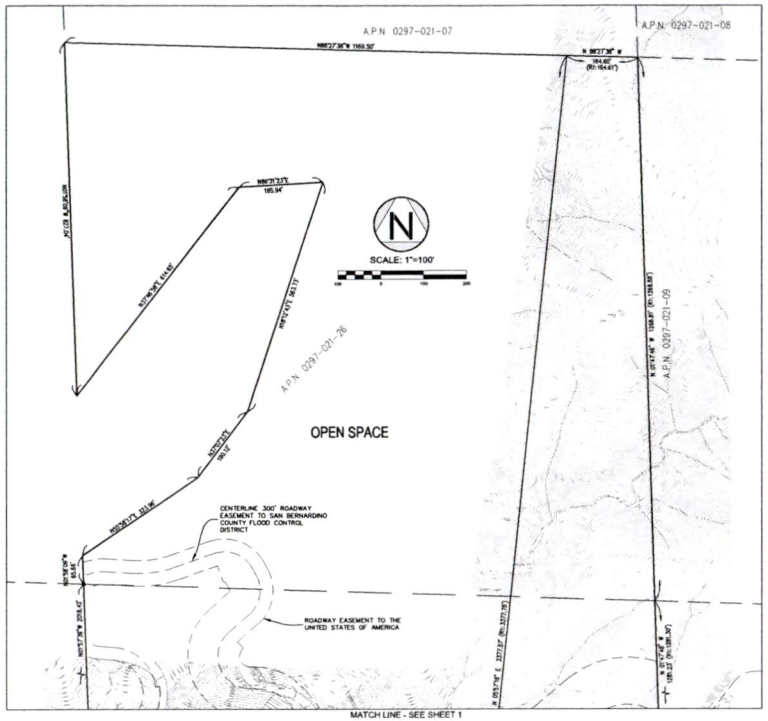
APPROVED AS TO FORM:

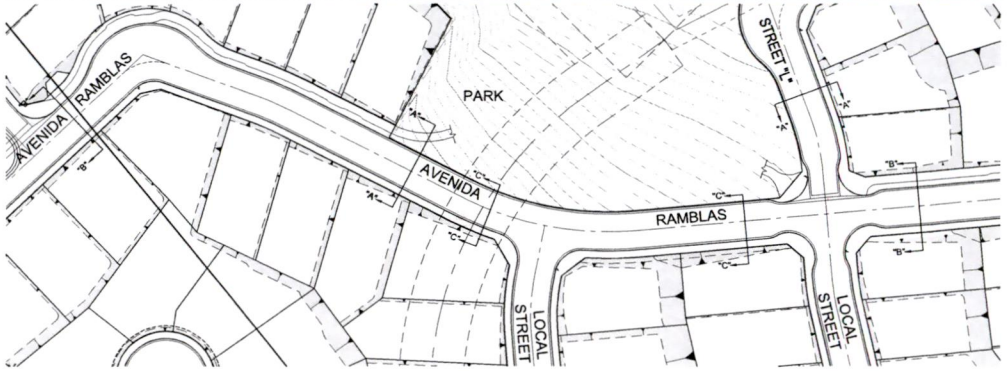
_____
Maricela E. Marroquin
City Attorney

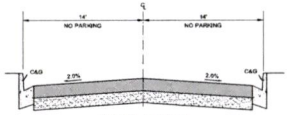
Exhibit 1:

Revised Tentative Tract Map No. 18893

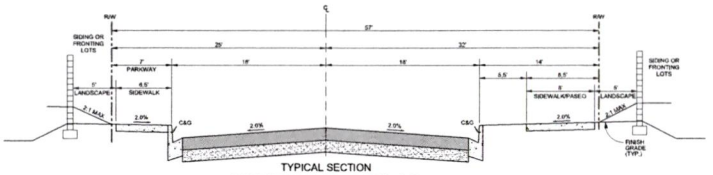

IN THE CITY OF HIGHLAND
TENTATIVE
TRACT MAP NO. 18893
BEING A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 3 WEST SAN BERNARDINO BASE & MERIDIAN , IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.
AGUILAR CONSULTING INC.
JULY, 2018
OWNERS:
GREENSPOT CORRIDOR, LLC
CALVARY CHAPEL OF SAN BERNARDINO
SAN BERNARDINO VALLEY MUNICIPAL WATER DISTRICT
APPLICANT:
SUNLAND COMMUNITIES, LLC
CAMILLE BAHRI
10575 OAKDALE DRIVE
RANCHO CUCAMONGA, CA 91730
PH: (909) 484-2829
ENGINEER/MAP PREPARER:
AGUILAR CONSULTING INC.
3155 CHICAGO AVENUE, SUITE 301
RIVERSIDE, CA. 92507
PH: (951) 300-1431
VICINITY MAP
SCALE: 1"=2000'
SITE
NOT A PART
NOTES
1. ASSESSOR'S PARCEL NUMBERS: THIS TENTATIVE MAP IS SITUATED OVER A TOTAL OF 15 PARCELS BUT ONLY ASSESSOR'S PARCEL NUMBERS 0297-081-04, 0297-201-05, 0297-021-18, 0297-051-06 & 0297-021-26 ARE AFFECTED BY THE TENTATIVE MAP
2. EXISTING GENERAL PLAN LAND USE DESIGNATION IS AGRICULTURAL/EQUESTRIAN (0-2.0 DU/AC). EXISTING ZONE DESIGNATION IS AGRICULTURAL/EQUESTRIAN RESIDENTIAL.
3. PROPOSED GENERAL PLAN LAND USE & ZONE DESIGNATION IS PLANNED DEVELOPMENT.
4. THERE ARE 216 LOTS PROPOSED WITHIN THIS SUBDIVISION, 201 OF WHICH ARE MAPPED BY THIS TENTATIVE TRACT MAP WITH A MINIMUM LOTS SIZE OF 5,500 S.F., LOT 201 IS TO CREATE A SEPARATE LOT FOR AN EXISTING RESIDENCE, LOT 202 CONTAINS 5 FUTURE RESIDENTIAL LOTS, LOT 203 CONTAINS 109 FUTURE LOTS, THIS DEVELOPMENT CONTAINS 178.73 GROSS ACRES.
5. THERE ARE APPROXIMATELY 10,500 LINEAL FEET OF STREET PROPOSED WITHIN THIS DEVELOPMENT
6. CITRUS GROVES TO BE REMOVED AS A PART OF THIS PROJECT, NO NATIVE TREES EXIST.
7. THERE ARE 3 EXISTING STRUCTURES ON SITE, 1 TO REMAIN AND 2 TO BE REMOVED.
8. AS DESIGNATED BY THE CITY AT THE TIME OF FINAL MAP PREPARATION, SLOPE AREAS, TRAIL AREAS, AND OPEN SPACE AREAS WILL BE MAPPED AS LETTERED LOTS TO ALLOW THESE AREAS TO BE PROPERLY DESIGNATED FOR MAINTENANCE PURPOSES. SLOPE AREAS INCLUDE, BUT ARE NOT LIMITED TO, ASCENDING SLOPES ALONG GREENSPOT ROAD, MEDITERRA PARKWAY AND AVENIDA RAMBLAS.
COMPANIES AND AGENCIES SERVICING THIS PROJECT ARE AS FOLLOWS:
WATER/SEWER:
EAST VALLEY WATER DISTRICT
31654 HIGHLAND AVE, SUITE 18
HIGHLAND, CA. 92346
PH: (909) 885-8986
POWER:
SOUTHERN CALIFORNIA EDISON CO.
267 TENNESSEE STREET
REDLANDS, CA. 92373
PH: (909) 307-6767
GAS:
SOUTHERN CALIFORNIA GAS CO.
155 SOUTH "G" STREET
SAN BERNARDINO, CA. 92401
PH: (909) 335-7928
TELEPHONE:
ATT
2820 E. CORONADO ST., 2ND FLOOR
ANAHEIM, CA. 92807
PH: (714) 666-5415
CABLE:
TIME WARNER CABLE
1722 ORANGETREE LANE
REDLANDS, CA. 92374
PH: (909) 798-3588
SCHOOL DISTRICT:
REDLANDS UNIFIED SCHOOL DISTRICT
20 WEST LUGONIA AVENUE
REDLANDS, CA. 92373
PH: (909) 793-2301
SCALE: 1"=100'
PHASES
PHASE I LOTS 1-88, 671 & LETTERED LOT A, C, D, E, F & G
PHASE IB LOTS 672-680
PHASE II LOTS 89-139 & LETTERED LOT B, F, H, I, J, K & L
PHASE III LOTS 140-203 & LETTERED LOT M
PHASE IV LOTS 204 (PLANNED DEVELOPMENT)
MATCH LINE - SEE SHEET 2
OPEN SPACE
LOT "J"
SOUTHERLY LIMITS OF EARTHQUAKE RESTRICTED USE ZONE
PHASE I
PHASE IB
PHASE II
PHASE III
PHASE IV
PUD / MD
LIMITS OF OPEN SPACE
GREENSPOT ROAD
A.P.N. 0297-051-42
EXISTING GREENSPOT ROAD
PROPOSED GREENSPOT ROAD
SECTION "D"-"D"
SECTION "E"-"E"
SECTION "F"-"F"
TYPICAL SECTION ACCESS ROAD
GREENSPOT ROAD INTERIM IMPROVEMENTS
SHEET 1 OF 2
ACI
2155 CHICAGO AVENUE, SUITE 304
RIVERSIDE, CA 92507



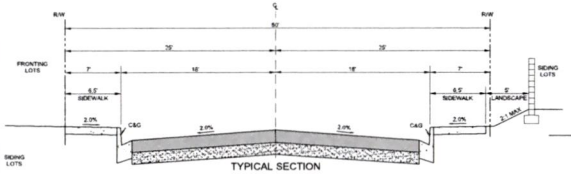




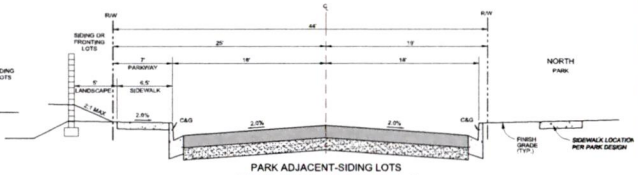
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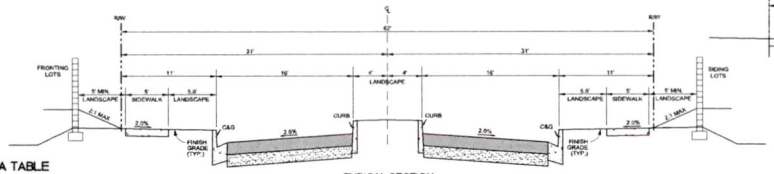
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AVENIDA RAMBLAS
SECTION "B"-"B"



TYPICAL SECTION
LOCAL STREETS

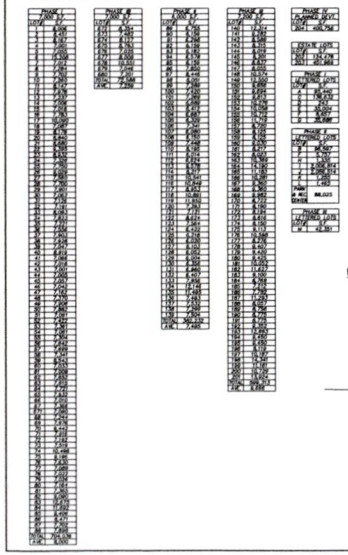


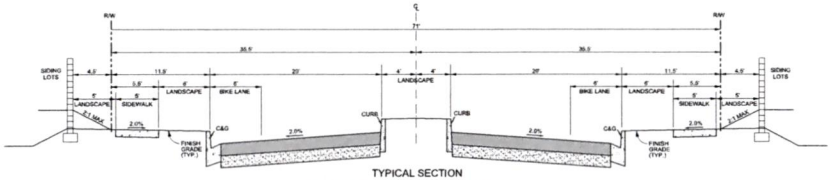
PARK ADJACENT-SIDING LOTS
AVENIDA RAMBLAS
SECTION "C"-"C"



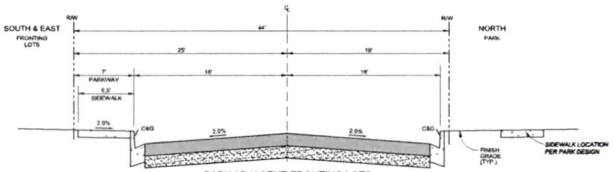
TYPICAL SECTION
STREET B

LOT AREA TABLE



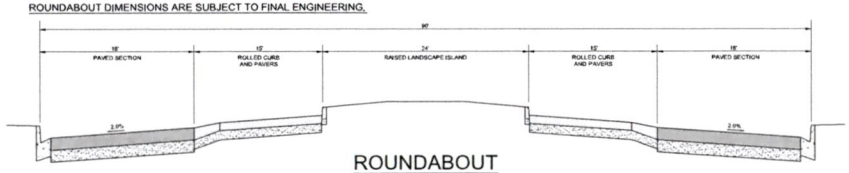


TYPICAL SECTION
MEDITERRA PARKWAY

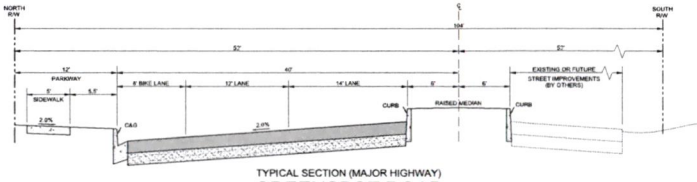


PARK ADJACENT-FRONTING LOTS
AVENIDA RAMBLAS & STREET "L"
SECTION "A"-"A"

ROUNDABOUT DIMENSIONS ARE SUBJECT TO FINAL ENGINEERING.



ROUNDABOUT



TYPICAL SECTION (MAJOR HIGHWAY)
GREENSPOT ROAD

SCALE: 1"=5'

SHEET 2 OF 2

EXHIBIT 2:

Conditions of Approval

PLANNING DIVISION
***REVISED* CONDITIONS OF APPROVAL PER REV-19-001**

Date:	December 10, 2019
File:	Revisions Application (REV-19-001)
Related Files:	Planned Development (PUD-13-001), Conditional Use Permit (CUP-14-005), and Tentative Tract Map 18893 (TTM-14-002)
Applicant:	Greenspot Corridor, LLC and Calvary Chapel of San Bernardino
Representative:	Sunland Communities, LLC
Proposal:	Request to amend the Planning and Engineering Conditions of Approval for Tentative Tract Map 18893 (TTM-14-002) and Chapters 2, 4, 8, 9, and 11 of the Planned Development Document.
Location:	Approximately 179 acres on Greenspot Road, 550 feet east of Santa Paula Street (APN Nos. 0297-021-18, 0297-015-16, 0297-061-04, 0297-061-05, 0297-061-06, 0297-061-07, 0297-061-09, 0297-061-13, 0297-061-20, 0297-061-25, 0297-061-26, and 0297-061-29, 297-201-05.)

PLANNING CONDITIONS OF APPROVAL

Note: These Planning Division Conditions of Approval supersede those included in Resolution No. 2016-013 and are meant to be one part of overall conditions that may include, but are not limited to, Engineering, Fire Department and Building and Safety conditions of approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy unless otherwise stated herein.

The Tentative Tract Map Application has been conditionally approved, subject to compliance with the requirements as specified below. The conditions listed below are continuing conditions. Failure of the Applicant and/or developer to comply with any or all of said conditions at any time shall result in the revocation of the application.

Per Revision Application (REV-19-001), Amended Planning Division Conditions of Approval include numbers 19, 20, 32, 33, 34 and 44 as noted below.

General

1. This approval shall become null and void:

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this application have occurred within thirty-six (36) months from the approval date of this tentative tract map application, this tentative tract map application shall expire and be null and void without further action by the City of Highland.

b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the Planning Division a minimum of thirty (30) calendar days prior to the expiration of the project. Such application shall be filed together with the City's processing fee, as established by the City Council.

2. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on February 16, 2016, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.

   a. The specific plan and tentative tract map are included by reference.

3. Revisions, modifications, and/or deletions to the approved plans shall be submitted to the Planning Division for review and approval. Revisions, modifications and/or deletions may require additional review by the Planning Commission.

4. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.

5. No expansion of the project beyond the scope and nature described in the application (i.e., GPA-15-001, ZC-15-002, PUD-13-001, CUP-14-005, ENV 16-006, and TTM-14-002), which would tend to increase the projected scale of the project, shall not be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements therefore.

6. The Applicant/Owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective.

7. The Applicant/Owner is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire

Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

8. Prior to issuance of permits, all proposed construction work shall be subject to plan check and approval with the Planning Division, Engineering Division, Building Division and Fire Department. The plans shall demonstrate compliance with the 2013 California Building, Plumbing, Mechanical, Electrical, Fire, Energy, and Green Codes, Highland Municipal Code, Engineering Directives and Standards, and all conditions contained herein.

9. The Applicant shall obtain any necessary permits from the Engineering Division prior to commencement of work within public right-of-way or public easements.

10. Prior to the start of operations (i.e. construction), the developer shall obtain any necessary permits. The developer shall arrange for a final inspection by representatives of the Planning Division, Building Division, Engineering Division, and Fire Department prior to the start of operations (i.e., occupancy). Any discrepancy between the approved plans and the field conditions shall be remedied prior to the start of operations (i.e., occupancy) such that the field condition is consistent with the approved plans. If the field condition cannot be reconfigured to match the approved plans, the Community Development Director shall consider any requested deviation and may refer the matter to the Planning Commission for review and consideration.

11. This approval may be terminated for violation of any provisions of Title 16 of the Highland Municipal Code or any other applicable laws, or for fraud or misrepresentation in the application process.

12. All Ordinances, Policy Resolutions, and Standards of the City in effect at the time this project is approved shall be complied with as a condition of this approval.

13. The approval of this project is subject to, and contingent upon, the developer completing all subdivision improvements necessary to support future construction. Necessary subdivision improvements shall include, but not be limited to, design and construction of street, parkway, sidewalk, disabled ramping, driveway approach improvements, multi-use trail connections, water system facilities, water quality improvements, fire suppression facilities, sewer and storm drain facilities, electrical, gas, and telecommunication facilities, grading improvements and retaining walls, perimeter walls and fencing, street trees and landscaping, private front yard landscaping, and landscaping on all applicable lettered lots.

14. Lot 201 of the associated tract map shall contain an existing single-family residence and accessory structures that shall be preserved and maintained by the current landowner. So long as no new home construction is proposed on the

lot, lot 201 shall be exempt from the conditions of approval and other documents recorded as a condition for development of this tract. Notwithstanding the foregoing, the developer shall be required to install retaining walls (as needed) on and around lot 201 as well as; sewer, water, power, cable and phone service connections to lot 201. These improvements and connections shall not be considered new construction for the purposes of this condition.

15. Design and construction of all subdivision improvements shall be completed in accordance with the approved phasing plan.

16. No permanent building construction shall be commenced until the final grading and improvement plans have been approved, rough grading certified, and a building permit issued by the Building Division.

17. No release of surety, or any other final clearance, shall be given until all other conditions are met.

18. Prior to recordation of the final map, the Applicant/Owner shall obtain approval from the Street Naming Committee for all new streets.

19. Prior to the issuance of a grading permit, the Developer shall enter into a Reimbursement Agreement with the City for reimbursement of the annual costs that the City will pay to CalFire, pursuant to a Wildland Fire Protection Agreement between the City and CalFire, for CalFire to provide wildland fire protection to the undeveloped portion of the Project. The number of acres subject to such agreement and Developer's reimbursement obligation shall decrease commensurate with the number of acres developed within the Project.

20. Prior to the issuance of the first building permit for residential construction within Phase II, a dedication of development rights over the designated Natural Open Space areas and the mechanism for establishing an endowment to fund the long-term management activities will be negotiated with all involved parties and ultimately recorded. Upon creation of legal parcels encompassing the Natural Open Space areas an Open Space Easement shall be prepared for approval by the City of Highland and recorded over the Natural Open Space Parcel listing the City of Highland as Beneficiary. All maintenance and other obligations shall remain the responsibility of the owner of record and no obligations shall be assumed by the City of Highland.

Easements

21. Prior to the issuance of permits, the Applicant/Owner shall obtain a non-interference letter from any utility company that may have rights of easements within the property boundaries and shall provide the letter to the Planning Division.

22. Easements of record not shown on the tentative tract map shall be relinquished

or relocated. Lots affected by proposed easements or easements of record which cannot be relinquished or relocated shall be redesigned subject to review and approval of the Assistant Community Development Director.

Site Design

23. The Applicant/Developer shall obtain approval of a Design Review Application from the Planning Commission prior to the issuance of permits. The review shall include, but is not limited to, grading plans, interior and perimeter walls and fences, architectural elevations, colors/materials, plotting, and landscaping.

24. Single-story residences shall be constructed on all corner lots unless otherwise approved by the Planning Commission.

25. No more than three (3) two-story residences shall be constructed on adjacent lots unless otherwise approved by the Planning Commission.

26. A decorative masonry block wall shall be installed around the perimeter of the tract and along all property lines visible from the public right-of-way in compliance with the Planned Development design guidelines.

Grading

27. All slopes shall be limited to a maximum ratio of 2 to 1 and shall be a part of the downhill lot when located within or between individual lots.

28. Prior to issuance of a grading permit, a tree removal application shall be reviewed and approved for removal of any on-site trees.

Construction

29. The developer shall not engage in any construction activities other than between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday. No construction shall be permitted on Sundays or National Holidays.

30. During construction, temporary vehicular and pedestrian access shall be provided to the existing single-family residence which will remain on Lot 201. The location, width and materials of the temporary access shall be to the satisfaction of the Planning Division and Fire Department.

Environmental

31. The Developer shall comply with all applicable mitigation measures specified within the Mitigated Negative Declaration for the project (State Clearinghouse No. 2015101076) attached hereto.

Declaration of Conditions, Covenants and Restrictions

32. Prior to first occupancy, all organizational documents for the project, including Conditions, Covenants and Restrictions (CC&R's) shall be submitted and approved by the Planning Division. The approved CC&R's shall be recorded concurrently with the recordation of the final map and a copy of the recorded documents shall be submitted to the Planning Division within five (5) days after recordation. This document shall include, but not be limited to, the following:

    a. The City shall be included as a party to the CC&Rs for enforcement purposes of those CC&R provisions in which the City has an interest. However, the City shall not be obligated to enforce the CC&Rs;
    b. Architectural controls shall be provided and shall include, but not be limited to, establishing the requirement to obtain approval from the City of Highland for any additions, patios, or accessory buildings/structures and establishing minimum design guidelines to ensure compatible development;
    c. Provisions alerting the buyers of any lot that the construction of dwellings has been required to meet the City's interior noise standard for single-family residential development;
    d. Provisions alerting the owners of any affected lots that those lots are required to accept and accommodate runoff from other lots. Said provisions shall prohibit homeowners from modifying drainage facilities or flow patterns of their lots without first obtaining permission from the City;
    e. Provisions alerting the buyers of any applicable Community Facility District or other assessment districts; and,
    f. Provisions alerting the buyers of residential lots with slopes over ten (10) feet in height that it is their responsibility to maintain the slope and any landscaping on the slope.

Homebuyer Notification

33. Prior to first occupancy, the Applicant/Owner shall submit to the Planning Division for review and approval a homebuyer notification document that includes, but is not limited to, the notifications listed below. The notification shall be signed by each buyer at the time of sale.

    a. A notice indicating the proximity of San Bernardino International Airport;
    b. A notice indicating the proximity of the Santa Ana River mining operations;
    c. A notice explaining the obligation to maintain any on-site slopes over (10) feet in height and prohibit altering of any on-site drainage facilities or flow patterns without obtaining approval from the City of Highland;
    d. A notice indicating potential restrictions for lots affected by any on-site easements; and,
    e. A notice explaining the obligation to comply with Highland Municipal Code regulations pertaining to the parking and storage of recreational vehicles.

f. A notice disclosing the proximity to the Alquist-Priolo Earthquake Fault Zone.

Fees

34. Pursuant to City Council Resolution, as may be amended from time to time, the Owner/Developer shall pay all applicable Development Impact Fees.

35. Prior to issuance of building permits, the Owner/Developer shall provide receipts indicating payment of any applicable school fees.

Trails

36. The North Fork Trail should continue around the bulb of all cul-de-sacs as defined by the typical revised North Fork Trail section. Reduction of the North Fork Trail width shall be permitted to provide acceptable emergency access to the Fire Department from adjacent cul-de-sacs.

37. The trail around the bulb of Street D, as proposed by the applicant, shall consist of the street adjacent six-foot sidewalk and a six-foot decomposed granite path and low profile fence separating the path from the single family lot.

38. The ideal concept of the trail along the north roadway edge of Street L should include a low ground cover area followed by a fence then an eight-foot paved surface between the fence and the v-ditch. At a minimum the North Fork Trail, along this segment, should provide a minimum eight-foot paved trail The decomposed granite trail will not continue along this short segment.

39. The North Fork Trail segment from the west end of Street L to the western terminus of the trail shall be consistent with the revised typical North Fork Trail section with the exception of the trail design behind the cul-de-sac on Street D.

40. Pedestrian access should be provided from all cul-de-sacs adjacent to the North Fork Trail.

41. Any driveway aprons that cross the decomposed granite path shall have a transverse medium broom finish following the alignment of the trail.

42. The western terminus of the North Fork Trail shall be improved to continue across the proposed drainage facility in an alignment with the westward continuation of the North Fork easement to facilitate the continuation of North Fork Multipurpose Trail to the west.

43. An access and development rights easement shall be recorded upon Lot D to permit future segments of the North Fork Trail to be connected from the east. Future improvements to the earthen drainage channel along the north and east

side of the trail shall include an improved access across said improvements to facilitate the continuation of the North Fork Multipurpose trail to the east.

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Aesthetics		
AES-1 The landscape plan approved for the north side of Greenspot Road along the proposed project shall incorporate native trees and plants that can buffer the visual appearance of the residential development adjacent to the roadway.	This landscape plan shall be provided to the City for review prior to initiating construction. This plan shall be implemented by the contractor during construction.	A copy of the approved landscape plan shall be retained in the project file. City field inspectors shall verify that the plantings have been installed in accordance with the plan. Field notes documenting verifications shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Agriculture and Forestry Resources		
AGR-1 The project developer shall fund acquisition of farmland or farmland conservation easements at a ratio of 0.50/1. The developer shall quantify the area of the site that is considered Farmland of Statewide Importance and Unique Farmland through a site survey. Based on the approximate 38-acre area of the project site in Important Farmland, a total of 17 acres of prime agricultural land or conservation easements over 17 acres of prime agricultural land shall be acquired and permanently protected. This acreage value may be adjusted with more specific information in the future, but the 0.50/1 ratio shall be preserved in determining the final acreage valuate. The prime agricultural land or the conservation easement shall be acquired and made available to an existing farmland trust or comparable organization within one year of occupancy of Phase 1 of the project site, or a farmland trust or comparable organization shall verify that it has received sufficient funds to acquire prime agricultural land or a conservation easement over such lands. The City concludes that implementation of this measure provides reasonable mitigation based on the magnitude of the impact pursuant State CEQA Guidelines Section 15370.	Prior to initiating construction the developer shall submit documentation that the farmland easements have been acquired.	The farmland easement documentation shall be provided to the County that adequate acreage has been protected and this documentation shall be retained in the project file to verify implementation of this measure.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Air Quality AIR-1 The proposed Project and its contractors shall utilize the following Best Management Practices as outlined by SCAQMD Rule 403. • Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas in active for 10 days or more). • Water active sites at least three times daily. • Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) section 23114. • Reduce traffic speeds on all unpaved roads to 15 mph or less. • Install and maintain track-out control devices in effective condition at all access points where paved and unpaved access or travel routes intersect (e.g. Install wheel shakers, wheel washers, and limit site access. • All streets shall be swept at least once a day using SCAQMD Rule 1186 certified street sweepers utilizing reclaimed water trucks if visible soil materials are carried to adjacent streets. • The builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary to prevent transport of dust offsite • Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours. • All stockpiles of debris, dirt or other dust generating material shall be covered or watered three times daily. • Suspend use of all construction equipment operations during second stage smog alerts.	The specific mitigation included in this measure shall be incorporated into the construction contract and made a requirement of the contract. The mitigation measures shall be implemented during construction.	A copy of the construction contract shall be retained in the project file. During construction City field inspectors shall verify in the field that the measures are being implemented during construction. Field notes verifying compliance with these measures shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Air Quality AIR-2 The proposed Project and its contractors shall ensure that, during construction, contractors shall turn off all diesel-powered construction vehicles when vehicles are not in use and contractors shall prohibit idling of vehicles for longer than three minutes.	The specific mitigation included in this measure shall be incorporated into the construction contract and made a requirement of the contract. The mitigation measures shall be implemented during construction.	A copy of the construction contract shall be retained in the project file. During construction City field inspectors shall verify in the field that the measures are being implemented during construction. Field notes verifying compliance with these measures shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Air Quality AIR-3 The proposed Project shall implement the following additional construction equipment exhaust controls: • Utilize well-tuned off-road construction equipment. • Establish a preference for contractors using Tier 3 or better heavy equipment.	The specific mitigation included in this measure shall be incorporated into the construction contract and made a requirement of the contract. The mitigation measures shall be implemented during construction.	A copy of the construction contract shall be retained in the project file. During construction City field inspectors shall verify in the field that the measures are being implemented during construction. Field notes verifying compliance with these measures shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Biological Resources BIO-1 Burrowing Owl. Preconstruction presence/absence surveys for burrowing owl shall be conducted within 30 days prior to any onsite ground disturbing activity. The burrowing owl survey shall be conducted pursuant to the recommendations and guidelines established by the California Department of Fish and Wildlife. In the event this species is not identified within the project limits, no further mitigation is required. If during the preconstruction survey, the burrowing owl if found to occupy the site, Mitigation Measure BIO-2 shall be required.	The required burrowing owl survey shall be completed within 30 days prior to any onsite ground disturbing activity.	A copy of the burrowing owl survey shall be provided to the City prior to initiating ground disturbing activity. A copy of this report shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Biological Resources BIO-2 If burrowing owls are identified during the survey period, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance: Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 1 through August 31, and a minimum of 250-foot buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist. If impacts on occupied burrows in the non-nesting period are unavoidable, onsite passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. If relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan must include all of the following: • The location of the nest and owls proposed for relocation. • The location of the proposed relocation site. • The number of owls involved and the time of year when the relocation is proposed to take place. • The name and credentials of the biologist who will be retained to supervise the relocation. • The proposed method of capture and transport for the owls to the new site. • A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).	The identified measures shall be implemented if burrowing owl occupy the project site based on the survey required in BIO-1. These measures shall be implemented prior to initiating construction in the occupied area of the project site.	The site developer shall submit documentation that each of the measure in BIO-2 have been implemented prior to authorizing construction to begin in the occupied portion of the site. This documentation shall be retained in the project site.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Biological Resources BIO-3 Western Spadefoot. If construction is to occur in winter or spring (i.e., between November 1 and May 31), focused pre-construction surveys shall be conducted following rain events for the western spadefoot within a 1,200-foot buffer of potential breeding pools. The buffer is consistent with literature values for average terrestrial use by amphibians (Semlitsch and Brodie 2003). Appropriate survey methods shall be employed to maximize the possibility of detecting the western spadefoot, such as time of day and specific locations searched. The survey shall be phased into specific areas where construction will be taking place. A survey of the rain pool(s) for eggs, tadpoles, and toadlets (i.e., metamorphs) by a qualified biologist familiar with all life stages of the western spadefoot shall also be necessary to identify and translocate western spadefoot tadpoles to adjacent pool sites known to support this species. If western spadefoot are determined present in rain pools during survey, land disturbing activities within rain pools and the associated 1,200-foot buffer will be avoided while the pools are wet during the western spadefoot breeding season (March 1 through May 31).	The toad survey shall be initiated prior to ground disturbance if construction is proposed during the winter or spring. The findings of the toad survey shall be presented to the City prior to initiating ground disturbance at the project site.	A copy of the toad survey report of findings shall be retained in the project file. Recommended management actions based on the survey shall be implemented and monitored by City field inspectors. Verification of implementation shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Biological Resources BIO-4 California Glossy Snake. The subject property encompasses 178 acres in the eastern portion of the City of Highland, San Bernardino County, California. The development envelope, or land disturbing footprint, associated with the proposed project includes less than 10 acres of disturbance area that is suitable glossy snake habitat, located south of Greenspot Road. Therefore, a qualified biological monitor familiar with glossy snake shall be present during land disturbing activities within the suitable habitat area for glossy snake, to monitor for this species and if possible translocate any glossy snakes found during grubbing and grading.	This measure shall be implemented during construction. The qualified biological monitor shall be disclosed to the City prior to initiating ground disturbing activities. Weekly monitoring reports shall be compiled by the monitor.	A copy of the monitoring reports shall be retained in the project file. Field inspectors shall verify the monitor is on the site during ground disturbing activities within suitable habitat. Verification of implementation shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Biological Resources BIO-5 Nesting Birds. A migratory nesting bird survey of the Project's impact footprint shall be conducted by a qualified biologist within 2 weeks and 3 days prior to initiating vegetation clearing or ground disturbance. If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) will be prepared and implemented. At a minimum the NBP will include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The NBP will include a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be determined by the biologist in consultation with the CDFW, and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be visually marked in the field, which no vegetation clearing or ground disturbance shall commence until the qualified biologist has determined the nest in question has become inactive (failed or successful with fledged young birds) and a monitoring report has been submitted to the CDFW for review and approval. Construction within the designated buffer area shall not proceed until approved by the site biologist.	The nesting bird survey shall be conducted within specified time frame. If required, a nesting bird plan shall be compiled and implemented during construction activities. Monitoring for compliance with the NBP during construction shall be conducted as required in this measure.	A copy of the bird survey report and NBP shall be retained in the project file. Field inspections shall verify compliance with the NBP and the monitoring activities. Verification of compliance with this measure shall be provided and retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Cultural Resources CUL-1 If subsurface prehistoric or historic resources over 50 years of age are encountered during land modification activities, then activities in the immediate area of the find shall be halted so that a qualified professional archaeologist can assess the find, determine its significance, and make recommendations for appropriate mitigation measures consistent with the provisions of Public Resources Code section 21083.2 (b), (c) and (d). The developer shall fund recommended management requirements for accidentally exposed archaeological materials.	This measure shall be implemented during construction activities on the project site. Exposure of any subsurface cultural resources shall be managed in accordance with professional standards during construction.	If subsurface resources are encountered, the find shall be reported to the City within 24 hours. Documentation of all management actions taken to properly record and curate any resources shall be submitted to the City and retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Cultural Resources CUL-2 If human remains and/or "grave goods" (i.e., funerary objects) are found within the Project area, the City or its designee shall notify the San Bernardino County coroner as soon as possible, in any event not later than 24 hours after the time of discovery. The coroner shall determine whether or not the circumstances, manner, and cause of death require further investigation as a crime scene. If not, the coroner shall endeavor to determine if the remains are Native American. This shall be accomplished in consultation with a physical anthropologist, human osteologist, or other qualified specialist. If the coroner determines that the remains are Native American and not evidence of a crime, he/she shall contact the Native American Heritage Commission (NAHC) per CH&SC §7050.5(b). The NAHC would then immediately identify the persons or Tribe it believes to be to be most likely descended from the deceased Native American. With the permission of the landowner, the most likely descendant (MLD) may inspect the site of the discovery and recommend means for treating or disposing of the human remains and any associated grave goods with appropriate dignity. The MLD shall complete the inspection and make a recommendation within 48 hours of notification by the NAHC. If the NAHC is unable to identify an MLD, or if the MLD fails to make a recommendation, or if the landowner rejects the MLD's recommendation and mediation by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and any associated items with appropriate dignity on the property in a location not subject to further subsurface disturbance (PRC §5097.98). If the human remains are not those of a Native American, the City shall consult with the coroner, a biological anthropologist or human osteologist, and a qualified historical archaeologist to develop an appropriate plan for treatment and to determine if historical research, further archaeological excavations, and/or other studies may be necessary before a treatment plan can be finalized. Also, if the remains are those of an identifiable individual and not evidence of a crime, the City shall notify the next-of-kin, who may wish to influence or control the subsequent disposition of the remains. If the next-of-kin (for non-Indian remains) or MLD so requests, the City shall coordinate discussions among concerned parties to determine if reburial at or near the original site in a location not subject to further disturbance is feasible. If a proximate reburial location is not feasible,	This measure must be implemented during construction if any human remains are accidentally exposed.	Discovery of human remains shall be reported to the City within 24 hours of exposure. Documentation shall be provided that ground disturbing activities were immediately halted in the area of the discovery and of all management actions taken following the discovery. A copy of this documentation shall be retained in the project file.

Mitigation Measure	Implementation Schedule	Verification
then the City may continue to coordinate discussions until a final disposition of the remains is decided upon. Following the initial discovery and identification of any human remains, funerary objects, sacred objects, or objects of cultural patrimony within the Project area, no further archaeological excavation, recording, or analysis of such remains and/or objects shall occur until after the MLD has made a recommendation to the landowner with respect to the disposition of the remains and/or objects. Thereafter, the City shall take into account the recommendation of the MLD, and shall decide on the nature of any archaeological excavation, recording, or analysis to be done of the discovered remains and/or funerary objects.		

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Cultural Resources CUL-3 If subsurface paleontologic resources are encountered during land modification activities, then activities in the immediate area of the find shall be halted so that a qualified professional archaeologist can assess the find, determine its significance, and make recommendations for appropriate mitigation measures consistent with the professional management standards for paleontological resources. The developer shall fund recommended management requirements for accidentally exposed paleontological materials.	This measure shall be implemented during construction activities on the project site. Exposure of any subsurface paleontological resources shall be managed in accordance with professional standards during construction.	If subsurface resources are encountered, the find shall be reported to the City within 24 hours. Documentation of all management actions taken to properly record and curate any resources shall be submitted to the City and retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Geology and Soils GEO-1 Based on findings of the geotechnical investigation report, all structures for human occupancy shall be setback from the toe of the hillside along the northern side of the proposed development area a minimum distance of 50 feet. Additional trenching is required prior to finalizing the design of Phases 2-4 and the trenching and a report of findings shall be reviewed and approved prior to approval of the designs in these phases. This measure addresses both slope stability and will increase the Restricted Use Zone width established for possible fault hazards in virtually all areas.	Prior to initiating construction, the City shall verify that all setbacks identified in this measure are being implemented. The additional trenching shall be conducted prior to implementation of Phases 2-4. The report of findings shall be submitted prior to implementation of these phases	The final tract map shall include the required setbacks and a copy shall be retained in the project file. The report of trenching findings shall be approved prior to construction within these phases and the design requirements shall be incorporated into the final tract map. A copy of this final map shall be retained in the project file to verify the design measures are incorporated into Phases 2-4.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Geology and Soils GEO-2 Based upon the comprehensive geotechnical investigation all inhabited structures shall be designed to do the following: a. Resist minor earthquakes without damage; b. Resist moderate earthquakes without structural damage, but with some nonstructural damage; and c. Resist major earthquakes, of the intensity or severity of the strongest forecast to occur within the City of Highland, without collapse, but with some structural, as well as nonstructural damage.	The developer shall submit design information prior to authorizing onsite building permits that the structures meet the design requirements of this measure.	A copy of the design information meeting this measure shall be retained in the project file. Field inspectors shall verify that these measures are incorporated into the new structures. Verification of compliance shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

The following table is a summary of seismic design and included as part of GEO-2:

CBC 2013 SEISMIC DESIGN SUMMARY Site Location (WGS 84) 34.1054-117.1246 Occupancy Category II	
Site Class Definition (Table 1613.2)	D
S_S Mapped Spectral Acceleration at 0.2s Period (Figure 1613.5(3))	2.659
S_1 Mapped Spectral Acceleration at 1.0s Period (Figure 1613.5(4))	1.284
F_A Short Period Site Coefficient at 0.2s Period (Table 1613.5.3(1))	1.0
F_V Long Period Site Coefficient at 1.0s Period (Table 1613.5.3(2))	1.5
S_{MS} Adjusted Spectral Response Acceleration at 0.2s Period (eq. 16-37)	2.659
S_{M1} Adjusted Spectral Response Acceleration at 1.0s Period (eq. 16-38)	1.925
S_{DS} Design Spectral Response Acceleration at 0.2s Period (eq. 16-39)	1.773
S_{D1} Design Spectral Response Acceleration at 1.0s Period (eq. 16-40)	1.284
Seismic Design Category, Short Period	E
Seismic Design Category, Long Period	E

Mitigation Measure	Implementation Schedule	Verification
Geology and Soils GEO-3 The applicant shall be required to include a Soil Erosion Control Plan as part of the Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) for the project site. This section of the SWPPP/WQMP shall include measures designed to control wind and water erosion on the site during and after construction. These Best Management Practices (BMPs) shall include measures including landscaping, hardscaping and incorporation of site retention facilities to reduce the volume of stormwater runoff, minimize soil exposed to concentrated runoff and infiltrate surface runoff on the project site in accordance with the City's Stormwater Management ordinance (Section 15.54.160 of the Municipal Code). These best management practices shall be monitored by the Municipal Utilities and Engineering Services Department and the Building & Safety Division of the Development Services Department to verify effectiveness during construction and future occupancy.	The Soil Erosion Control Plan; SWPPP and WQMP shall be submitted to the City prior to approval of ground disturbing activities and these measures shall be implemented or installed during construction.	A copy of these documents shall be retained in the project file. Field inspectors shall verify that all the required measures in these documents are implemented. Verification of compliance shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Geology and Soils GEO-4 All permanent landscaping shall be installed prior to final occupancy, and, following construction, disturbed soils shall be landscaped, or otherwise treated (covered with gravel, mulch or hardscape, to protect soils from wind and water erosion); to be monitored by the Development Services Department, Planning Division, and satisfied prior to occupancy of the project.	All disturbed soils shall be treated to control wind and water erosion during construction and permanent landscaping shall be installed prior to final occupancy.	Field inspectors shall verify that all disturbed soils are treated as required and that permanent landscaping has been installed in accordance with design requirements. Verification of compliance shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Hazards and Hazardous Materials HAZ-1 All spills or leakage of petroleum products during construction activities shall be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste shall be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure shall be incorporated into the SWPPP prepared for the Project development.	These measures shall be identified in the project Stormwater Pollution Prevention Plan (SWPPP) and implemented during construction.	A copy of the SWPPP shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the SWPPP BMPs have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Hazards and Hazardous Materials HAZ-2 If the landfill is located on the project site, the site developer shall remove it; conduct tests to ensure it does not contain any contamination; relocate the waste to an appropriately licensed landfill; and replace the excavated material with documented clean fill. This shall be completed prior to initiating mass grading of the site and the records of all chemical tests and location of disposal shall be provided to the City.	Verification of the presence of a homeowners landfill shall be completed prior to initiating mass grading of the site. Records of all chemical tests and location of disposal, if required, shall also be provided prior to mass grading of the site.	The documentation verifying the presence of a landfill on the site shall be retained in the project file. Documentation of any chemical tests or transport and disposal of any solid waste shall be retained in the project file. If necessary, field inspectors shall verify the landfill is removed and the location is filled with clean material. Verification of compliance shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Hazards and Hazardous Materials HAZ-3 If the abandoned wells on the project site have not been properly abandoned, any such wells shall be properly closed using current regulatory requirements. This shall be completed prior to initiating mass grading of the site and records documenting proper closure shall be provided to the City.	Verification of the proper well closure shall be completed prior to initiating mass grading of the site.	The documentation shall be submitted to the City and retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Hazards and Hazardous Materials HAZ-4 If other subsurface facilities exist within the project site (irrigation pipes, septic tanks, etc.), the site developer shall remove these facilities; conduct any required tests to ensure they do not harbor contamination; properly dispose of the structural waste at an appropriately licensed landfill; and replace the excavated material with documented clean fill. This shall be completed prior to or concurrent with mass grading of the site and records documenting proper closure shall be provided to the City.	If necessary, this measure shall be implemented prior to initiating mass grading, including required tests and closure of the subsurface facilities.	Documentation verifying property closure of any other subsurface facilities on the site shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Hazards and Hazardous Materials HAZ-5 The area containing DDT concentrations above the State hazard level shall be documented, including the exact dimensions and volume. A report verifying that the DDT contaminated soil can be effectively blended (and how this will be accomplished on the project site) with other uncontaminated onsite soil shall be provided to the City. If there is insufficient soil for blending at the site, the DDT contaminated soil shall be collected and disposed of at a properly licensed facility. This shall be completed prior to initiating mass grading of the site and records documenting proper management of the DDT contaminated soil shall be provided to the City.	This measure shall be implemented prior to initiating mass grading, including required tests and removal of the contaminated soil, if necessary. .	Documentation verifying property management of the DDT contaminate soils shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Hazards and Hazardous Materials HAZ-6 At all times during construction of the site improvements, the site developer shall ensure that emergency fire or medical vehicles are able to access all areas along the Project alignment during construction, particularly along Greenspot Road. The Developer shall submit an acceptable temporary traffic routing/management plan to ensure that adequate circulation capacity is being maintained to serve emergency functions (including emergency response and emergency evacuation plans) along roadways in the vicinity of the project.	Prior to initiating construction at the site a traffic management plan shall be submitted and approved by the City.	A copy of the approved traffic management plan shall be retained in the project file. Field inspections shall verify the plan is being implemented and adequate emergency access is being provided at all time. Verification of compliance shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Hazards and Hazardous Materials HAZ-7 The developer shall submit a conceptual fire mitigation plan to the City that identifies the type of buffer that will be maintained between the future residences and the fire prone coastal sage scrub/chaparral habitat on the adjacent hillside to the north of the site. The project developer shall implement this plan by installing the buffer and provide a mechanism for long-term maintenance of the buffer area to minimize the wildland fire hazard threat at the project site. This plan shall be approved to the City prior to constructing any structures and implemented prior to occupancy. Alternatively, the City may accept the fire mitigation measures incorporated into the Tentative Tract Map and PD Plan as meeting the requirements of this measure.	The fire mitigation plan shall be completed and approved by the City prior to approval of the Final Tract Map. This plan shall be implemented during construction and future occupancy.	A copy of the approved fire mitigation plan shall be retained in the project file. Field inspections shall verify the plan is being implemented and adequate fire protection measures are being provided at all time. Verification of compliance shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Noise NOS-1 Construction activities shall employ feasible and practical techniques to minimize noise impacts on adjacent uses. Particular emphasis shall be placed on the restriction of hours in which work other than emergency work may occur.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Noise NOS-2 Non-emergency construction activities adjacent to existing noise-sensitive uses shall be limited to daylight hours between 7:00 a.m. and 6:00 p.m. Construction on weekends or holidays is prohibited.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Noise NOS-3 A 12-foot temporary noise barrier or an 8-foot solid barrier (wall or combination wall/berm) shall be constructed along the west project boundary and adjacent to the onsite residence if occupied prior to the start of onsite grading or clearing.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Noise NOS-4 If the existing residence is occupied during site grading activities and the occupant concludes these daytime construction activities are too intrusive after implementation of measure NOS-3, the developer shall offer to relocate the resident(s) at the developer's expense until grading immediately adjacent to the site is completed and exterior noise levels are reduced to 70 dB at the exterior of the existing residence.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Noise NOS-5 Only small bulldozers shall be permitted to operate within 56 feet of the nearest off-site residential structures or the existing residence located within the project site. As noted above, the property occupant may choose to leave the site during immediately adjacent construction activities. The project developer shall fund the relocation.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Noise NOS-6 An 8-foot solid noise wall (or combination wall/berm) shall be constructed along the Greenspot Road frontage, to provide an outdoor noise level of 65 dB CNEL for all units adjacent to Greenspot Road.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Noise NOS-7 All Greenspot Road perimeter homes shall have central air conditioning as a standard feature to allow for window closure during warmer weather while maintaining interior comfort. Supplemental ventilation shall be required for any habitable rooms facing Greenspot Road. Assuming a 5-person household, 75 cfm (5x15 cfm/person) of fresh make-up should be supplied to such rooms. The make-up air intake shall be installed on the side of the house away from the adjacent arterial roadway.	This measure shall be included in the construction contract as a contract specification for the identified structures and implemented by the contractor during home construction.	A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification
Transportation / Traffic TRA-1 <u>Onsite Roadway Improvements</u> Construct Greenspot Road from Project's western boundary to 600 feet east of Driveway 2 at its ultimate half-section width as a Major Highway (104-foor right-of-way) in compliance with applicable City of Highland standards. Provide median improvements on the north side of Greenspot Road as required by the final conditions of approval for the proposed Project and applicable City of Highland standards. Wherever necessary, roadways adjacent to the Project, site access points and site-adjacent intersections shall be constructed to be consistent with the recommended roadway classifications and respective cross-sections in the City of Highland General Plan Circulation Element.	The onsite roadway improvements shall be completed and approved by the City prior to issuance of occupancy permits.	Field inspectors shall verify the required onsite roadway improvements have been completed and shall document compliance with field notes in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Transportation / Traffic TRA-2 <u>Site Access Improvements</u> Construction of on-site and site adjacent improvements shall occur in conjunction with adjacent Project development activity or as needed for Project access purposes. Driveway 1 at Greenspot Road (#7) – A stop control shall be installed on the southbound approach and the intersection shall be constructed with the following geometrics: Northbound Approach: N/A. Southbound Approach: One shared left-right turn lane. Eastbound Approach: One left turn lane with a minimum of 150-feet of storage and one through lane. Westbound Approach: One through lane and one shared through-right turn lane. Driveway 2 at Greenspot Road (#8) – A stop control shall be installed on the southbound approach and the intersection shall be constructed with the following geometrics: Northbound Approach: N/A. Southbound Approach: One shared left-right turn lane. Eastbound Approach: One left turn lane with a minimum of 150-feet of storage and one through lane. Westbound Approach: One through lane and one shared through-right turn lane.	The site access roadway improvements shall be completed and approved by the City prior to issuance of occupancy permits.	Field inspectors shall verify the required site access roadway improvements have been completed and shall document compliance with field notes in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

MEDITERRA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
Transportation / Traffic TRA-3 <u>Opening Year Cumulative Without and With Project Mitigation</u> The Project will contribute its proportional share of this cumulative improvement need through its payment of the City of Highland Development Impact Fee (DIF) and/or fair share as directed by the City. <u>Horizon Year Cumulative Without and With Project Mitigation</u> The Project will contribute its proportional share of this cumulative improvement need through its payment of the City of Highland Development Impact Fee (DIF) and/or fair share as directed by the City.	The Development Impact Fees shall be paid to the City prior to issuance of occupancy permits.	The City shall verify the required development impact fees have been paid and shall retain receipts of payment in the project file.

Source	Responsible Party	Status / Date / Initials
Initial Study	City of Highland	

Building and Safety Division Conditions of Approval

Date: February 8, 2016

Applicant: **Greenspot Corridor LLC**

Address of Applicant:

Site Location: **Tract 18893**

Telephone:

File / Index No.: Cup-14-005

Provide two (2) of the following construction plans and information for review of the proposed project. Initial plan review usually will take three weeks on most projects. You will receive a plan review number at the time you submit plans for the proposed project. This number will be needed to obtain information regarding your plan review.

Sets
(2) Architectural Plans
(2) Structural Plans
(2) Structural Calculations
(2) Plot/Site Plans
(2) Electrical Plans
(2) Electrical Load Calculations
(2) Plumbing Plans/Isometrics
(2) Mechanical Plans
(2) Duct layout Plans
(2) Roof and Floor Truss Plans
(2) Title 24 Energy Calculations
(2) Soils Report
(2) Compaction Report
(2) Precise Grading Plans with erosion control Best Management Practices shown.
(2) Condition of Approval Packages
(2) Temporary Fence Plan

General Conditions

All structures shall be designed in accordance with the adopted Building Code at the time of plan submittal; currently the 2013 California Residential Codes and the California Green Standard Building Code are adopted by the City of Highland, Ordinance No. 386. Design all structures to comply with Seismic Design Category D, wind speed 85 MPH, at exposure "C". Habitable structures shall comply with the 2013 California Energy Code requirements."

The Developer/Owner is responsible for the coordination of releasing any Deferral of Development Impact Fees or Bonds after such fees have been paid. The Developer/Owner should be aware, once the deferral is sent to the San Bernardino County Recorders Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.

The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request final clearances from each department and division prior to requesting the final building inspection from Building and Safety. Each agency shall sign the back of the Building and Safety Job Card and provide a copy of the signatures to Building and Safety at the time a final inspection is requested.

Building and Safety inspection requests can be made 24 hours in advance for the next day inspection. Please contact (909) 864-2136, Ext 228. ***If your inspection request is left on another phone extension, your inspection will not be performed.*** You may also fill out an inspection request at the Building and Safety counter. The request must be given to the front counter receptionist for the next day inspection.

A security fence with screening must protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians. See Construction fencing requirement policy.

Toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3.
All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and ***before final occupancy,*** the receipts shall be forwarded to the Planning Division.

Construction projects, which require temporary electrical power, shall obtain an Electrical Permit from Building and Safety. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building and Safety and the Planning Division.

A. Installation of a Construction Trailer through the Temporary Occupancy Permit (TOP) procedure, or:
B. Security fenced area where the electrical power will be located.

Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.
Attached to the approved plans are Building and Safety Policies, which are part of the Condition of Approval for this project.

1. Ordinance 209 requires fire Sprinklers. Submit Fire Sprinkler Plans to the Fire Marshal located at 27215 Base Line, Highland CA. Please contact the Fire Marshal for information on the design requirements. (909) 864-2136, ext. 248.

2. Structures constructed within designated Very High Fire Hazard Severity Zone, shall comply with the requirement of the 2013 California Residential Code, Chapter 7A "Materials and Construction Methods For Exterior Wildfire Exposure"

3. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site Fire Hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the Fire Hydrants are established and approved. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project.

4. Prior to issuance of permits, site-grading certifications shall be submitted to Building and Safety. Compaction reports shall accompany certifications.

5. Prior to issuance of building permits, provide a receipt from the Unified School District stating that all school fees have been paid. This project is located in the Redlands/ San Bernardino Unified School District.

6. Prior to issuance of building permits, provide Building and Safety with a Sewer and Water availability Letter from East Valley Water District. (909) 888-8986

7. The property shall be connected to East Valley Water District sewer service. If the sewer is not available, provide Building and Safety with a letter from East Valley Water District explaining that the sewer is not available to the site and the building can be serviced by a private septic system. The letter is required prior to plan review process. Submit the septic design plans along with a percolation test report for review, approval and permits.

8. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to permit issuance, submit a plan indicating compliance methods.

9. <u>Prior to the demolition of the existing structures, the following will be required:</u>

    1. Submit copies of property title to prove ownership.
    2. Provide a hazardous materials survey (Asbestos and lead) for each structure.
        A. If hazardous materials are present, contract with an approved abatement contractor to remove all materials to an approved landfill or disposal site.
        B. Provide landfill or disposal site receipts to the Building Department prior to obtaining permits.

C. Provide a hazardous material clearance certification from the abatement contractor or industrial hygienist.

3. Submit AQMD notification application a minimum of 10 days prior to start of the demolition work. (Provide copies of the certified mail receipt to the Building Department).
4. Contact the approved City waste hauler for disposal of the demolition materials. All recyclable materials must be weight and reported. (Submit material amount estimates prior to issuance per Ordinance).
5. Obtain demolition permits from the Building Department.
6. Completely demolish each structure, removing all materials, foundations, slabs, trash and debris.
7. Cap utility connections within 5 feet of the property line.
8. Obligation and responsibility for determining the location of any or all wells, shafts, openings, septic tanks, cesspools, basements, pits or other like hazards lies with the property owner or contractor, All such hazards shall be abated as per the California Plumbing Code or by methods approved by the Building Official. (Septic systems shall be pumped, filled with sand with lids shall be crushed).
9. Burying, covering or otherwise discarding of debris on the demolition site is prohibited.
10. In instances regarding excavation and removal of fuel storage tanks, or other excavations involving substantial backfill, a compaction report by an approved agency shall be filed with the Building Department.
11. All Best Management Practices set by NPDES shall be implemented and complied with.
12. All dead trees shall be removed and other vegetation shall be trimmed to comply with weed abatement procedures.

Development Code Regulation

All residential dwelling units shall be equipped with security lighting affixed to the exterior of each garage door and/or above the exterior of each front and rear man doors.

(a) Motion sensor devices shall activate lighting.
(b) Lights shall be installed a minimum of eight feet above grade and shall be hard wired into the electrical power source.
(c) Lights shall be shielded and directed away from surrounding residential uses and shall not blink, oscillate or be of unusually high intensity.

Amendments to the Plumbing Code

1. Due to pinhole leaks in copper tubing in the City of Highland we refer you to, Section 604.1, of the California Plumbing Code which has been recently changed to allow the use of CPVC and Cross Linked Polyethylene (PEX) for domestic water supply.

2. Copper pipe may be used in buildings if a letter from the owner of the building is submitted to Building and Safety accepting liability for future copper pipe failures in the structure. If copper pipe is proposed, Type K should be used below and above the ground. Water supply lines to fixtures should be plumbed in stainless steel or other approved materials.

City of Highland, **FIRE PREVENTION DIVISION,** Conditions of Approval.

DATE : November 10, 2020 **PAGE 1 OF __5____**

APPLICANT : Sunland Communities. Camille Bahri

Address : 10575 Oakdale Dr. Rancho Cucamonga CA 91730

SITE LOCATION : Greenspot Rd

FILE / INDEX No.: TTM 18893

THIS PROJECT IS PROTECTED BY THE CITY OF HIGHLAND FIRE DEPARTMENT / CAL-FIRE / CALIFORNIA DEPARTMENT of FORESTRY and FIRE PROTECTION.

Fire Department Review of all projects is required.

SUBMIT TO FIRE MARSHAL'S OFFICE: **ONE COPY** OF EACH BUILDING (MODELS) AND/OR STRUCTURE PLANS FOR FIRE DEPARTMENT REVIEW.

ALL CONSTRUCTION (New and renovations to existing) SHALL COMPLY WITH THE CALIFORNIA FIRE CODE **(2013 edition)** Along with amendments as adopted within the Highland Municipal Code (Ord. #387).

Note: All weather access roads (CFC 503.2.3) and fire hydrant/water system installations shall be in place, inspected and approved, **PRIOR** to combustible material being brought on site.

Note: The City of Highland has 2 areas within the '**FIRE SAFETY OVERLAY DISTRICT'** designated as **FR-1** and **FR-2**. Both areas may border or overlap areas identified by the State/CalFire as '**High Fire Severity Zone'** or '**Very High Fire Severity Zone'**. See **HMC Section 4905.4** for construction requirements.

GENERAL.

1. **HF1:** THIS PROJECT IS IN **FIRE SAFETY REVIEW AREA 1**. THIS IS A '**VERY HIGH FIRE HAZARD'** AREA. THE PROJECT SHALL COMPLY WITH THE CONSTRUCTION AND DEVELOPMENT STANDARDS FOR A **FR-1 AREA**. CONTACT THE CITY BUILDING & SAFETY DIVISION FOR CONSTRUCTION AND DEVELOPMENT STANDARDS. A MINIMUM 30 ' CLEARANCE IS REQUIRED AROUND ANY STRUCTURE(s). **CFC CPTR 49 / CBC CPTR 7A**

2. **HF3:** A FUEL BREAK ALONG THE NORTHERLY BOUNDRY SHALL INCUDE THE FROM ANY BUILDINGS NORTH EXTERIOR WALL TO THE LOT LINE, INCLUDING THE AREA THAT WILL SERVE

AS THE COMMUNITY TRAIL THAT SHALL BE 100' IS DISATNCE OR TO THE TRACT BOUNDRY, WHICHEVER IS CLOSER. THE CLEARANCE SHALL BE MAINTAINED THROUGHOUT YHE CONSTRUCTION OF THE PROJECT. FINAL MINIMUM WIDTH, SURFACE AND ACCESS POINTS SHALL BE CONFIRMED AS PROJECT PROGRESSES. **CFC Chapter 49 & HMC**

3. **HF5:** . PROVIDE A MAINTENANCE AGREEMENT AS A SECTION IN THE HOA BYLAWS WHICH REQUIRES MONITORING AND HAZARD ABATEMENT ON A CONTINUOUS BASIS.

4. **HF31:** APPROVED FIRE HYDRANT PAVEMENT MARKERS (BLUE DOTS) SHALL BE INSTALLED AT EVERY HYDRANT.

5. **HF50:** HIGH FIRE HAZARD AREAS FR-1 & FR-2: ONE-HOUR FIRE RESISTIVE CONSTRUCTION IS REQUIRED FOR EXTERIOR(s) WALL(s). **HMC 4905.4 / CBC Chapter. 7-A**

6. **HF60:** ADDITIONAL PLANS FOR ACCESS, FIRE SAFETY SYSTEMS, FIRE LANES AND SIGNAGE, GATES, STORAGE, OR OTHER SPECIAL CONDITIONS MAY BE REQUESTED FOR REVIEW, CONDITIONING AND APPROVAL BY THE FIRE MARSHAL.

7. **HF56:** ALL FLAMMABLE AND COMBUSTIBLE LIQUID STORAGE AND DISPENSING SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE **CFC CHAPTERS 23 & 57, T-19** AND CITY CODES AND ORDINANCES.

8. **HF48:** A CLASS "A" ROOF COVERING STRUCTURE WITH "BIRD STOPS" SHALL BE INSTALLED.

ACCESS:

9. **HF7:** FIRE DEPARTMENT **ACCESS** ROADS SHALL MEET THE FIRE DEPT. MINIMUM UNOBSTRUCTED WIDTH OF (TWENTY-SIX (26) FEET WITHIN FR-1&2 ZONES). **THIS STANDARD SHALL NOT LESSEN OTHER AGENCY REQUIREMENTS.** ACCESS ROADS SHALL BE PAVED (ASPHALT/CONCRETE) AND IN PLACE **PRIOR** TO DELIVERY OF COMBUSTIBLE BUILDING MATERIALS ON SITE. ROADS SHALL BE DESIGNED AND CONSTRUCTED TO MEET ADOPTED CITY STANDARDS. THIS REQUIREMENT DOES NOT APPLY TO THE FIRE ACCESS/COMMUNITY TRAIL ROAD. **CFC chapter 5, Sec 503**

10. **HF8:** ALL ACCESS ROADS, PUBLIC, PRIVATE STREETS AND RESIDENTIAL DRIVEWAYS SHALL MAINTAIN A MINIMUM VERTICAL CLEARANCE OF THIRTEEN (13) FEET-SIX (6) INCHES. **CFC 503.2.1**

11. **HF11:** FIRE DEPARTMENT ACCESS ROADWAY(s) AND/OR PUBLIC/PRIVATE STREET(s) EXCEEDING ONE HUNDRED FIFTY (**150**) FEET IN LENGTH SHALL PROVIDE AN APPROVED TURN-AROUND AT THE TERMINUS (**CUL-DE-SAC**). MINIMUM RADIUS SHALL BE **NOT LESS THAN 40** FEET. OR AS APPROVED BY THE FIRE MARSHAL. CUL-DE-SACS PROVIDING ACCESS TO PERIMETER EMERGENCY ACCESS ROADS SHALL HAVE A MINIMUM RADIUS OF **44** FEET. **CFC 503.1.1 / APPENDIX D, D103.4, SBCO TRANSPORTATION STD 120/121**

12. **HF12:** FIRE DEPARTMENT ACCESS ROADWAY(s); PUBLIC/PRIVATE STREET(s) AND DRIVEWAYS SHALL NOT EXCEED 12% GRADE. **CBC 503.2.7 / APPENDIX D, D103.2 - HMC**

13. **HF14:** IN **FR-1/FR-2** AREAS, STREETS ENDING IN A CUL-DE-SAC SHALL NOT EXCEED **350** FEET, WITHOUT FUEL MODIFICATION ZONE APPROVED BY THE FIRE CODE OFFICAIL. IN ALL OTHER AREAS, NON CIRCULATING STREETS SHALL NOT EXCEED **600** FEET IN LENGTH AND SHALL PROVIDE AN APPROVED CUL-DE-SAC. **HMC**

14. **HF15:** "PHASED" PROJECTS MAY BE REQUIRED TO PROVIDE A MINIMUM OF TWO (2) REMOTE POINTS OF APPROVED ACCESS DURING CONSTRUCTION. A SECONDARY ACCESS, FOR FIRE AND OTHER EMERGENCY EQUIPMENT AND FOR ROUTES OF ESCAPE, WHICH WILL SAFELY HANDLE EVACUATIONS. **CFC 503.1.2 - APPENDIX D, Sec D104.3**

15. **HF19:** **MANUALLY** OPERATED GATES ACROSS FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC AND/OR PRIVATE STREETS AND DRIVEWAYS, SHALL BE EQUIPPED WITH APPROVED EMERGENCY KEY-OPERATED **"KNOX"** PADLOCK OR BOX CONTAINING KEY TO OPEN THE PRIVATE LOCK. FOR **AUTOMATIC** GATES, A "KNOX" EMERGENCY ACCESS SWITCH, SHALL BE INSTALLED, AT LOCATION DETERMINED BY FIRE DEPARTMENT, AND SHALL OVER-RIDE ALL COMMAND FUNCTIONS AND OPEN GATE AUTOMATICALLY UPON ACTIVATION. ALL AUTOMATIC GATES SHALL HAVE A MANUAL OVER-RIDE FOR USE DURING LOSS OF ELECTRIC POWER. "KNOX BOX" REQUEST FORM IS AVAILABLE FROM THE FIRE MARSHAL. **CFC 506.6** – Appendix D 103.5 **Note: The city of Highland also requires an electronic "H" key system (Ord. #320) for multi-family, gated communities or secured storage facilities. HMC Chapter 15.56**

16. **HF24:** "NO PARKING – FIRE LANE" SIGNS SHALL BE POSTED AT LOCATIONS DESIGNATED BY FIRE MARSHAL. FIRE LANE CURBS SHALL BE PAINTED RED, WITH WHITE LETTERS STATING "NO PARKING – FIRE LANE" ON TOP, NOT FACE. **CFC 503.3 - APPENDIX D, D103.**6

WATER:

17. **HF25:** MINIMUM REQUIRED FIRE FLOW, AS DETERMINED BY I.S.O. FORMULA, IS AS FOLLOWS:
RESIDENTIAL; GPM =1500; AT 20 PSI RESIDUAL; FOR 2 HOUR DURATION.
COMMERCIAL; GPM = 3000; AT 20 PSI RESIDUAL; FOR 3 HOUR DURATION.
SYSTEM SHALL BE LOOPED WITH MINIMUM EIGHT (8) INCH MAINS; SIX (6) INCH LATERALS, SIX (6) INCH RISERS; SIX (6) INCH DIA. HYDRANTS WITH TWO 2 ½" OUTLET(s) AND ONE 4" OUTLET. **CFC APPENDIX B AND APPENDIX C**

Note: Hydrants shall meet EVWD standards.

18. **HF29:** FIRE HYDRANT SPACING SHALL BE :

SINGLE FAMILY RESIDENTIAL:	600 FEET
MULTI-FAMILY RESIDENTIAL:	300 FEET
HIGH DENSITY RESIDENTIAL:	300 FEET
COMMERCIAL RETAIL:	300 FEET

CFC 507 / APPENDIX B AND APPENDIX C.

Note: Existing fire hydrants (off-site) can be included if they meet spacing requirements. Hydrants shall not be located at the 'bulb' end of cul-de-sacs.

19. **HF26:** TWO SETS OF WATER DELIVERY SYSTEM PLANS, DESIGNED TO MEET THE REQUIRED FIRE FLOW FOR THIS PROJECT AND/OR DEVELOPMENT, SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL. **CFC 501.3**

20. **HF27:** APPLICANT-DEVELOPER SHALL PROVIDE A LETTER FROM THE WATER COMPANY SERVING THE PROJECT-DEVELOPMENT, VERIFYING FINANCIAL ARRANGEMENTS HAVE BEEN MADE AND BONDED FOR THE REQUIRED WATER IMPROVEMENTS. **CFC 501.3**

21. **HF28:** FIRE HYDRANTS SHALL BE INSTALLED, INSPECTED AND OPERATIONAL AS PER APPROVED WATER SYSTEM DELIVERY PLANS **PRIOR** TO ANY FRAMING, CONSTRUCTION OR DELIVERY OF COMBUSTIBLE MATERIALS TO PROJECT SITE. **CFC 501.4 / CFC 3312.1**

22. **HF32:** A TEMPORARY WATER STORAGE AND DELIVERY SYSTEM FOR USE DURING GRADING AND FOUNDATION WORK (NO COMBUSTABLE MATERIAL).MEETING FIRE DEPT. FIRE FLOW REQUIREMENTS MAY BE INSTALLED PRIOR TO FRAMING CONSTRUCTION OR DELIVERY OF COMBUSTIBLE MATERIALS TO PROJECT SITE. FIRE MARSHAL SHALL APPROVE ANY TEMPORARY SYSTEM. **CFC 3312.1; NFPA – 1231**

ADDRESSING – IDENTIFICATION:

23. **HF18:** STREET NAME SIGNS SHALL BE INSTALLED PRIOR TO CONSTRUCTION ON ANY ROADWAY OR PHASE. TEMPORARY SIGNS MAY BE USED AS APPROVED BY THE FIRE MARSHAL. **CFC 505.2** **Note:** Permanent signage shall meet City standards as required by Planning.

24. **HF17:** THE PUBLIC AND/OR PRIVATE ROADWAYS SERVING THIS PROJECT SHALL BE IDENTIFIED WITH **CITY** APPROVED NAMES. **CFC 505.2**

    HF20: **RESIDENTIAL** ADDRESS NUMBERS SHALL BE PLACED ON ALL NEW AND EXISTING STRUCTURES IN SUCH A MANNER AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ACCESS ROADWAY OR STREET. SINGLE FAMILY DWELLINGS SHALL HAVE NUMBERS OF **4"** HEIGHT, 3/8" STROKE ON CONTRASTING BACKGROUND. ADDRESS NUMBERS SHALL BE LOW VOLTAGE, AUTOMATICALLY ELECTRICALLY ILLUMINATED WHERE STRUCTURE SETBACK EXCEEDS ONE HUNDRED (100) FEET FROM THE ACCESS ROADWAY OR STREET, ADDITIONAL NON-ILLUMINATED NUMBERS 4" IN HEIGHT, 3/8" STROKE, ON CONTRASTING BACKGROUND SHALL BE DISPLAYED AT PROPERTY ACCESS ENTRANCE. **CFC 505.1** **Note:** Depending on height and setback of a building, larger numerals may be required and at additional locations on the building, as determined by a case-by-case review.

FIRE PROTECTION & ALARM SYSTEMS:

25. **HF34:** RESIDENTIAL AUTOMATIC FIRE SPRINKLERS SHALL BE INSTALLED ACCORDING TO **NFPA 13D** AND FIRE DEPARTMENT REQUIREMENTS. SUBMIT THREE **(3)** SETS OF SHOP PLANS WITH MATERIAL CUT SHEETS AND HYDRAULIC CALCULATIONS FOR FIRE DEPT. REVIEW AND APPROVAL PRIOR TO ANY INSTALLATION. SUBMIT COPY OF CALIFORNIA C-16 LICENSE.

26. THE WATER METER SUPPLYING A 13D SYSTEM SHALL BE OF SUFFICENT SIZE (usually 1-inch) TO PROVIDE THE CALCULATED FLOW REQUIREMENTS OF THE 13D FIRE SPRINKLER SYSTEM. MINIMUM PIPE SIZE BEYOND THE WATER METER SHALL BE 1-INCH. RESIDENTIAL SPRINKLER

HEADS OF PROPER TEMPERATURE RATING SHALL BE INSTALLED IN ATTIC AND BUILT-UP STORAGE SPACES WHERE MECHANICAL EQUIPMENT (FAU, WATER HEATER, etc.) IS INSTALLED. **CFC CHPTR 9; CFC 903; CBC; & HMC 8.24; NFPA13D, CHAPT. 6 & 10**

27. **HF46:** SMOKE DETECTORS, HARD WIRED IN SERIES WITH BATTERY BACK-UP, SHALL BE INSTALLED IN ALL SLEEPING AREAS AND IN ALL HALLWAYS AND AREAS/ROOMS LEADING TO SLEEPING AREAS. SMOKE DETECTORS SHALL BE INSTALLED AT THE TOP OF ALL STAIRWAYS. AT LEAST ONE SMOKE DETECTOR SHALL BE INSTALLED ON THE FIRST FLOOR LEVEL. **CFC 907; CBC**.

28. **HF60:** 2013 CALIFORNIA FIRE CODE, CHAPTER 33, **FIRE SAFETY DURING CONSTRUCTION** AND DEMOLITION, SHALL APPLY TO THIS PROJECT. IT IS THE REPSONSIBILITY OF THE PROJECT MANAGER TO MEET WITH THE FIRE MARSHAL TO DISCUSS REQUIREMENTS SPECIFIC TO THIS PROJECT. .

29. **HF62**: ADDITIONAL PLANS FOR ACCESS, FIRE SAFETY SYSTEMS, STORAGE OR OTHER SPECIAL CONDITION MAY BE REQUESTED FOR REVIEW, CONDITIONING AND APPROVAL BY THE FIRE MARSHAL.

30. **HF63**: SUBMIT TO FIRE MARSHAL'S OFFICE: **ONE COPY** OF BUILDING AND/OR STRUCTURE PLANS FOR FIRE DEPARTMENT REVIEW.

Scott DeForge, Deputy Fire Marshal
City of Highland Fire Department
(909) 864-6861

ATTACHMENT "B"
ENGINEERING CONDITIONS OF APPROVAL
TRACT 18893/MEDITERRA

A - Required Prior to Final Map Approval
B - Required Prior to Construction/Building Permit
C - Required Prior to Building Occupancy
D - Ongoing
E - Required Prior to Grading Permit
* - Non Standard Conditions

Approved by City Council December 10, 2019
(Supersedes conditions approved by City Council March 8, 2016)

SOILS/GEOLOGY/GRADING

B* 1. Comply with the recommendations of the "Preliminary Geotechnical Investigation, Proposed Residential Development, 30976 Greenspot Road, prepared by LOR Geotechnical Group Inc., Project No. 33007.1, dated November 4, 2013," including, but not limited to:

a. The recommendations of this report only apply to Phase 1 of Tentative Tract 18893.
b. Overexcavation and recompaction of hydraulic fill, young alluvial materials, and previously graded areas of the site is required. The exact depth of removal must be determined by the project Geotechnical Engineer during grading.
c. Oversized materials (rocks greater than 12 inches in maximum dimension) should not be placed in fill within 10 feet of finished grade. If rock disposal areas are considered necessary to bury oversized materials, they must be shown on the grading plan.
d. Remove any precariously seated boulders from the hillside just north of proposed development.
e. Provide a 50-foot setback from the toe of the natural slope for human occupancy structures and construct debris/impact walls to provide protection for the proposed development. The 50-foot setback may be modified on a case by case basis as proposed by the project Geotechnical Engineer and approved by the City Engineer.
f. The project Geotechnical Engineer must perform inspection and density testing during grading, and inspect and approve footing excavations prior to pouring of concrete.

B* 2. Comply with the recommendations of the "Preliminary Geotechnical Investigation, Proposed 200-Acre Residential Site, Arnott Ranch, prepared by LOR Geotechnical Group Inc., Project No. 32126.12, dated August 2, 2005," and the "Geotechnical Update Letter, Tentative Tract Map No. 18893, Highland, California, prepared by LOR Geotechnical Group, Inc., dated February 2, 2015," and any amendments thereto as approved by the City Engineer, including but not limited to:

a. The recommendations of this report and update letter apply to Phases 2, 3 and 4 of Tentative Tract 18893.

b. Overexcavation and recompaction of hydraulic fill, young alluvial materials, and previously graded areas of the site is required. The exact depth of removal must be determined by the project Geotechnical Engineer during grading.

c. Oversized materials (rocks greater than 12 inches in maximum dimension) should not be placed in fill within 10 feet of finished grade. If rock disposal areas are considered necessary to bury oversized materials, they must be shown on the grading plan.
d. Remove any precariously seated boulders from the hillside just north of proposed development.
e. Provide a 50-foot setback from the toe of the natural slope for human occupancy structures and construct debris/impact walls to provide protection for the proposed development. The 50-foot setback may be modified on a case by case basis as proposed by the project Geotechnical Engineer and approved by the City Engineer.
f. The project Geotechnical Engineer must perform inspection and density testing during grading, and inspect and approve footing excavations prior to pouring of concrete.

A/E* 3. Comply with the recommendations of the "Fault Hazard Investigation Summary Report, Proposed Residential Development, Phase 1 of Preliminary Tract 18893, prepared by LOR Geotechnical Group Inc., Project No. 32126A.33, dated September 16, 2014."

A/E* 3A Comply with the recommendations of the "Surface Fault Rupture Hazard Geologic Report, Proposed Residential Development Phase II, and Planning Areas III and IV Tentative Tract 18893, prepared by LOR Geotechnical Group Inc., Project No. 32126A.34, dated July 10, 2019," including, but not limited to:

a. Mitigate the potential for rockfall and debris flows for Phase II, by providing a typical 50-foot setback (with minor exceptions) from the slope toe and debris protection walls.
b. Design and construct debris protection walls to contain potential rockfall and debris flow emanating from hillside areas to the north of Phase II.
c. Design and construct flood control devices to accommodate 100-year event flows from the existing canyon areas to the north, using a bulking factor of 150% to accommodate potential debris flows.
d. Remove any precariously seated boulders from the hillside just north of proposed development.
e. Conduct gross stability analysis of the identified landslide complex to the east of Planning Area III in order to develop appropriate conclusions and recommendations prior to recordation of a Final Map for Planning Area III.
f. Implement appropriate mitigation measures and/ or establish setbacks based upon the findings, conclusions reported by the supplemental geotechnical evaluation of the affected areas of Planning Area III.
g. Additional investigation work will be needed prior to development of any additional phases tentatively proposed to the east of Planning Area III or within Planning Area V.

A* 4. Submit rough and/or precise grading plans for each phase of Tract 18893 to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.

A 5. Design individual lot grading to drain the entire area of each lot directly to the adjacent street.

A* 6. Include in letter lots for HOA maintenance or City maintenance via a maintenance mechanism approved by the City the areas to be graded with a down slope along Greenspot Road, the proposed community trail, and the westerly down slope, Lot E of the Tentative Map.

A* 7. Obtain concurrence from the property owner of the Not-A-Part parcel adjoining the west line of Lots 59, 60, 61, 65, 66, and 67 to process a lot line adjustment, to move the common property line to the top of the proposed slope. If concurrence cannot be obtained after a verifiable good faith effort has been made, submit an alternate design for review and approval by the City Engineer.

A 8. Submit structural design and location for any required retaining walls for review and approval by the City Engineer. Install concrete v-ditches at the back of retaining walls in accordance with the grading plan checklist.

C* 9. Construct the drainage maintenance access road/community trail to include a 6'-wide trail and a 14'-wide paved access road. The drainage maintenance access road east of Planning Area III shall be paved. Community trail improvements include, but are not limited to, trail fencing, decomposed granite trail surfacing with a soil binder, trail signage, and drainage improvements to protect trail improvements.

A 10. Submit a soil erosion and sediment control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.

A. 11. Short term erosion control shall be in accordance with Best Management Practices such as, hydroseeding, mulching, jute matting or plastic sheeting to protect slopes; silt fencing to control site perimeter; and straw bale barriers, sand bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.

A* 12. Long term erosion control shall include short term erosion control measures along with a functional and stable drainage conveyance system, where feasible. Where infeasible, a sediment basin together with a temporary, stabilized drainage system may be proposed for approval by the City Engineer.

D 13. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed to 15 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.

B 14. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.

C 15. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

STREET IMPROVEMENTS

A* 16. Design Greenspot Road to transition the proposed centerline to align with the existing centerline as approved by the City Engineer. Locate the transition near the easterly end of the curved section of Greenspot Road using a 100' minimum tangent and a 2,100' radius curve. Reconstruct existing street improvements on the south side of Greenspot Road as needed.

A* 17. Design Mediterra Parkway to align with the west entrance to the East Valley Water District headquarters on the south side of Greenspot Road.

C* 18. Construct 6" raised curb landscaped medians on Greenspot Road, Mediterra Parkway and Street B as approved by the City Engineer and the Community Development Director. Extend the median curbs 4" below the street structural section. Construct median drain pipes and inlets as approved by the City Engineer.

C* 19. Construct street improvements on Greenspot Road across the entire frontage of the Tentative Map, including the frontage of APN 0297-051-12, including, but not limited to, curb and gutter, asphalt concrete pavement, class II aggregate base, sidewalk, class II bikeways, landscaped medians, street lights etc. in accordance with the typical sections shown on Tentative Tract 18893.

C* 20. Prior to first occupancy of Phase 1, widen and improve the north side of Greenspot Road from the west Tentative Map boundary to the east line of Phase 1. Construct a landscaped median from Street B to the east line of Phase 1. Construct street improvement transition from the east line of Phase 1 to 600' easterly thereof. Remove conflicting existing striping, apply Type 2 slurry seal over existing pavement surface within limits of striping modifications, and construct permanent or interim pavement striping and markings, as appropriate, on Greenspot Road from Santa Paula Street to Mediterra Parkway. Construct a graded shoulder/drainage swale/earthen berm along the south side of Greenspot Road fronting the WQMP basin to control roadside drainage and to provide a physical separation between vehicles and the WQMP basin fencing. Reconstruct a portion of existing sidewalk located westerly of the west tract boundary to align smoothly with the proposed sidewalk along the north side of Greenspot Road.

C* 21. Prior to first occupancy of Phase 1, construct the intersection of Greenspot Road and Street B to include: (1) Eastbound - one 150-foot left-turn lane, and one through lane and a bike lane, (2) Westbound – two through lanes and a bike lane, and (3) Southbound – one shared left-turn/right-turn lane.

C* 22. Prior to first occupancy of Phase 2, widen and improve the north side of Greenspot Road and construct a landscaped median from the east line of Phase 1 to 600' easterly of Mediterra Parkway. Construct street improvement transition on the north side of Greenspot Road from 600' to 1,100' easterly of Mediterra Parkway. Remove conflicting existing striping, apply Type 2 slurry seal over existing pavement surface within limits of pavement transition, and construct permanent or interim pavement striping and markings, as appropriate, on Greenspot Road from the east line of Phase 1 to 1,100' easterly of Mediterra Parkway. Construct new landscaped median/pavement striping between Street B and Santa Paula Street, and modify landscaped median constructed in Phase 1 east of Street B as required by the City Engineer to restrict southbound left turn movements at the Greenspot Road/Street B intersection.

C* 23. Prior to first occupancy of Phase 2, construct a traffic signal utilizing a video detection system at the intersection of Greenspot Road and Mediterra Parkway. Construct the intersection to align with existing westerly entrance to the East Valley Water District headquarters. Construct the landscaped median on Greenspot Road to provide one 150' eastbound left-turn lane and one 100' westbound left-turn lane at the signalized intersection.

C* 24. Prior to first occupancy of Phase 4, widen and improve the north side of Greenspot Road from 600' east of Mediterra Parkway to the east boundary of the Tentative Map inclusive of street improvement transition as required by the City Engineer.

C* 24a. Prior to occupancy of any future development located on the south side of Greenspot Road between the WQMP basin and the East Valley Water District headquarters, widen and construct full street improvements (except sidewalk) along the south side of Greenspot Road from the west Tentative Map boundary easterly to existing street improvements in front of the East Valley Water District headquarters. Construct pavement transition west of the west tract boundary as required by the City Engineer.

C* 25. Construct street improvements on interior streets, including but not limited to, curb and gutter, asphalt concrete pavement, class II aggregate base, sidewalk, street lights etc. in accordance with the typical sections shown on Tentative Tract 18893.

26. (Deleted)

C* 27. Prior to first occupancy of Phase 2, construct street improvements along both sides of Mediterra Parkway, and along both sides of Avenida Ramblas easterly of Phase 1 to include the entire intersection of Avenida Ramblas and Mediterra Parkway.

C* 28. Prior to first occupancy of Phase 3, construct street improvements along both sides of Avenida Ramblas easterly to the east end of Planning Area III. Construct sidewalk only on the north side of Avenida Ramblas easterly of Mediterra Parkway. Construct a 24' wide improved emergency access from the easterly end of Avenida Ramblas to the north side of Greenspot Road as approved by the City Engineer and the Fire Marshall.

C* 29. Prior to first occupancy of Phase 4, construct sidewalk on the south side of Avenida Ramblas easterly of Mediterra Parkway.

A* 30. Design street improvements within the Tentative Map to maintain access to the Seven Oaks Dam and access to United States Forest Service (USFS) Road 1N16. Provide written acceptance of the design from the San Bernardino County Flood Control District and USFS. If written acceptance from the USFS cannot be provided, show a verifiable good faith effort has been made to obtain such acceptance from the USFS.

A* 31. Move the cul-de-sacs on Streets P and R southerly to allow the drainage maintenance access road/community trail to be constructed without curves or angle points. Provide pedestrian access to the drainage maintenance access road/community trail from Streets Q, S, and T as approved by the City Engineer and the Fire Marshall.

C* 32. Install street name signs, traffic control signs, public park and trail directional signs, and pavement markings with locations and types approved by the City Engineer. Except at intersections controlled by a roundabout, the dead end approach of a T-intersection shall be stop controlled and the other two approaches shall be free flowing.

A. 33. Design all streets to comply with horizontal and vertical sight distance requirements in accordance with the Caltrans Highway Design Manual and the City street and storm drain improvement checklist.

A* 34. Design traffic calming devices specified on Tentative Tract 18893 at various street locations as approved by the City Engineer.

A* 35. Design roundabouts with geometrics in accordance with the latest edition of the Federal Highway Administration publication "Roundabouts - An Informational Guide" at locations shown on the Tentative Map as approved by the City Engineer. Construct roundabouts to include traffic and safety improvements as required by the City Engineer, and hardscape and landscape enhancements as required by the Community Development Director.

C* 36. Design and install City owned and maintained street lighting system on Greenspot Road and interior streets using energy efficient luminaires on octagonal concrete poles at locations specified by the City Engineer. The poles shall be natural gray with black and white aggregate and shall have a factory-applied anti-graffiti coating. Install street lighting conduits, wirings, controls, electric meters etc. per City requirements. Pay Southern California Edison to energize the street lights. The property owner shall be responsible for the City's payment of energy charges for 12 months following energizing of the street lights.

C 37. Construct all required street improvement transitions from new to existing in accordance with MUTCD requirements.

A 38. Submit street improvement plans for required improvements to the City Engineer for review and approval. Indicate on the plans the location of any existing utility/facility which would affect construction of the improvements. Comply with City design standards as shown on the City's street and storm drain improvement checklist. The minimum street grade shall be 1 percent.

B 39. Submit a design and a recommendation from a soil engineer for pavement structural sections to be constructed on various on-site and off-site roadway segments that are required for improvements. Design the pavement structural section for a service life of 20 years as outlined in Section 600 of the Caltrans Highway Design Manual. The minimum pavement structural section is 3" A.C./4" A.B. The City Engineer will provide traffic indexes to be used in the pavement design.

A 40. All required improvements shall be designed and constructed in accordance with the State of California Accessibility Standards, Title 24 California Administrative Code.

D 41. After all houses are constructed, repair any damage and slurry seal the streets within the tract prior to final bond release or submit cash payment in lieu of slurry seal.

WATER QUALITY/DRAINAGE

E 42. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's NPDES permit requirements in effect at the time the Preliminary Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on the City form. Include a copy of the recorded agreement in the WQMP.

C 43. Submit (2) sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" (Certificate) wet signed and sealed by the Engineer of Record. The Certificate shall state:

"I hereby certify that the Water Quality Management Plan Best Management Practices have been constructed under my supervision in accordance with the approved plans and are functional to the best of my knowledge."

A* 44. The infiltration basin shall have maximum side slopes of 4:1, horizontal to vertical. Design of the basin, including types of drainage outlet and inlet, access road, landscaping and fencing, etc. shall be as approved by the City Engineer and the Community Development Director.

A/E* 45. Prior to recordation of any phase of Tract 18893 or issuance of any grading permit, the developer shall submit, for approval by the City Engineer, a Runoff Management Plan (RMP). The RMP shall be prepared at a sufficient level of detail to demonstrate

how runoff onto, within, around and from the project will be managed and that such management shall be consistent with requirements applicable to and/or established for the project including, but not limited to, the Conditions of Approval; the Environmental Documents; the requirements in Exhibit "A," and applicable local, state, and federal permits. The RMP shall detail interim provisions to accommodate future connections from areas of future development that will discharge into the drainage system described by the RMP. For example, the plan would show a temporary detention basin and inlet structure at the stub out intended to serve a future, upstream area of the development.

A* 46. The RMP shall be prepared using methods, techniques, and tools, including software, acceptable to the City Engineer. Where software is used to prepare any level of the RMP, the developer shall utilize only the approved software listed in Exhibit "A." Approval by the City Engineer must be obtained prior to using software not included in the list to prepare the RMP. Where software is used to prepare the RMP, the developer shall provide the City Engineer with the latest plan data files created prior to approval of the RMP.

A* 47. The RMP shall be prepared according to the following requirements.

a. Storm drain improvements and plans shall conform to the Engineering Conditions of Approval, the design criteria in Exhibit "A," the City of Highland street and storm drain checklist, and San Bernardino County Flood Control District (SBCFCD) design criteria as contained in SBCFCD Document S.P. 100. Hydraulic design of Storm Drain and Channel systems shall be in accordance with the Los Angeles County Flood Control District Design Manual (Hydraulic), dated March, 1982.
b. The City's dry lane policy, which requires one driving lane clear in each direction during a 10-year storm, shall apply to Greenspot Road.
c. Catch Basins shall be constructed upstream of the intersections of Mediterra Parkway and Greenspot Road to maintain the intersections as dry as feasible.
d. The storm drain on Greenspot Road shall not be constructed under the landscaped median as shown on Tentative Tract 18893. It shall be extended easterly to accept flows from proposed landscaped medians and to dry up entrances to the project on Greenspot Road.
e. The storm drain system shown on Tentative Tract 18893 may be required to be extended further into the site, which will be determined during final drainage infrastructure design.
f. Sump catch basins and connector drains, underground storm drain systems, and open channels shall be designed to convey not less than the 100-year storm. Design flows for facilities conveying flows from offsite areas shall be bulked 100 year flows in accordance with SBCFCD Document S.P. 100. Drainage facilities out letting sump conditions shall be designed to convey the tributary 100-year storm flows. Sump conditions, proposed at the concrete channel along the community trail near Lots 3 and 4, at the knuckle on Santa Ana Canyon Road and Street B, and at the cul-de-sac of Streets K and M, require an improved secondary overland free flow as approved by the City Engineer to prevent flooding of buildings should catch basin or storm drain system become blocked.

g. Drainage inlets such as headwalls, concrete spillways, grouted rock rip-rap, etc. shall be constructed to collect drainage flows from the open space area for discharge into the proposed concrete channel along the community trail. Provide adequate and safe access for maintenance of the drainage inlets.
h. The north tract boundary wall located along the community trail/concrete channel shall be constructed as a flood wall to protect private properties from potential flooding due to storm or debris flows from the open space area.
i. Prior to first occupancy of any building located on both sides of Street S, the rock-lined channel shall be improved or repaired, if needed, as required by the City Engineer. Maintain positive flow and adequate capacity of the existing unimproved drainage course from the rock-lined channel to the existing drainage culvert crossing Greenspot Road as necessary to convey storm flows and, if necessary, obtain permits and/or approvals from the governing federal and state resource agencies for ongoing maintenance. Construct a debris/flood wall along the westerly/southerly side of the rock-lined channel to protect the east half of Phase III from potential debris or storm flows not fully contained within the channel. Construct the east tract boundary wall along the unimproved drainage course as a flood wall.
j. Energy Dissipaters, such as rip-rap, shall be installed at the outlet of a storm drain system that discharges runoff flows into a natural channel, an unmaintained facility, or an engineered soft facility. The dissipaters shall be designed to minimize the amount of erosion downstream of the storm drain outlet.
k. 'Soft-bottom' channels shall be designed to carry design flows at non-erosive velocities based upon an evaluation of site-specific soils assuming "poor" cover conditions, and in no case shall velocities exceed 6 fps. Channel design shall be developed using hydraulic runs that satisfy both the maximum depth and the maximum velocity criteria. Unless substantiation for other values is submitted, Manning's 'n' values shall be as follows:
    i. When determining the maximum depth: for vegetated/habitat of the channel n = 0.10, for non-mowed channel outside of low-flow section n = 0.04, for mowed non-irrigated channel outside of low-flow section n = 0.030.
    ii. When determining the maximum velocity: for vegetated/habitat low flow channel n = 0.10, for the rest of the channel n = 0.025.
l. For natural watercourses designated to carry stormflows protecting the project, an analysis shall be prepared demonstrating that the watercourse will remain stable for design flows up to and including the 100 year design discharge. The analysis shall address flow capacity, stream degradation and deposition, control of introduction of pollutants, public safety and all necessary periodic inspection and maintenance.
m. Drainage systems shall be designed and constructed in a manner which minimizes necessary erosion protection.

C* 48. Storm drainage infrastructure shall be designed and constructed to maintain public safety and the safety of those responsible for operation, maintenance, cleaning, and inspection of said facilities. At a minimum, safety provisions consistent with the guidance included in the document, "Public Safety Guidance for Urban Stormwater Facilities" (ASCE, 2014) shall be incorporated. If developer identifies any requirement of the City or these conditions of approval that is less stringent than the safety provisions in the ASCE Guidelines, developer shall notify the City Engineer in

writing specifically identifying the less stringent requirement, and shall provide developer's recommendation for addressing the safety issue. The City Engineer will consider developer's finding and recommendation, and will either concur or provide alternative guidance with respect to the safety provision applicable to the project.

C* 49. Access to all public or private drainage facilities including pipes, culverts, culvert inlets, culvert outlets, sediment/debris basins, BMPs, etc. shall be provided including, but not limited to, facilities located in easements and lettered lots. The purpose of the access is to facilitate the operation, maintenance, inspection, repair, cleaning, and replacement of storm drainage facilities to be provided by the City or the Homeowners Association. Access roads/ramps shall conform to the design criteria presented in Exhibit "A." A 20'-wide minimum maintenance access road shall be provided along the proposed concrete channel westerly of Lot 5 to the west boundary of the Tentative Map. A turnaround shall be provided at the west end of the maintenance access road. Acquire any necessary off-site easements for construction and maintenance of the concrete channel and access road. Underground storm drain facilities should be located outside of graded slopes wherever possible and should only cross sloped areas on an alignment perpendicular to the contour lines. Easements and lettered lots shall have a minimum width of 20' and shall comply with the requirements of the City Engineer.

D* 50. Each grading phase or tract phase shall be protected from the 100-year storm. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted 100-year tributary flows of each phase shall be required prior to its final map recordation. Where phasing contemplates construction of part of a storm drain facility the City Engineer may at its discretion require bonding for costs required for completion of the facility.

A 51. Submit drainage improvement plans to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on final plans and profiles. Comply with the City design standards as shown on the street and storm drain improvement checklist.

MAP/DEDICATION/ANNEXATION

A* 52. Revise the easterly boundary of the Tentative Map to align with the east lines of most easterly Lots of Planning Area III. Obtain a private easement in favor of the HOA for maintenance of (1) the manufactured slope east of Planning area III, (2) the unimproved drainage course downstream of the existing rock-lined channel to the existing drainage culvert crossing Greenspot Road, and (3) the interim fire access road easterly of Planning Area III. Record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act.

A 53. At the time of Final Map submittal, include traverse calculation sheets which show error of closure, copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. Inverse calculations will not be accepted for plan check.

B* 54. Submit a Development Constraints Map that delineates earthquake fault building setbacks, maintenance obligations, fuel modification zone, drainage easements for proposed drainage facilities and natural drainage channels, and other public utility easements and private easements that restrict development within the Tentative Map, in accordance with applicable requirements of the City's Municipal Code.

A 55. Dedicate corner property line cutoffs for all corner lots in accordance with City standards.

A* 56. Dedicate 5' wide public utility easements on streets that will not have adequate space within the public right-of-way for public utility easements. Dedicate sidewalk easements on streets that will not have adequate space within the public right-or-way for sidewalk swerves at driveway approaches.

A* 57. Dedicate a 20' wide community trail and drainage maintenance access easement as approved by the Community Development Director, the Fire Marshall and the City Engineer.

A* 58. Dedicate drainage easement for the various types of permanent drainage conveyance system that are to be maintained by the City as determined and required by the City Engineer.

A* 59. Dedicate landscape easements for City maintenance of landscaped areas within lettered lots adjoining Greenspot Road, the community trail, the west boundary of the Specific Plan, and other locations as required by the City Engineer and the Community Development Director.

A* 60. Dedicate all public street rights-of-way and all necessary easements within the tract boundary by Final Map. The overall street and parkway widths shall be as shown on the Tentative Map and shall not be reduced. Right-of-way widths along Avenida Ramblas, and along Mediterra Parkway may be reduced and replaced with letter lots as shown on the Tentative Map or may be reduced and replaced with landscape areas in private corner lots along the street side while maintaining minimum 5' landscape area back of sidewalk to be irrigated and maintained homeowner and enforced by HOA. Right-of-way widths along Avenida Ramblas and Street "L" adjoining Lot "B" may need to be increased to accommodate public improvements such as traffic control devices behind the curbs.

A* 61. Provide written records to verify if that portion of Santa Ana Canyon Road and Greenspot Road located within the Tentative Map, which are outside of the proposed right-of-way or are no longer needed, were conveyed to the County of San Bernardino in fee title or dedicated to the County in the form of an easement. Obtain City approval on the Final Map with a Summary Vacation statement for the City to abandon the public's right to use such portion of Santa Ana Canyon Road and Greenspot Road as public street. If the City owns such roadway portions in fee, secure City Council approval to convey the fee ownership of such roadway portions.

A* 62. Dedicate access easements to public agencies including US Forest Service and San Bernardino County Flood Control District to accommodate existing and proposed access serving these agencies.

A* 63. Submit written documents from public and private utility companies, including, Southern California Edison, East Valley Water District, North Fork Water Company, and SBCFCD showing that the portions of their easements that are in conflict with the development or are no longer needed have been quitclaimed/abandoned.

A* 64. Obtain concurrence from the property owner of the Not-A-Part parcel (APN 0297-021-25) to accept ownership of Lot D fronting the Not-A-Part parcel. If concurrence from the property owner to accept ownership cannot be obtained, reserve on the final map and record a grant of private access and utility easement to the NAP owner, so as to provide direct access to the Not-A-Part parcel from a public street.

C/D* 65. Establish a maintenance funding mechanism acceptable to the City for maintenance of street lights, drainage maintenance access road/community trail, the public portion of the proposed parks, frontage and median landscaping on Greenspot Road, slope landscaping along the community trail and the westerly down slope, Lot E of the Tentative Map that are accepted into the City's maintenance system.

C/D 66. Establish a maintenance funding mechanism acceptable to the City for maintenance of the emergency accesses, roundabout and drainage facilities that are determined to be appropriate for City maintenance.

C* 67. Establish a Homeowners Association (HOA) and secure a commitment from the HOA via an agreement with the City and include in its By-laws and Covenants, Conditions and Restrictions (CC&R) to maintain the private portion of the proposed park, the landscaping/hardscaping/ streetscaping within roundabout, medians and parkway areas at the back of double-frontage lots, the water quality basin, the fuel modification zones, the flood wall to be constructed along the north and east side of PA III, and the landscape areas in private corner lots along the street side where applicable or the enforcement of maintenance of such private slopes by the individual owner where applicable. The HOA shall also accept responsibility of the maintenance of the rock-lined channel north and east of Planning Area III, the unimproved drainage course between the rock-lined channel and the existing culvert crossing Greenspot Road, and the manufactured slope easterly of Planning Area III in the event the adjacent property owner fails to conduct the proper maintenance to protect any portions of the development from flooding.

C/D* 68. Establish an agreement for the maintenance funding mechanism as approved by the City for the improvements that are to be maintained by the HOA but may be potentially maintained by the City via the maintenance funding mechanism as approved by the City, if deemed necessary by the City. Include the following improvements: the private portion of the proposed park; the landscaping/hardscaping/streetscaping within roundabouts, medians and parkway areas at the back of double-frontage lots; the rock-lined channel adjacent to north and east of Planning Area III; the unimproved drainage course between the

rock-lined channel and the existing culvert crossing Greenspot Road; the manufactured slope easterly of Planning Area III, the water quality basin, and the landscape areas in private corner lots along the street side where applicable.

B* 69. Establish a mechanism for ownership and maintenance of open space lots per the requirements of the Community Development Director.

FEES/PERMITS/BONDING

D 70. Pay appropriate engineering fees for bond processing, to establish maintenance funding mechanism as approved by the City, grading and improvement plan check, roundabout design review, professional reports review, water quality management plan review, retaining/debris/impact wall calculation review, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of maps and plans, and other required fees.

D* 71. Make cash payment for one year of maintenance of park landscaping, frontage and median landscaping on Greenspot Road, and slope landscaping along the west Tentative Map boundary and along the drainage maintenance access road/community trail. Maintenance will be provided by the City through the maintenance funding mechanism as approved by the City after a one-year maintenance period provided by the developer and acceptance of the landscaping by the City. City inspections are required by City Engineer and the City's Landscape Architect at the beginning and end of the one-year maintenance period.

A 72. Post a cash deposit for monumentation based on an estimate of the cost to perform the work prepared by the project surveyor or engineer as approved by the City Engineer. The deposit shall not be released prior to written verification from the surveyor or engineer that the monuments have been set and payment for the work has been received.

E 73. Post a deposit for erosion control based on an estimate of the cost to perform the work prepared by the project engineer as approved by the City Engineer. The deposit shall not be released prior to completion of all on-site construction.

C. 74. Pay Traffic Mitigation Fee to mitigate traffic impacts at four locations within the City of Highland. The total amount of Traffic Mitigation Fee will be calculated by the City Engineer based on the estimated cost of mitigation measures as determined by the City Engineer and the project fair share percentages for each of the four locations as shown in the project traffic study prepared by Urban Crossroads, Pay Traffic Mitigation Fee on a per lot basis prior to building permit issuance. The Per Lot Traffic Mitigation Fee shall be adjusted annually based on the California Highway Construction Index.

75. (Deleted)

D. 76. Pay City processing fee for application of Development Impact Fee (DIF) credits for street, drainage, and median improvements pursuant to adopted City Council DIF Credit Policy.

D 77. Obtain a permit from engineering prior to any on-site construction or construction within the City's right-of-way.

E 78. Prior to application for a grading permit, obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities.

D. 79. Obtain necessary permit and/or approval from governing federal and state resource agencies for any grading or construction work, to be done within or outside of the Tentative Map, which could impact sensitive habitats and/or plant and animal species.

D. 80. Obtain written permission from affected adjacent property owners for any grading or construction work to be done outside of the Tentative Map.

A 81. Submit bonds for all required street, drainage, grading, community trail, and landscape maintenance district landscaping, in accordance with the City's Municipal Code.

A 82. Enter into an agreement for construction of improvements with the City using the adopted City form.

UTILITIES/CONSTRUCTION

B* 83. Underground all existing overhead utility lines and remove utility poles located within and abutting Phases 3 and 4, unless such overhead utility lines and poles do not need to be removed or relocated in order to accommodate development of Phases 3 and 4.

C 84. Provide each lot within the Tentative Map with underground wet and dry utility services including water, sanitary sewers, gas, electric, telephone, and cable TV.

B 85. Coordinate and, where necessary, pay for the relocation and/or reconstruction of any existing public and private utilities that are in conflict with the proposed public improvements.

C* 86. Install underground electric burd transformers, telephone risers, and cable television and internet risers etc. located in the front yards of residential lots whenever the underground installation is an available option offered by the utility companies. If the underground installation is not available and utility enclosures must be installed above ground, install the above-ground utility enclosures and any flush mount utility structures at locations where construction of retaining walls will not be necessary for compliance with the setback requirements of the utility companies.

B 87. Prior to issuance of dry utility permits, submit for review by the City Engineer a Composite Utility Plan that includes the locations of all existing and proposed slopes, underground wet and dry utilities main lines and service lines, above-ground utility structures and enclosures, fire hydrants and street lights, etc.

B* 88. Establish senior rights for public streets over public utilities. If utility easements are to be granted to the utility companies prior to granting street rights-of-way to the City, such utility easements shall be granted with provisions for subordination to future City rights-of-way, otherwise dedicate public street rights-of-way via Final Maps or separate instruments prior to installation of public utilities within future public streets.

D 89. Provide two points of vehicular ingress and egress from each construction phase to the City-maintained road system, one of which may be an emergency access subject to the approval of the City Engineer and the Fire Marshall.

D 90. Street pavement shall be constructed in lifts as directed by the City inspector. Final asphalt lifts shall be placed after all houses are built or within 12 months of the completion of each construction phase. Repair any damage and slurry seal all interior streets if the final asphalt cap is done before the completion of all house construction.

E 91. Install water-efficient and weather-responsive irrigation system within the park and areas to be maintained by the City in accordance with requirements of the City Engineer and the Community Development Director. Provide sprinkler control system to allow the City to control the system remotely from a centralized location. Design the irrigation system for landscaped areas in the park, the water quality basin, public rights-of-way and landscape easements, which are to be maintained by the HOA but may be potentially maintained by the City via a Landscape Maintenance District, separate from the irrigation system for other areas that will always be maintained by the HOA.

E 92. Obtain coverage under the National Pollutant Discharge Elimination System General Construction Permit (GCP) for Storm Water Discharges Associated with Construction and Land Disturbance Activities. Submit a copy of the Waste Discharge Identification (WDID) receipt letter issued by the State Water Resources Control Board confirming coverage under the CGP.

B 93. Destroy any abandoned wells on the property or similar structures that might result in contamination of underground waters in a manner approved by the City Engineer.

B 94. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 95. Submit "Record Revisions" to construction plans which reflect the improvements as constructed, and any changes made during construction of public improvements such as streets, storm drains, parks, trails, public landscaping, etc. Provide original mylars and AutoCAD files.

D 96. Comply with the City's Public Works Policies, Standards and Procedures prevailing at the time of permit issuance.

C* 97. Prior to first occupancy of Phase 1, construct a private drainage system to convey excess North Fork irrigation from the Not-A-Part parcel to a public storm drain or the water quality basin, as approved by the City Engineer. Construct the private drainage system in a private easement within the lots of Tract 18893 (with the exception of the crossing at a public street). Alternatively, the private drainage system may be placed in the public right-of-way if a commitment to maintain the private drainage line is obtained from the Homeowners Association by means of a maintenance agreement with the City. Obtain permission from the property owner of the Not-A-Part parcel to perform grading, if necessary, to drain this parcel to proposed inlet(s) of the private drainage system. If permission cannot be obtained after a verifiable good faith effort has been made, or if a regulation or requirement imposed by another government agency makes this condition infeasible, submit for review and approval by the City Engineer an alternate design to protect the proposed lots within Tract 18893 that are subject to potential impact from irrigation flooding within the Not-A-Part parcel.

C* 98. Prior to first occupancy of Phase 1, remove the existing private irrigation line conveying water from the North Fork pipeline to the Not-A-Part parcel (APN 0297-021-25), and replace it with a minimum 4"-diameter ductile iron pipe to be located in a private easement within the lots of Tract 18893 (with the exception of the crossing at Avenida Ramblas), as approved by the City Engineer. Alternatively, the private irrigation line may be placed in the public right-of-way if a commitment to maintain the private irrigation line is obtained from the Homeowners Association by means of a maintenance agreement with the City.

EXHIBIT "A"
DRAINAGE DESIGN CRITERIA

1. Design Criteria for Closed Conduits Carrying Bulked Flow
   a. The horizontal alignment of the storm drain shall utilize the maximum bend radius and minimum bend central bend angles practicable.
   b. The minimum drain slope shall be 5%. A drain slope of 3% to 5% may be permitted provided the velocity is greater than the limiting deposit velocity.
   c. The inlet shall be designed to accelerate flows into the drain and shall have a minimum invert slope of 2%.
   d. Minimum freeboard at the inlet is 2 feet above maximum water surface elevation. Minimum freeboard to the soffit of the conduit is 1 foot. Pressure flow is not permitted in closed conduits.
   e. Peak flow velocity shall be greater than the limiting deposit velocity for the size of material to be transported, but shall not exceed 40 fps.

2. Design Criteria for Access Roads and Ramps
   a. Roads/ramps shall extend to a public street. A paved apron shall be provided where the access road/ramp connects to the street.
   b. Maximum grade (measured along road/ramp centerline) shall be 15%.
   c. Inside turning radius of road/ramp shall be 35', minimum.
   d. Fence gates shall be located only on straight sections of road/ramp.
   e. Access road/ramp shall be constructed of asphalt concrete or Portland Cement Concrete, 15' wide at a minimum. The paved section centerline shall coincide with the centerline of the access pathway.
   f. Clear, unobstructed access pathways shall be 20' wide at a minimum and shall be a public right-of-way, easement, or lettered lot.

3. Offsite Runoff Interceptor Open Channels
   a. Open channels carrying flows (Bulked 100 year) in excess of 6 cfs shall have a minimum bottom width of 6 feet to facilitate maintenance.
   b. At concentration points contributing 6 cfs or more design flow to the channel, the facility shall be designed to capture the design runoff and confluence flow in the downstream direction into the channel at no greater than 60 degrees from the channel centerline alignment.
   c. Maintenance equipment access to the channel bottom shall be provided. Maximum grade (measured along road/ramp centerline) shall be 15%.

4. Approved Software for Runoff Management Plan Preparation

FIRM	HYDROLOGY	HYDRAULICS
Hydraulic Engineering Center (HEC)	HEC-HMS Windows Version 2.1 or later	HEC-RAS Latest Release
Advanced Engineering Software (AES)	Rational Tabling Version 5.9D Synthetic Unit Hydrograph Version 2.0A	Miscellaneous Normal Depth Features of Hele 1 or 2 Only
Civil Design (Bonadiman)	Rational Tabling Version 6.4 and up Synthetic Unit Hydrograph Version 8.1 and up Basin Routing Version 6.2 and up	L.A. County Flood Control's WSPG Version 14.0 and up Normal Depth Hydraulics Version 6.0 and up
Civil Soft	-------	L.A. County Flood Control's WSPG Version 1.1
Bentley Systems	-------	Flowmaster (latest version) (Catch Basin Capacities and Normal Depth)

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: November 17, 2020

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director KS

PREPARED BY: Salvador Quintanilla, Associate Planner SNQ

SUBJECT: Design Review Application (DRA) No. 17-006-A2 a request to amend the Real Journey Academies Design Review Application Nos. 17-006 and 17-006-A1 to establish a canopy for the lunch area, golf putting area and drive, sand volleyball court, super court, and tennis court located at the south and east side of the existing charter school campus.

LOCATION: 26655 Highland Avenue, (APN Nos.: 1191-241-36 & 1191-241-38).

OWNER/RESENTATIVE: REAL Journey Academies, Inc., Alex Lucero

RECOMMENDATION: Staff recommends the Planning Commission:

1. Direct Staff to file a Notice of Exemption with the County Clerk of the Board; and

2. Adopt Resolution No. 2020-___ Approving Design Review Application (DRA No. 17-006-A2), for the development of the student's recreational and lunch area at REAL Journey Academies, subject to the Conditions of Approval, and the Findings of Fact.

FISCAL IMPACT: The Applicant submitted the required fee for processing a Design Review Application. Staff time spent working on the application will be charged to this fee. Development Impact Fees (DIFs) were paid previously when this commercial site was first developed in the 1980s and no new DIFs will be imposed.

Approved _____	Motion _____	Second _____	Agenda Item No. 3
Denied _____	Ayes _____		
	Noes _____		File No. _____
Continue _____	Abstain _____		
	Absent _____		

Recording Secretary

Community Development Director

ENVIRONMENTAL REVIEW: This project to add outdoor recreational amenities and dining canopy is Categorically Exempt from environmental proceedings under the California Environmental Quality Act (CEQA) guidelines pursuant to Section 15311, Class 11 – Accessory Structures. This allows for the construction or replacement of minor structures accessory to existing institutional facilities.

PUBLIC NOTICE: As required by City Council Resolution, a Notice of the Public Hearing was posted at the City's three designated posting locations within the City. On November 6, 2020, a legal ad regarding this item was run in the Highland Community News. In addition, the Notice was posted on the City's Website, and mailed to interested agencies and property owners within 300 feet of the site. No further notice is required.

PUBLIC COMMENT: Staff has not received any comments.

DESCRIPTION OF SITE: The site is comprised of 9.5 acres of the 18-acre commercial center at the southeast corner of Highland Avenue and Victoria Avenue (Exhibit "A"). The overall commercial site includes a middle school and high school building on the east side, a national retailer, gas station, and a grocery store on the west side. The project site has direct access to Highland Avenue and a large parking lot between the school building and the neighboring retail building. Primary access to the overall commercial site can be taken from two entry driveways along Highland Avenue and another access driveway to Victoria Avenue.

Surrounding Land Uses

	Existing Use	*General Plan Designation*	*Zoning Designation*
North	San Manuel Employee Parking Lot and Patton State Hospital	(City of San Bernardino)	(City of San Bernardino)
South	Apartments	High Density (HD)	Multi-Family Residential (R-3)
East	Vacant land	(Vacant parcel in City of San Bernardino)	(Vacant parcel in City of San Bernardino)
West	Single-family residences	Planned Development (PD)	Planned Development (PD)

PREVIOUS ACTION:

On August 1, 2017, the Planning Commission approved Conditional Use Permit No. 17-009, Design Review Application No. 17-006, and Environmental Assessment No. 17-003, which established the operation of a middle and high school campus for 1,200 students in a vacant, 108,000 square foot, commercial building.

On October 2, 2018, the Planning Commission approved Design Review Application No. 17-006-A1, an amendment to modify the previously approved architecture to the school

campus building and signage (Attachment Nos. 2 and 3).

Based on the previous approvals from the Planning Commission, the Applicant was conditioned as part of Phase II to construct and complete the outdoor improvements prior to the 2021-2022 school year (DRA No. 17-006-A1, Condition No. 14). The outdoor improvements included the shaded lunch structure, outdoor play courts, and play areas. As a result of this condition, the Applicant submitted the DRA application to construct the outdoor recreational amenity and shaded lunch structure.

BACKGROUND: On the southeast corner of Highland Avenue and Victoria Avenue is a shopping center with Food 4 less, Big Lots and a large building which once housed a Kmart store (Exhibits A. Project Location Aerial Map). The K-mart store opened in 1995 but was subsequently closed in 2002. The Real Journey Incorporation (aka Entrepreneur High School and New Vision Middle School) took over the building and developed a high school and middle school campus. Both schools have been in operations for approximately two years and they have approximately 440 middle school students and 552 high school students for a total enrollment of 992.

The high school students are currently having lunch inside of the building. The school currently does not have an outside recreational area.

PROJECT REVIEW:

Land Use & Zoning

The project site is zoned General Commercial (CG) which permits educational institutions. Exterior alterations to the site require evaluation through a Design Review Application. The subject application is a review of the proposed exterior recreational amenities and high school lunch area now within the budget and construction phasing of the schools (Exhibits "B"-"I").

Site Design

The layout of the site is comprised of the existing building on the east portion of the site with its parking lot to the west. The proposed modifications to the site will included the construction of canopy for the lunch area of approximately 1,230 square feet, golf net cages, putting green, sand volleyball court, tennis court, and a super court where multiples sports can be played. The improvements will include a 20 foot wide fire lane that will wrap around the building. Primary access to the site is taken from the access driveway at Highland Avenue which has been signalized as a result of the previously entitlement applications. Secondary access can be taken from a more westerly driveway on Highland Avenue and an access driveway from Victoria Avenue.

Architectural Elevations

The Applicant has submitted architectural plans defining modifications to the proposed lunch canopy area and fencing for the recreational area. The 15' by 82' lunch structure will be a lattice metal canopy, painted with a spruce green color which complements the character of the building. The canopy structure will be located at the east of the property behind the school building and will cover approximately 10 tables.

Walls and Fences

The Applicant is proposing to install a 10 foot tall fence with 3" thick greenscreen panels and access gates at the super court, tennis court, and volleyball court. The fencing will be installed at the perimeter of each recreational areas. The proposing greenscreen panel fence will be painted with a green color (to keep the balls from going outside of the sports area).

ANALYSIS: The Applicant is providing various recreational amenities that will be adequate for both middle school and high school students. The super court is design for students to play basketball, futsal, and volleyball. The golf cages and putting green will allow beginners and advanced students to practice their golf swing. The tennis court and the volleyball court are other amenities that students can enjoy playing during lunch time and physical education class.

The recreational area will be used by the students only. The school will not have games against other schools within this recreational facility. The modifications to the design and layout of the site were well vetted by staff and as designed and conditioned and it is staff's believes this project will be a safe and compatible with the neighboring business and the surrounding community and satisfies the intent of DRA No. 17-006 and DRA No. 17-006-A1. Therefore, staff concludes the project would be useful addition to the school which will enhance the surrounding area and staff recommends the approval of the proposed project, subject to the findings of fact and conditions of approval as addressed in the project resolutions (Attachment No. 1 - Resolution 2020-___ for Design Review Application (DRA) 17-006-A2).

Exhibits:

A – Aerial Location Map
B – Demo Plan (Plans Under Separate Cover)
C – Site Plan (Plans Under Separate Cover)
D – Enlarged Plans and Elevations (Plans Under Separate Cover)
E – Enlarged Plans and Elevations Part 2 (Plans Under Separate Cover)
F – Details (Plans Under Separate Cover)
G – Grading Plan (Plans Under Separate Cover)
H – Photos of the Existing Recreational and Lunch Area

Attachments:

1. Resolution 2020-___ for Design Review Application (DRA) 17-006-A2
2. October 2, 2018 Planning Commission Minutes
3. October 16, 2018 Planning Commission Minutes

Exhibit "A"
Aerial Location Map


Victoria Ave
Highland Ave
Highland Ave
Highland Ave
PROJECT SITE
Robinson Rd
Cajon St
Big Rock
Central Ave
210
210
210
Victoria Ave
Miller St
Los Feliz Dr
Atlantic Ave
Olive St
Orange Ave
Laurel Ave
Laurel Ave
Central Ave

Exhibit "B"
Demo Plan

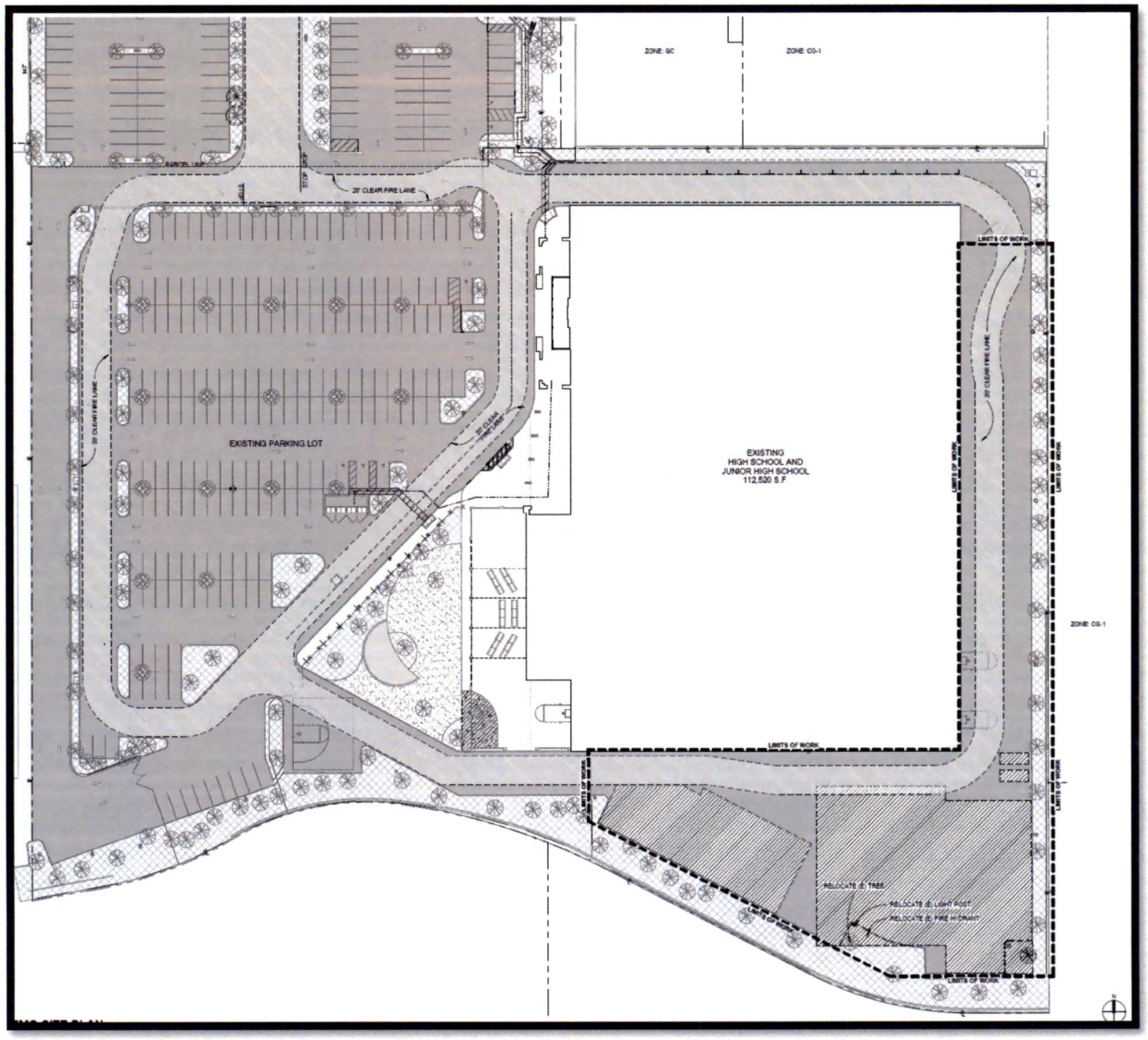

ZONE: GC
ZONE: CG-1
20' CLEAR FIRE LANE
EXISTING PARKING LOT
EXISTING
HIGH SCHOOL AND
JUNIOR HIGH SCHOOL
112,520 S.F
LIMITS OF WORK
ZONE: CG-1
RELOCATE (E) TREE
RELOCATE (E) LIGHT POST
RELOCATE (E) FIRE HYDRANT

Exhibit "C"
Site Plan

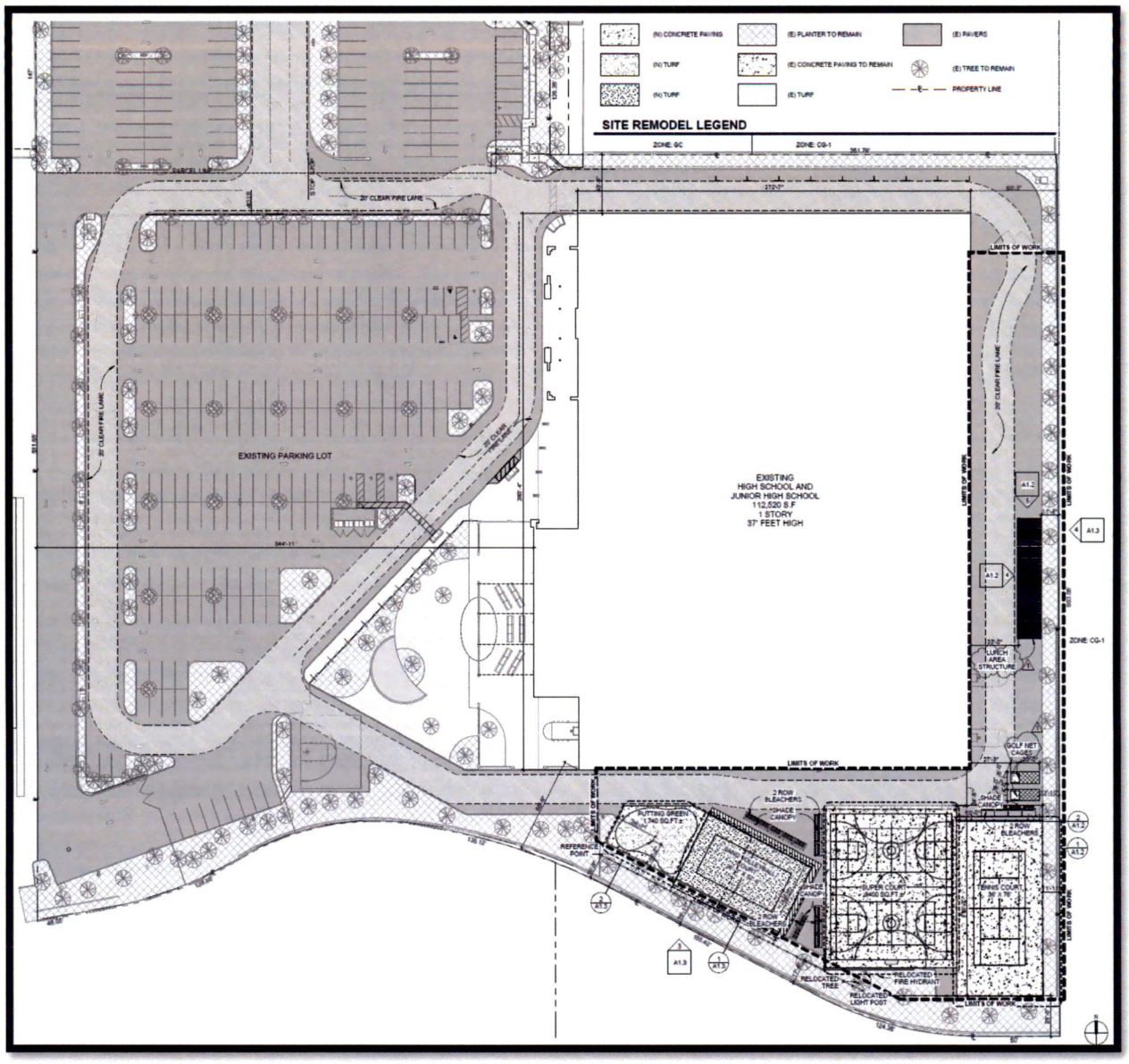

SITE REMODEL LEGEND
(N) CONCRETE PAVING
(N) TURF
(N) TURF
(E) PLANTER TO REMAIN
(E) CONCRETE PAVING TO REMAIN
(E) TURF
(E) PAVERS
(E) TREE TO REMAIN
PROPERTY LINE
ZONE: GC
ZONE: CG-1
PARCEL LINE
20' CLEAR FIRE LANE
EXISTING PARKING LOT
EXISTING
HIGH SCHOOL AND
JUNIOR HIGH SCHOOL
112,520 S.F.
1 STORY
37' FEET HIGH
LIMITS OF WORK
LUNCH AREA STRUCTURE
GOLF NET CAGE
2 ROW BLEACHERS
SHADE CANOPY
PUTTING GREEN 1,740 SQ.FT.±
REFERENCE POINT
SUPER COURT (3ON3 SIZE)
TENNIS COURT
RELOCATED TREE
RELOCATED FIRE HYDRANT
RELOCATED LIGHT POST

Exhibit "D"
Enlarge Plans and Elevations

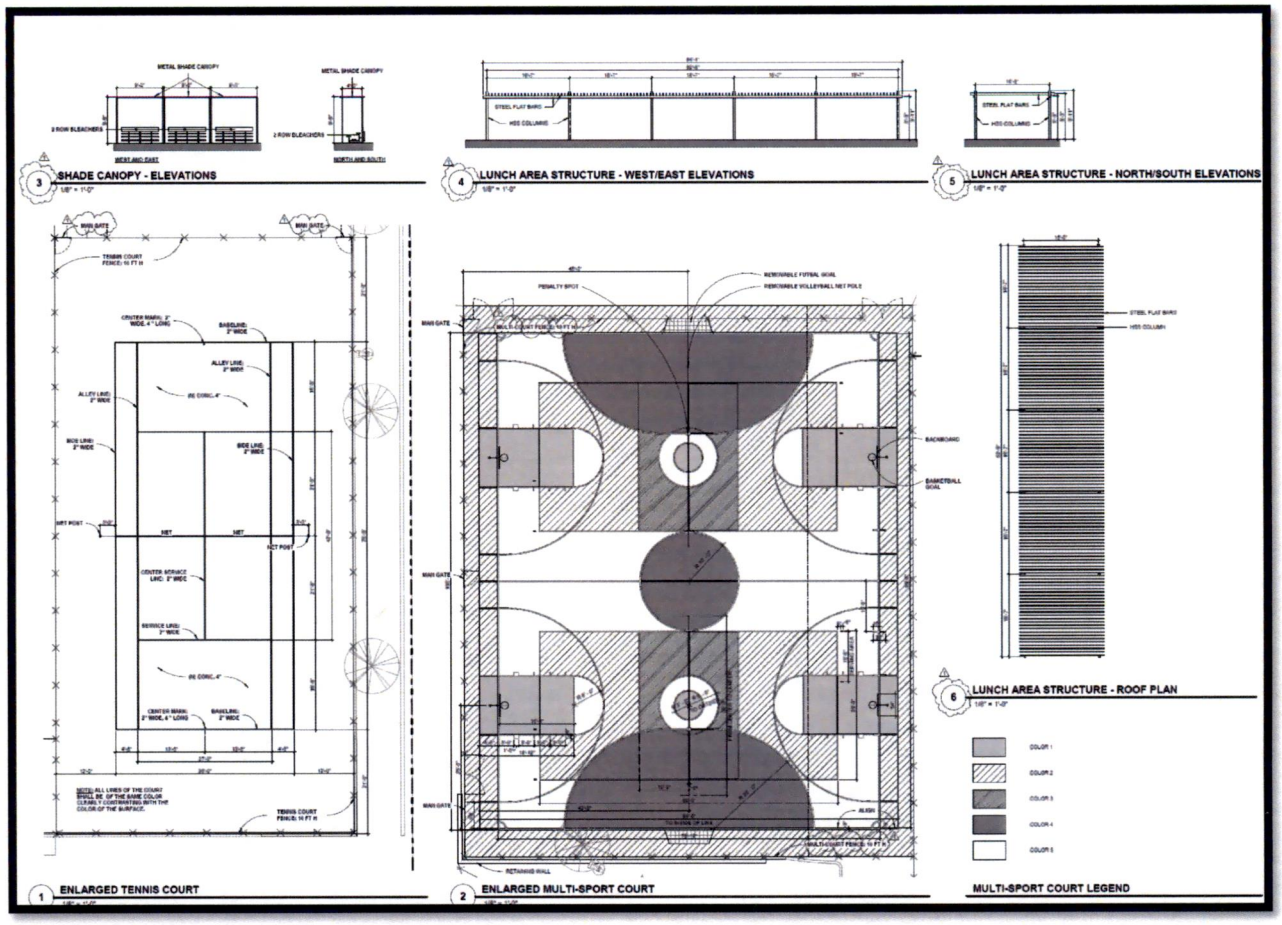

3 SHADE CANOPY - ELEVATIONS
4 LUNCH AREA STRUCTURE - WEST/EAST ELEVATIONS
5 LUNCH AREA STRUCTURE - NORTH/SOUTH ELEVATIONS
6 LUNCH AREA STRUCTURE - ROOF PLAN
1 ENLARGED TENNIS COURT
2 ENLARGED MULTI-SPORT COURT
MULTI-SPORT COURT LEGEND

Exhibit "E"
Enlarge Plans and Elevations Part 2

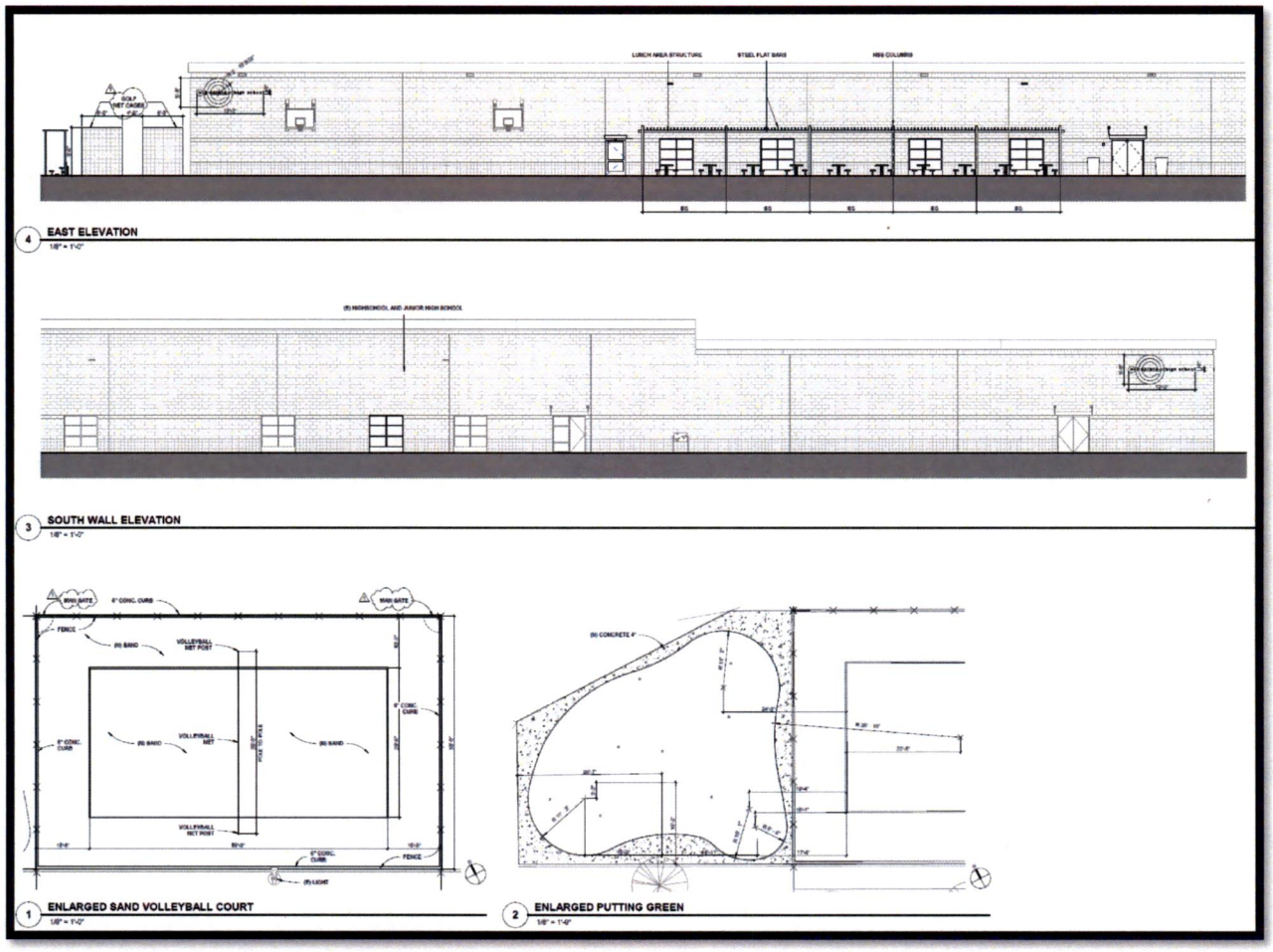

LUNCH AREA STRUCTURE
STEEL FLAT BARS
HSS COLUMNS
GOLF NET CAGES
4 EAST ELEVATION
(E) HOMECOMING AND JUNIOR HIGH SCHOOL
3 SOUTH WALL ELEVATION
MAN GATE
6" CONC. CURB
FENCE
(N) SAND
VOLLEYBALL NET POST
VOLLEYBALL NET
(E) LIGHT
1 ENLARGED SAND VOLLEYBALL COURT
(N) CONCRETE 4"
2 ENLARGED PUTTING GREEN

Exhibit "F"
Details

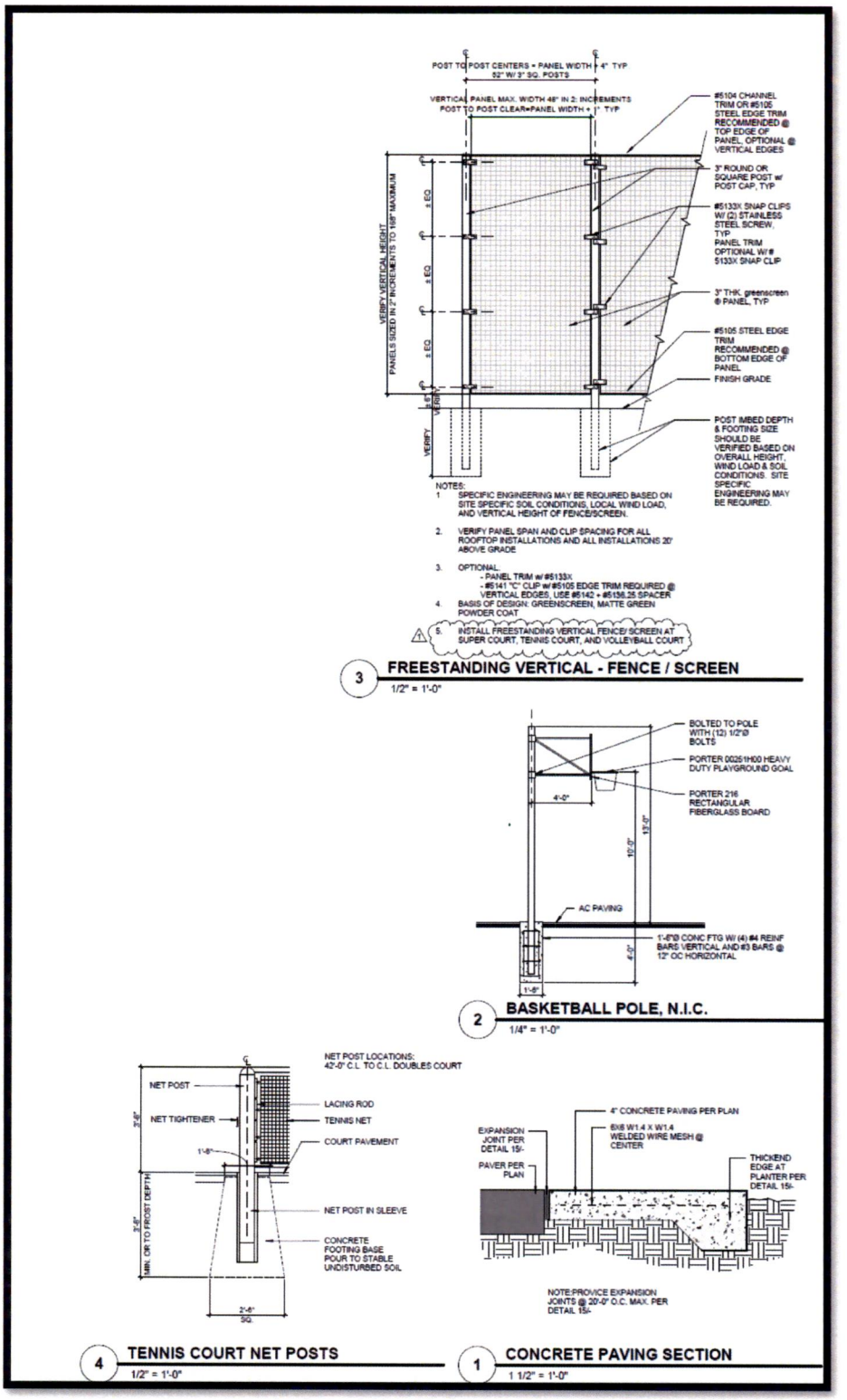
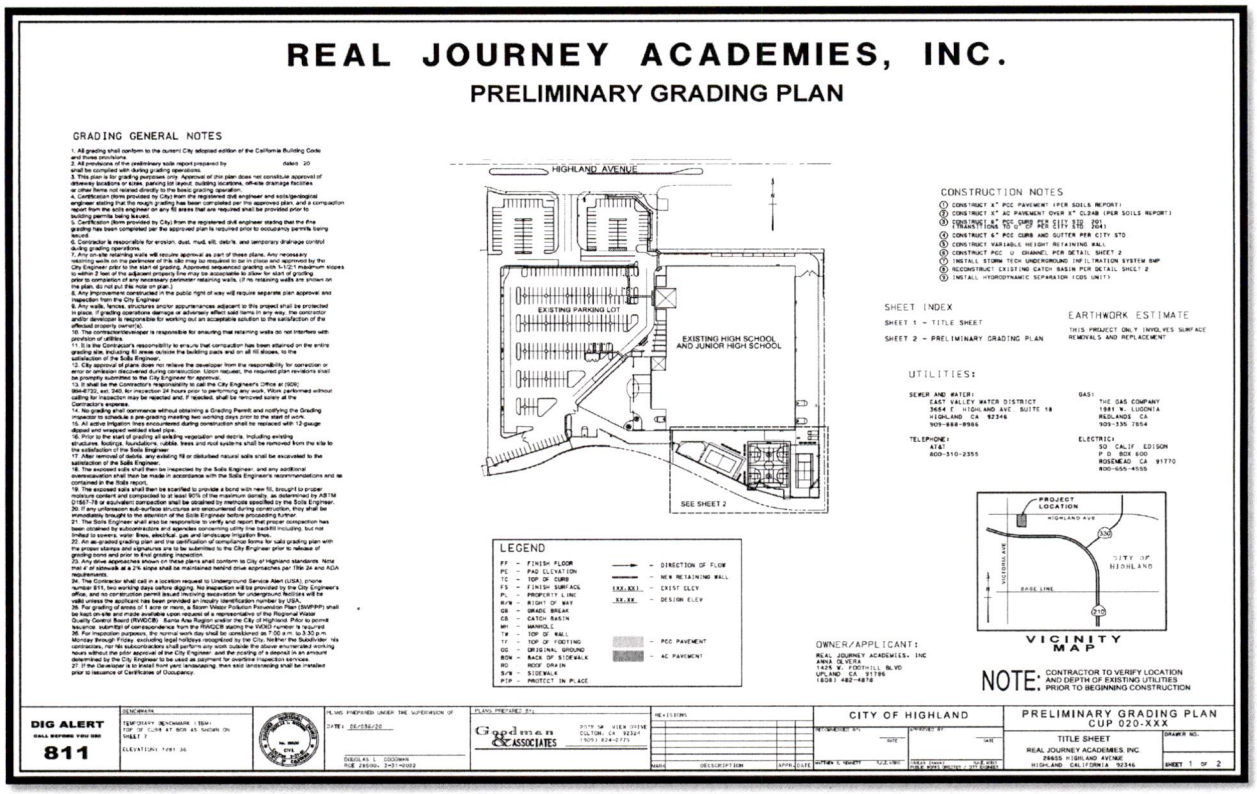

POST TO POST CENTERS = PANEL WIDTH + 4" TYP
52" W/ 3" SQ. POSTS
VERTICAL PANEL MAX. WIDTH 48" IN 2" INCREMENTS
POST TO POST CLEAR=PANEL WIDTH + 1" TYP
VERIFY VERTICAL HEIGHT
PANELS SIZED IN 2" INCREMENTS TO 192" MAXIMUM
± EQ
± EQ
± EQ
± EQ
VERIFY
VERIFY
#5104 CHANNEL TRIM OR #5105 STEEL EDGE TRIM RECOMMENDED @ TOP EDGE OF PANEL, OPTIONAL @ VERTICAL EDGES
3" ROUND OR SQUARE POST w/ POST CAP, TYP
#5133X SNAP CLIPS W/ (2) STAINLESS STEEL SCREW, TYP
PANEL TRIM OPTIONAL W/ # 5133X SNAP CLIP
3" THK. greenscreen @ PANEL, TYP
#5105 STEEL EDGE TRIM RECOMMENDED @ BOTTOM EDGE OF PANEL
FINISH GRADE
POST /MBED DEPTH & FOOTING SIZE SHOULD BE VERIFIED BASED ON OVERALL HEIGHT, WIND LOAD & SOIL CONDITIONS. SITE SPECIFIC ENGINEERING MAY BE REQUIRED.
NOTES:
1. SPECIFIC ENGINEERING MAY BE REQUIRED BASED ON SITE SPECIFIC SOIL CONDITIONS, LOCAL WIND LOAD, AND VERTICAL HEIGHT OF FENCE/SCREEN.
2. VERIFY PANEL SPAN AND CLIP SPACING FOR ALL ROOFTOP INSTALLATIONS AND ALL INSTALLATIONS 20' ABOVE GRADE
3. OPTIONAL
- PANEL TRIM w/ #5133X
- #5141 "C" CLIP w/ #5105 EDGE TRIM REQUIRED @ VERTICAL EDGES, USE #5142 + #5136.25 SPACER
4. BASIS OF DESIGN: GREENSCREEN, MATTE GREEN POWDER COAT
5. INSTALL FREESTANDING VERTICAL FENCE/ SCREEN AT SUPER COURT, TENNIS COURT, AND VOLLEYBALL COURT
3 FREESTANDING VERTICAL - FENCE / SCREEN
1/2" = 1'-0"
BOLTED TO POLE WITH (12) 1/2"Ø BOLTS
PORTER 00251H00 HEAVY DUTY PLAYGROUND GOAL
PORTER 216 RECTANGULAR FIBERGLASS BOARD
4'-0"
10'-0"
12'-0"
AC PAVING
1'-6"Ø CONC FTG W/ (4) #4 REINF BARS VERTICAL AND #3 BARS @ 12" OC HORIZONTAL
4'-0"
1'-6"
2 BASKETBALL POLE, N.I.C.
1/4" = 1'-0"
NET POST LOCATIONS:
42'-0" C.L. TO C.L. DOUBLES COURT
NET POST
NET TIGHTENER
LACING ROD
TENNIS NET
COURT PAVEMENT
NET POST IN SLEEVE
CONCRETE FOOTING BASE. POUR TO STABLE UNDISTURBED SOIL
3'-6"
1'-6"
3'-6" MIN. OR TO FROST DEPTH
2'-6" SQ.
4 TENNIS COURT NET POSTS
1/2" = 1'-0"
4" CONCRETE PAVING PER PLAN
6X6 W1.4 X W1.4 WELDED WIRE MESH @ CENTER
EXPANSION JOINT PER DETAIL 15/-
PAVER PER PLAN
THICKEND EDGE AT PLANTER PER DETAIL 15/-
NOTE:PROVICE EXPANSION JOINTS @ 20'-0" O.C. MAX. PER DETAIL 15/-
1 CONCRETE PAVING SECTION
1 1/2" = 1'-0"

Exhibit "G"
Grading Plan



REAL JOURNEY ACADEMIES, INC.

PRELIMINARY GRADING PLAN

GRADING GENERAL NOTES

1. All grading shall conform to the current City adopted edition of the California Building Code and those provisions.
2. All provisions of the preliminary soils report prepared by dated 20 shall be complied with during grading operations.
3. This plan is for grading purposes only. Approval of this plan does not constitute approval of driveway locations or sizes, parking lot layout, building locations, off-site drainage facilities or utilities. Such approvals are to be obtained during application.
4. Certification (form provided by City) from the registered civil engineer and soils/geological engineer stating that the rough grading has been completed per the approved plan, and a compaction report from the soils engineer on any fill areas that are required shall be provided prior to building permits being issued.
5. Certification (form provided by City) from the registered civil engineer stating that the fine grading has been completed per the approved plan is required prior to occupancy permits being issued.
6. Contractor is responsible for erosion, dust, mud, silt, debris, and temporary drainage control during grading operations.
7. Any on-site retaining walls will require approval as part of these plans. Any necessary retaining walls on the perimeter of this site may be required to be in place and approved by the City Engineer prior to the start of grading. Approved sequenced grading with 1:1(V):1(H) maximum slopes may be allowed. Temporary shoring will be required for vertical cuts during grading. Prior to completion of any necessary perimeter retaining walls, (if no retaining walls are shown on the plan, do not put this note on plan.)
8. Any improvement constructed in the public right of way will require separate plan approval and inspection from the City Engineer.
9. Any walls, fences, structures and/or appurtenances adjacent to this project shall be protected in place. If grading operations damage or adversely affect said items in any way, the contractor and/or developer is responsible for working out an acceptable solution to the satisfaction of the affected property owner(s).
10. The contractor/developer is responsible for ensuring that retaining walls do not interfere with provision of utilities.
11. It is the Contractor's responsibility to ensure that compaction has been attained on the entire grading site, including fill areas outside the building pads and on all fill slopes, to the satisfaction of the Soils Engineer.
12. City approval of plans does not relieve the developer from his responsibility for correction or payment for any damage occurring construction. Upon request, the required plan revisions shall be promptly submitted to the City Engineer for approval.
13. It shall be the Contractor's responsibility to call the City Engineer's Office at (909) 864-8733, ext. 240, for inspection 24 hours prior to performing any work. Work performed without calling for inspection may be rejected and, if rejected, shall be removed solely at the Contractor's expense.
14. No grading shall commence without obtaining a Grading Permit and notifying the Grading Inspector to schedule a pre-grading meeting two working days prior to the start of work.
15. All active irrigation lines encountered during construction shall be replaced with 12-gauge dipped and wrapped welded steel pipe.
16. Prior to the start of grading all existing vegetation and debris, including existing structures, footings, foundations, rubble, trees and root systems shall be removed from the site to the satisfaction of the Soils Engineer.
17. After removal of debris, any existing fill or disturbed natural soils shall be excavated to the satisfaction of the Soils Engineer.
18. The exposed soils shall then be inspected by the Soils Engineer, and any additional overexcavation shall then be made in accordance with the Soils Engineer's recommendations and as contained in the Soils report.
19. The exposed soils shall then be scarified to provide a bond with new fill, brought to proper moisture content and compacted to at least 90% of the maximum density, as determined by ASTM D1557-78 or equivalent) compaction shall be obtained by methods specified by the Soils Engineer.
20. If any unforeseen sub-surface structures are encountered during construction, they shall be immediately brought to the attention of the Soils Engineer before proceeding further.
21. The Soils Engineer shall also be responsible to verify and report that proper compaction has been obtained by subcontractors and agencies concerning utility line backfill including, but not limited to sewers, water, lines, electrical, gas, and landscape irrigation lines.
22. An as-graded grading plan and the certification of compliance forms for solid grading plan with the proper stamps and signatures are to be submitted to the City Engineer prior to release of grading bond and prior to final grading inspection.
23. Any drive approaches shown on these plans shall conform to City of Highland standards. Note that the sidewalk at a 2% slope shall be maintained behind drive approaches per Title 24 and ADA requirements.
24. The Contractor shall call in a location request to Underground Service Alert (USA), phone number 811, two working days before digging. No inspection will be provided by the City Engineer's office, and no construction permit issued involving excavation for underground facilities will be valid unless the applicant has been provided an inquiry identification number by USA.
25. For grading of areas of 1 acre or more, a Storm Water Pollution Prevention Plan (SWPPP) shall be kept on-site and made available upon request of a representative of the Regional Water Quality Control Board (RWQCB). Santa Ana Region and/or the City of Highland. Prior to permit issuance, submittal of correspondence from the RWQCB stating the WDID number is required.
26. For inspection purposes, the normal work day shall be considered as 7:00 a.m. to 3:30 p.m. Monday through Friday, excluding legal holidays recognized by the City. Neither the Subdivider, his contractors, nor his subcontractors shall perform any work outside the above enumerated working hours without the prior approval of the City Engineer, and the posting of a deposit in an amount determined by the City Engineer to be used as payment for overtime inspection services.
27. If the Developer is to install front yard landscaping, then said landscaping shall be installed prior to issuance of Certificates of Occupancy.

CONSTRUCTION NOTES

1. CONSTRUCT 4" PCC PAVEMENT (PER SOILS REPORT)
2. CONSTRUCT 3" AC PAVEMENT OVER 8" CL2AB (PER SOILS REPORT)
3. CONSTRUCT 4" PCC CURB PER CITY STD 201
4. CONSTRUCT 6" PCC CURB AND GUTTER PER CITY STD
5. CONSTRUCT VARIABLE HEIGHT RETAINING WALL
6. CONSTRUCT PCC "U" CHANNEL PER DETAIL SHEET 2
7. INSTALL STORM TECH UNDERGROUND INFILTRATION SYSTEM BMP
8. RECONSTRUCT EXISTING CATCH BASIN PER DETAIL SHEET 2
9. INSTALL HYDRODYNAMIC SEPARATOR (CDS UNIT)

SHEET INDEX

SHEET 1 – TITLE SHEET

SHEET 2 – PRELIMINARY GRADING PLAN

EARTHWORK ESTIMATE

THIS PROJECT ONLY INVOLVES SURFACE REMOVALS AND REPLACEMENT

UTILITIES:

SEWER AND WATER:
EAST VALLEY WATER DISTRICT
3654 E. HIGHLAND AVE SUITE 18
HIGHLAND CA 92346
909-888-8986

GAS:
THE GAS COMPANY
1981 N. LUGONIA
REDLANDS CA
909-335 7854

TELEPHONE:
AT&T
800-310-2355

ELECTRIC:
SO CALIF EDISON
P.O. BOX 600
ROSEMEAD CA 91770
800-655-4555

LEGEND

FF – FINISH FLOOR		– DIRECTION OF FLOW	
PE – PAD ELEVATION		– NEW RETAINING WALL	
TC – TOP OF CURB		– EXIST CL/CY	
FS – FINISH SURFACE	(XX.XX)	– DESIGN ELEV	
PL – PROPERTY LINE	XX.XX		
R/W – RIGHT OF WAY			
GB – GRADE BREAK			
CB – CATCH BASIN			
MH – MANHOLE			
TW – TOP OF WALL			
TF – TOP OF FOOTING		– PCC PAVEMENT	
OG – ORIGINAL GROUND		– AC PAVEMENT	
BOW – BACK OF SIDEWALK			
RD – ROOF DRAIN			
S/W – SIDEWALK			
PIP – PROTECT IN PLACE			

VICINITY MAP

OWNER/APPLICANT:
REAL JOURNEY ACADEMIES, INC
ANNA OLVERA
1429 W. FOOTHILL BLVD
UPLAND CA 91786
(626) 482-4878

NOTE: CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION

DIG ALERT CALL BEFORE YOU DIG 811

BENCHMARK: TEMPORARY BENCHMARK (TBM) TOP OF CURB AT BOW AS SHOWN ON SHEET 2
ELEVATION: 1281.26

PLANS PREPARED UNDER THE SUPERVISION OF
DATE: 06/08/20
DOUGLAS L. GOODMAN
RCE 29590, EXP: 3-31-2022

PLANS PREPARED BY:
Goodman & ASSOCIATES
2179 SE VIEW DRIVE
CULTON, CA 92324
(909) 824-0775

REVISIONS

MARK	DESCRIPTION	APPR. DATE

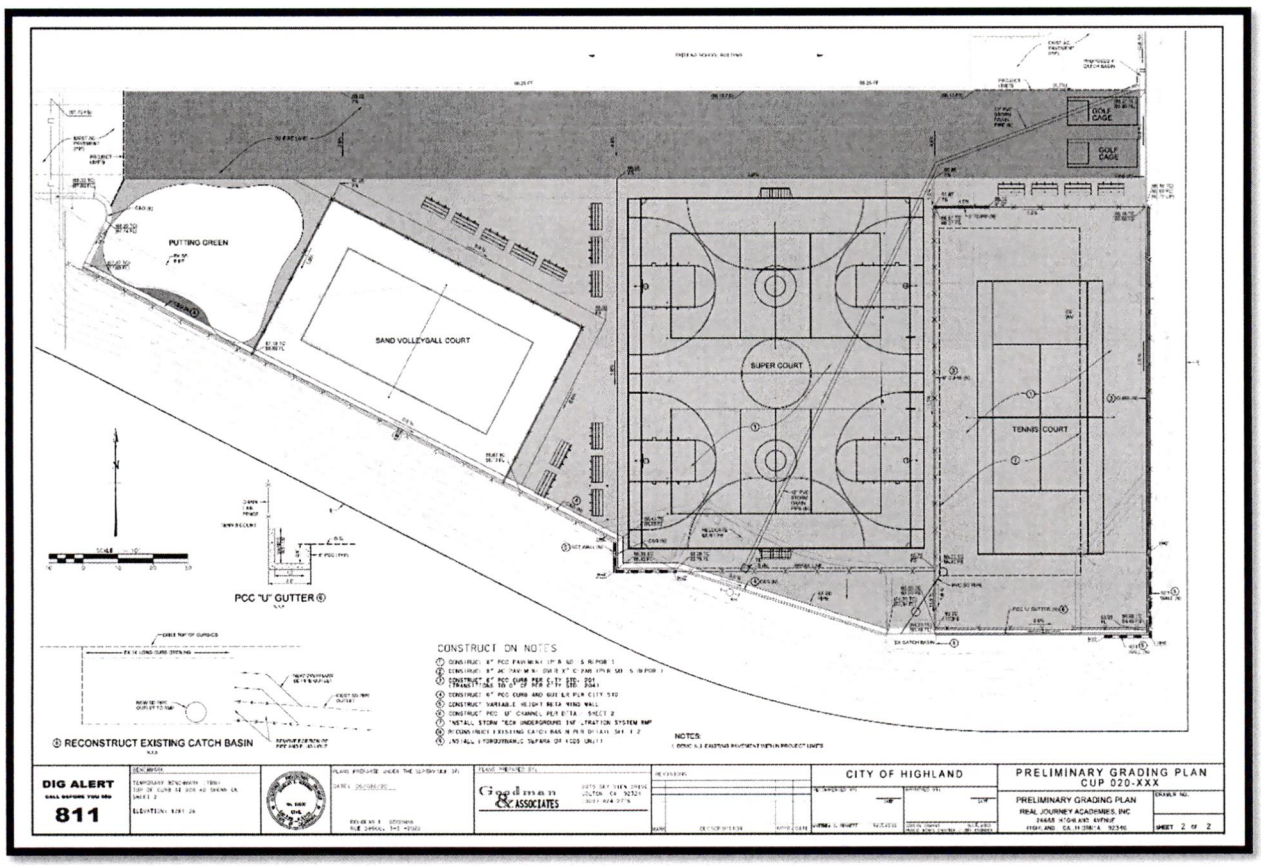
CITY OF HIGHLAND

PRELIMINARY GRADING PLAN
CUP 020-XXX

TITLE SHEET
REAL JOURNEY ACADEMIES, INC
28455 HIGHLAND AVENUE
HIGHLAND CALIFORNIA 92346

DRAWER NO.

SHEET 1 OF 2



CONSTRUCTION NOTES

1. CONSTRUCT 4" PCC PAVEMENT (PER SOILS REPORT)
2. CONSTRUCT 3" AC PAVEMENT OVER 8" CL2AB (PER SOILS REPORT)
3. CONSTRUCT 4" PCC CURB PER CITY STD 201
4. CONSTRUCT 6" PCC CURB AND GUTTER PER CITY STD
5. CONSTRUCT VARIABLE HEIGHT RETAINING WALL
6. CONSTRUCT PCC "U" CHANNEL PER DETAIL SHEET 2
7. INSTALL STORM TECH UNDERGROUND INFILTRATION SYSTEM BMP
8. RECONSTRUCT EXISTING CATCH BASIN PER DETAIL SHEET 2
9. INSTALL HYDRODYNAMIC SEPARATOR (CDS UNIT)

NOTES:
1. ERECT ALL EXISTING PAVEMENT WITHIN PROJECT LIMITS

DIG ALERT CALL BEFORE YOU DIG 811

BENCHMARK: TEMPORARY BENCHMARK (TBM) TOP OF CURB AT BOW AS SHOWN ON SHEET 2
ELEVATION: 1281.26

PLANS PREPARED UNDER THE SUPERVISION OF
DATE: 06/08/20

PLANS PREPARED BY:
Goodman & ASSOCIATES
2179 SE VIEW DRIVE
CULTON, CA 92324
(909) 824-0775

REVISIONS

MARK	DESCRIPTION	APPR. DATE

CITY OF HIGHLAND

PRELIMINARY GRADING PLAN
CUP 020-XXX

PRELIMINARY GRADING PLAN
REAL JOURNEY ACADEMIES, INC
28455 HIGHLAND AVENUE
HIGHLAND CA 92346

DRAWER NO.

SHEET 2 OF 2

Exhibit "H"
Photos of the Existing Recreational and Lunch Area

Location of the Propose Recreational Area





Location of the Propose Recreational Area



Location of the Propose Lunch Area



Location of the Propose Lunch Area





Attachment No. 1

Resolution No. 2020-___ for Design Review Application No. 17-006-A2

RESOLUTION NO. 2020-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA) 17-006-A2, TO CONSTRUCT A 1,230 SQUARE FOOT METAL CANOPY WITHIN THE LUNCH AREA, GOLF PUTTING AREA AND DRIVE, SAND VOLLEYBALL COURT, SUPER COURT, AND A TENNIS COURT LOCATED AT THE SOUTH AND EAST SIDE OF THE EXISTING CHARTER SCHOOL CAMPUS, LOCATED AT 26655 HIGHLAND AVENUE, CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO (APN NOS.: 1191-241-36 & 1191-241-38)

APPLICANT: REAL JOURNEY ACADEMIES, INC., ALEX LUCERO

A. RECITALS

1. On August 1, 2017, the Planning Commission approved Conditional Use Permit (CUP) No. 17-009, Design Review Application (DRA) No. 17-006, and Environmental Assessment (ENV) No. 17-003, which established the operation and the development of a middle and high school campus for 1,200 students in a vacant, 108,000 square foot, commercial building.

2. On October 2, 2018, the Planning Commission approved Design Review Application (DRA) No. 17-006-A1, an amendment to modify the previously approved site plan, elevations, and landscaping of the school campus building.

3. The Applicant filed an application with the City of Highland to request an amendment to the previously approved Design Review Application (DRA) 17-006 and Design Review Application No. 17-006-A1. The Design Review Application No. 17-006-A2 amendment, will permit the construction of a freestanding 1,230 square foot canopy for the lunch area, golf putting area and drive, sand volleyball court, super court, and tennis court located at the south and east side of the existing school campus.

4. The site is located at 26655 Highland Avenue, on the southeast corner of Highland Avenue and Victoria Avenue, (APN Nos.: 1191-241-36 & 1191-241-38).

5. This project is Categorically Exempt from environmental proceedings under the California Environmental Quality Act (CEQA) guidelines pursuant to Section 15311, Class 11 – Accessory Structures. This consists of the construction or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities.

6. On November 17, 2020, the Planning Commission of the City of Highland, conducted a Public Hearing on the subject Application and concluded the Hearing on that date.

7. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Highland as follows:

Section 1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.

Section 2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and report offered at said hearing, including the staff report to the Planning Commission dated November 17, 2020 which is incorporated herein by this reference, does find and determine the following facts:

a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.

Section 3. Findings of Fact (Design Review)

a. That the proposed project is consistent with the General Plan or Specific Plan.

Response: The site has a General Plan land use designation of General Commercial which allows for educational institution projects as proposed by the Applicant. The proposal improves school dining and recreational amenities consistent with educational facilities and located in a manner as not to conflict with on-site retail uses. The City has reviewed the proposed use and has applied conditions of approval to the project to address the function and intensity of the development and ensure that it is compatible with the surrounding uses. There are no specific plans associated with this site.

b. That the proposed use is in accordance with the objectives of Title 16, Land Use and Development of the City of Highland Municipal Code, and the purposes of the land use district in which the site is located.

Response: The proposed use is in accordance with the objectives of the Highland Municipal Code and the intent of the General Commercial

(GC) zoning district. The site plan, building elevations, and access have been reviewed and conditioned to be in compliance with the objectives of Title 16, Land Use and Development of the City of Highland Municipal Code, and the purposes of the Land Use District in which the site is located. The amenities compliment the school facilities, are safe, accessible, and provide much needed outdoor recreational and dining facilities, as anticipated with the Phase II development of the site.

c. That the proposed use is in compliance with the City design and landscape standards and criteria.

Response: The project site was previously landscaped by the previous modification to the site and as of today the plants are surviving. The project is not proposing or modifying any landscaping. Therefore, the existing landscaping is in compliance with the City design and landscape standards and criteria. The proposal does not modify the prior building elevations constructed in compliance with Conditional Use Permit No. 17-009, Design Review Application No. 17-006, and Design Review Application No. 17-006-A1.

d. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or will not be materially injurious to properties or improvements in the vicinity of the site.

Response: The project has been reviewed and analyzed as part of the previous approval to establish the school. Based on the site design and appropriate conditions of approval the proposed canopy for the lunch area and recreational area will improve the public health, safety, or welfare of the public, and will not be materially injurious to properties and improvements in the vicinity.

Section 4. Based on the Findings of Fact set forth above, the Planning Commission approves Design Review Application (DRA) No. 17-006-A2 to amend the previously approved Design Review Application to establish a canopy for the lunch area with canopy, golf putting area and drive, sand volleyball court, super court, and a tennis court located at 26655 Highland Avenue (APN Nos.: 1191-241-36 & 1191-241-38) by adopting the conditions of approval attached hereto and incorporated herein by reference as Exhibit "A".

C. ADOPTION OF RESOLUTION.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

PASSED, APPROVED AND ADOPTED this 17th day of November, 2020.

ATTEST:

Randall Hamerly, Chairman Planning Commission	Lawrence A. Mainez Community Development Director

EXHIBIT "A"

CITY OF HIGHLAND

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: November 17, 2020

Applicant: REAL Journey Academies Inc., Alex Lucero

File/Index: Design Review Application (DRA) 17-006-A2 REAL Journey Academies

Proposal: The Applicant proposes to amend the Real Journey Academies Design Review Application DRA No. 17-006 and DRA No. 17-006-A1 to establish a canopy for the lunch area, golf putting area and drive, sand volleyball court, super court, and tennis court located at the south and east side of the existing private school campus.

Location: 26655 Highland Avenue, City of Highland, County of San Bernardino (APN Nos.: 1191-241-36 & 1191-241-38).

PLANNING CONDITIONS OF APPROVAL

Note: These conditions represent Planning Division conditions only and are meant to be only one part of the Project's overall conditions that include Building and Safety, Engineering, and the Fire Department conditions of approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

Design Review Application (DRA) 17-006-A2, is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any / all Conditions at any time shall result in initiating revocation of the subject permit.

1. Design Review Application shall become null and void:

    a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application have occurred within twelve (12) months from the approval date of this design review, design review shall expire and be null and void without further action by the City of Highland.

    b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional twelve (12) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community

development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

NOTE: All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy.

2. The conditions of approval for Conditional Use Permit No. 17-009, Design Review Application No. 17-006, Design Review Application No. 17-006-A1 and all mitigation measure associated with Environmental Assessment No. 17-003 shall apply.

3. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.

4. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.

5. Pursuant to the sites General Commercial Zoning Designation this Conditional Use Permit and Design Review Application shall comply with General Commercial Development Standards, as shown in the Land Use and Development Code Title 16 of the Highland Municipal Code, as may be amended from time to time.

6. The Owner/Applicant is responsible for implementing all conditions of approval imposed to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Building Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

7. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on November 17, 2020, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.

8. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

9. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements.

10. At such time the Applicant decides to add lighting to the recreational and lunch area, the lighting shall meet the guidelines of HMC Section 16.40.160 Lighting standards.

11. The Applicant shall obtain a building permit for the proposed modifications to the propose project.

City of Highland

Engineering Department
Conditions of Approval
Real Journey Academies "Playground" Addition

B - Required Prior to Building Permit/Construction
C - Required Prior to Building Occupancy
D - Ongoing
E - Required Prior to Grading Permit
* - Non Standard Conditions

GRADING

B 1. Submit a preliminary soils report, prepared by a licensed Geotechnical Engineer, for review and approval by the City Engineer. Comply with the recommendations contained in the report and any amendments thereof as approved by the City Engineer.

E 2. Submit precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.

B 3. Submit the structural design and location for any required retaining walls for review and approval by the City Engineer.

E 4. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.

D 5. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed to 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.

C 6. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

DRAINAGE/ WQMP

E 7. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.

C* 8. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, a pretreatment system (Contech CDS or approved equal) and underground infiltration system. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.

E 9. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.

C 10. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:

"I hereby certify that the Water Quality Management Plan Best Management Practices have been constructed under my supervision in accordance with the approved plans and are functional to the best of my knowledge."

C* 11. Construct on-site drainage system to drain the entire "Playground" project site to the proposed WQMP BMPs in accordance with the approved Final Water Quality Management Plan, and construct necessary drainage overflow facilities.

E 12. Submit a hydrology study to determine storm runoff quantities tributary to and generated by the site for review and approval by the City Engineer. Include hydraulic calculations to determine the size and type of all drainage facilities.

E 13. Submit engineering plans for public and private drainage systems to the City Engineer for review and approval. Indicate the location of any existing utility facility which would affect construction on plans and profiles. Comply with the City design standards as shown the street and storm drain improvement checklist.

FEES/PERMITS

D 14. Pay appropriate Engineering fees for plan check, WQMP review, hydrology study review, structural calculation review, on-site inspection, GIS map plan update, microfilming and storage of maps and plans, and other required fees.

UTILITIES/ CONSTRUCTION

E 15. Obtain written permission from the adjoining property owners for offsite grading and/or construction.

B 16. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

C 17. Coordinate, and where necessary, pay for the relocation of any existing public utilities, as necessary.

E 18. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program.

B 19. Destroy any abandoned wells on the property or similar structures that might result in contamination of underground waters in a manner approved by the City Engineer.

B 20. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

D 21. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

City of Highland, **FIRE PREVENTION DIVISION,** Conditions of Approval.

DATE : December 26, 2019

APPLICANT : Real Journey Academies

ADDRESS : 26655 Highland Avenue

SITE LOCATION: Entrepreneur Charter School

FILE / INDEX No.: DRA 17-006-A2

A tiered level of mitigation options has been developed and listed below are the systems and/or modifications required for your project. Compliance of the following items are a condition of **FINAL OCCUPANCY APPROVAL**. These conditions are required as acceptable solutions to the adverse fire conditions impacting firefighting and emergency operations accompanying the site/area. They will either assist in detection and extinguishment of the fire and/or facilitate the anticipated emergency operations.

This project is protected by the City of Highland Fire Department / Cal-Fire / California Department of Forestry and Fire Protection. Prior to any construction occurring on any parcel, the applicant shall contact the city of highland fire marshal office for verification of current fire protection development requirements. All new construction shall comply with the currently adopted California Fire Code and all applicable statutes, appendices, codes, ordinances, standards and policies of the City of Highland Fire Department/ Fire Prevention Division / Cal-Fire / California Department of Forestry and Fire Protection.

Fire Department Review of all projects is required.

ALL CONSTRUCTION (New and renovations to existing) SHALL COMPLY WITH THE CALIFORNIA FIRE CODE Along with amendments as adopted within the Highland Municipal Code (Ord. #411).

Note: All weather access roads (CFC) and fire hydrant/water system installations shall be in place, inspected and approved, **PRIOR** to combustible material being brought on site.

GENERAL.

1. **HF3:** A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis. **CFC & HMC**

2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.

3. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**

4. **HF55:** Commercial exit requirements:
   A. Required exit doors shall be maintained in an operable condition at all times
   B. Required exit doors shall swing outward and away in the direction of exit travel.
   C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
   D. Exit paths shall be illuminated when structure is occupied.
   E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
   F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.

5. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**

6. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.

ACCESS:

7. **HF7:** Fire department **access** roads shall meet the fire dept. minimum unobstructed width of twenty (20) feet. (twenty-six (26) feet within FR-1&2 zones). **This standard shall not lessen other agency requirements.** Access roads shall be paved (asphalt/concrete) and in place **prior** to delivery of combustible building materials on site. Roads shall be designed and constructed to meet adopted city standards. **CFC**

8. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**

9. **HF11:** Fire department access roadway(s) and/or public/private street(s) exceeding one hundred fifty (**150**) feet in length shall provide an approved turn-around at the terminus (**cul-de-sac**). Minimum radius shall be **not less than forty (40)** feet. Or as approved by the fire marshal. Cul-de-sacs providing access to perimeter emergency access roads shall have a minimum radius of forty four **(44)** feet. **CFC / APPENDIX D, SBCO TRANSPORTATION STD**

10. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**

11. **HF13:** Fire department access roadway(s); shall extend to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.
    An access road, approved by the fire dept., shall be provided to within fifty (50) feet of all structures when the natural grade between access road and structure is in excess of 30%.
    Where an approved access road cannot be provided, a fire protection system shall be required and approved by the fire department. **CFC**

12. **HF15:** "Phased" projects may be required to provide a minimum of two (2) remote points of approved access during construction. A secondary access, for fire and other emergency equipment and for routes of escape, which will safely handle evacuations. **CFC - APPENDIX D**

13. **HF19:** **Manually** operated gates across fire department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated **"KNOX"** padlock or box containing key to open the private lock. For **automatic** gates, a "KNOX" emergency access switch, shall be installed, at location determined by fire department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. "KNOX BOX" request form is available from the fire marshal or may be ordered directly from www.knoxbox.com (specify City of Highland, CA) **CFC – Appendix D**
    Note: The city of Highland also requires an electronic "H" key system (Ord. #320) for multi-family, gated communities or secured storage facilities. HMC

14. **HF24:** "NO PARKING – FIRE LANE" signs shall be posted at locations designated by fire marshal. Fire lane curbs shall be painted red, with white letters stating, "NO PARKING – FIRE LANE" on top, not face. **CFC - APPENDIX D**

15. **HF38:** Approved fire hydrant(s) capable of supplying required fire flow, shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants or on-site fire hydrants, meeting the required fire flow, shall be provided. **CFC APPENDIX B AND C**

16. **HF60:** California Fire Code, **FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION**, shall apply to this project. it is the responsibility of the project manager to meet with the fire marshal to discuss requirements specific to this project.

Craig Sanchez, Fire Marshal
City of Highland Fire Prevention
(909) 864-8732 x 248

STAFF REPORT

TO THE PLANNING COMMISSION

DATE: November 17, 2020

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director KS

PREPARED BY: Salvador Quintanilla, Associate Planner SNQ

SUBJECT: Accessory Sign Review Application (ASR) No. 20-007 is a request to establish a sign program for the existing Rio Ranch Market building within an existing shopping center.

LOCATION: 25745 Base Line (APN No. :1192-011-04)

OWNER: M & M Highland Partners, LLC

REPRESENTATIVE: Jay McCormack with Rio Ranch Market

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2020-___ to approve Accessory Sign Application (ASR) No. 20-007 to establish a sign program for the existing Rio Ranch Market, subject to the Conditions of Approval, and Findings of Fact; and

2. Direct Staff to file a Notice of Exemption with the County Clerk of the Board.

FISCAL IMPACT: The Applicant submitted the required flat fee for processing an Accessory Sign Review Application.

ENVIRONMENTAL REVIEW: Establishment of a new sign program & installation of signs is Categorically Exempt from environmental proceedings pursuant to Section

Approved _____	Motion _____	Second _____	Agenda Item No. 4
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		

Recording Secretary

Community Development Director

15311, Class No. 11 (Accessory Structures). The placement of a monument sign and wall signs qualifies as a construction or placement of minor structures accessory to an existing commercial facility, including: (a) On-premise signs.

PUBLIC NOTICE: As required by City Council Resolution, notice of the public meeting was posted at the City's three (3) designated posting locations. In addition, the notice was posted on the City's website, and mailed to property owners within 300 feet of the project site. No further notice is required.

PUBLIC COMMENT: Staff has not received any public comment letters for the proposed project.

DESCRIPTION OF SITE: The project site is located on the southeast corner of Base Line and Sterling Avenue within an existing shopping center. The site is composed of five (5) parcels of approximately 4.49 acres (See Exhibit A. – Project Aerial Map) with a frontage of approximately 378 feet along Base Line and of approximately 200 feet along Sterling Avenue. This existing Rio Ranch Market is the major tenant with two other commercial buildings on the site. The center was developed before the city was incorporated, therefore it is considered legal non-conforming as it relates to certain site development standards. No on-site improvement will be required. The project site has a General Plan land use designation and Zoning designation of General Commercial (CG).

BACKGROUND: The Rio Ranch Market has multiple tenants inside of the building. The store currently has two tenants, Metro PCs and Ria Financial. Each tenant requested their own sign on the front of the building, to attract additional foot traffic.

Staff met with the applicant to discuss the additional signs and recommended the property owner submit a sign program application.

The Rio Ranch Market currently has three building mounted wall signs and one monument sign. The building mounted signs identify "Rio Ranch Market," "Tortilleria" and "Panaderia." The monument sign is located within the landscape planter that is facing Base Line.

PROJECT REVIEW: The purpose of a comprehensive sign program is to integrate all of a project's signs with the overall design and the structures' design into a unified architectural statement. The comprehensive sign program provides a means for the flexible application of sign regulations for projects that require multiple signs in order to provide incentive and latitude in the design and display of multiple signs and to achieve, not circumvent, the purpose of the city's sign regulations.

Therefore, based on the intent of the comprehensive sign program, the Applicant proposes to establish a new sign program for the existing Rio Ranch Market; the freestanding building only. The proposed sign program will identify the new guidelines

and standards for the monument sign, main plaza ID sign, the secondary plaza ID signs, and the business ID signs.

As mentioned above, the propose comprehensive sign program will give flexibility for the major tenant to allow businesses that were legally established inside the store to be identified in the front of the building. These signs will give businesses the opportunity to attract the necessary foot traffic to allow these businesses to stay in open.

For stand-alone signs the City of Highland Municipal Section 16.56, Sign Regulation has the following requirements:

- Monument Sign located on commercial property with a frontage of 300 feet or more may have an overall height of 11 feet; 10 feet in height from finished grade under the sign to top of sign face and a maximum sign area of 66 square feet.

- Building mounted business identification signs ("wall signs") are allowed one (1) per business per street frontage up to three (3) street frontages. The total aggregate sign area of wall sign(s), including the area of awning signs or similar signs affixed to the building elevation, shall not exceed 10% of the storefront to which such sign(s) is attached, or 100 square feet, whichever is less. The signs shall not be mounted above the roof line. Additionally, sign length shall be no more than 75% of the business frontage.

Proposed Monument Sign

The sign program proposes new guidelines for one monument sign along Base Line. The site has a frontage of approximately 378 feet along Base Line. The double-faced monument sign shall have a maximum height of 11 feet with a sign area of 66 square feet including tenant panels. The monument sign shall be constructed with a stucco finish to match the design theme of the major tenant Rio Ranch Market. The monument sign shall include channel letters on the upper portion to identify the major tenant and a fabricated one-piece sign cabinet to hold four (4) sub tenants at the bottom portion of the monument sign. The monument sign will be internally illuminated and located within an existing landscape planter.

Proposed Wall Sign

The Applicant is proposing new guidelines for the walls signs as well. The sign program will have a Main Plaza ID sign, two (2) Secondary Plaza ID signs, and three (3) Business ID signs on the existing Rio Ranch Market building. The Main Plaza ID sign will be 7'-0" tall and a maximum area of 100 square feet in sign area. This sign is designed for the main tenant and their sign logo.

The two (2) Secondary Plaza ID signs will be a maximum of 1'-3" by 10'-0" with a maximum sign area of 12.5 square feet each. The three (3) Business ID signs will be a

maximum of 2'-0" by 10'-0" with a maximum sign area 20 square feet each. The location of proposed wall signs are identified in the sign program Page No 0 4. The wall signs will be internally illuminated with LED lighting.

ANALYSIS:

The propose Rio Ranch Market sign program will meet the intent of the comprehensive sign program as stated in the Highland Municipal Code. The sign program will identify the new guidelines and standards for the monument sign, main plaza ID sign, the secondary plaza ID signs, and business ID signs on the existing Rio Ranch Market building. These signs will provide visibility and foot traffic that is needed for the businesses to continue to operate. Installation of the monument sign and wall signs will not conflict with the line of sight, other street frontage signs, or contribute to an overabundance of signs along the street and the building.

Therefore, staff recommends the Planning Commission approve Accessory Sign Review Application (ASR) No. 20-007, subject to the Conditions of Approval and Findings of Facts

Exhibits:

A. Project Location Aerial Map
B. Photos of the Existing Signage
C. Proposed Sign Program

Attachments:

1. Resolution No. 2020-____

Exhibit "A"

Project Location Aerial Map

25745 Base Line

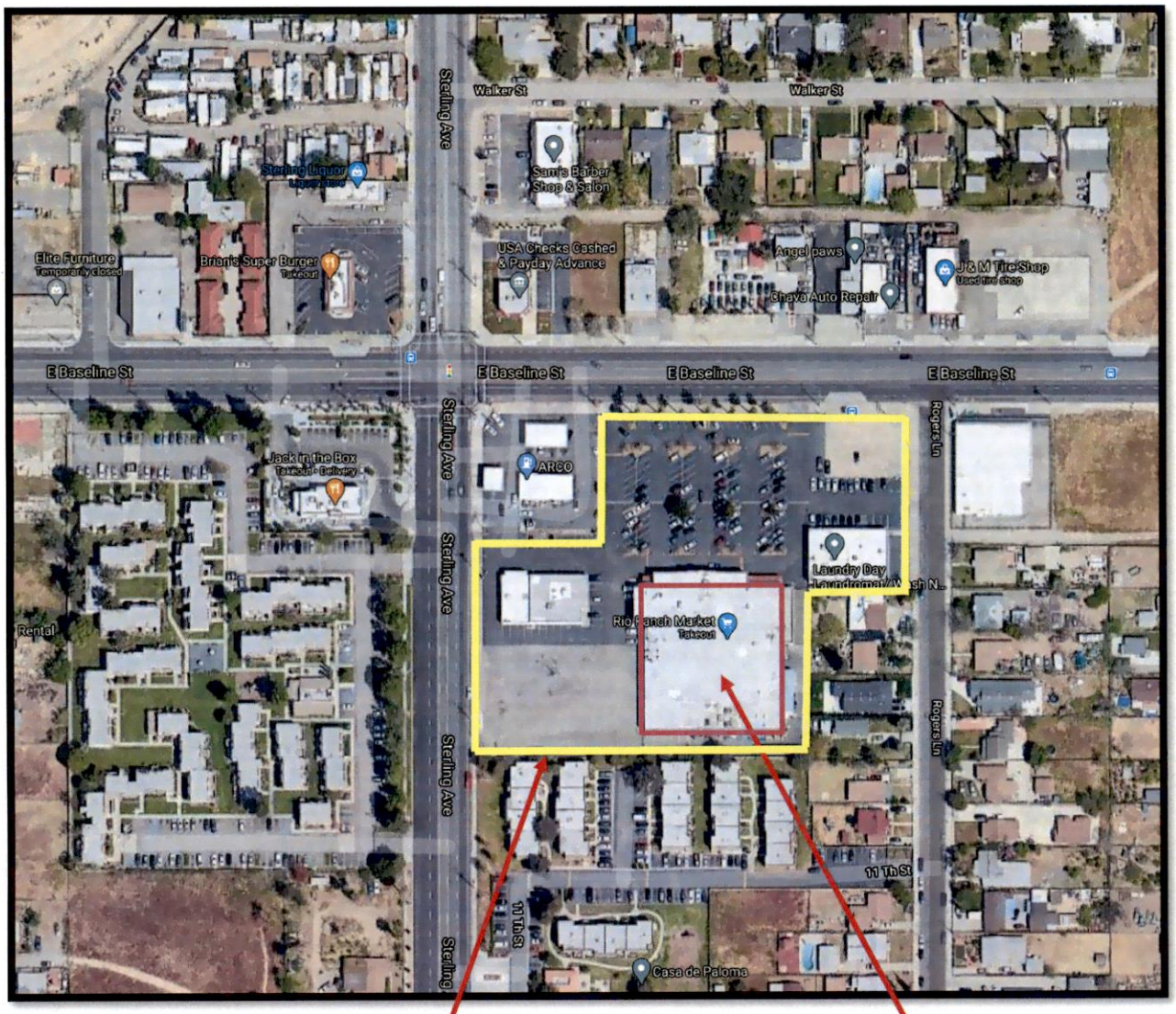


Exhibit "B"

Photos of the Existing Site

Existing Building Mounted Wall Signs





Existing Building Mounted Wall Signs



Existing Monument Sign Facing Base Line



Exhibit "B"

Proposed Sign Program

SIGN PROGRAM FOR

RIO RANCH MARKET

ADDRESS
25745 Baseline St
San Bernardino, CA 92410

PARCEL (APN)
1192-011-03-0-000



October 20, 2020

Purpose:

The landlord encourages the Tenant to design a sign that compliments the building on which it is placed, and uniquely identifies the tenant The landlord will consider all proposals for innovative signs that comply with this program Proposals will be evaluated on the basis of their quality of design detail, choice of color, compatibility with the store front elements, overall appearance and context placement in the space allowed

Approval of their sign by the Owner or Owner's representative does not constitute approval by the City of Highland, and local codes take precedence over Owner's requirements when these requirements are in conflict All other types of signs are prohibited, e.g box signs, individually-cut letters of materials (ceramic, wood, foam, etc)

Sign program is intended to be consistent with this program, Including Definitions, Exempt Signs, Prohibited Signs, and Temporary Signs

Procedure:

Schematic sign design submittals to Landlord, for Landlord's and Architect's approval, must be made in two sheets of 8-1/2" by 11" in color, depicting the full sign and the sign superimposed on a building elevation where the sign will be placed The landlord will furnish the tenant a copy of a colored elevation of the building at Tenant's request. Sign shall be subject to this program

After approval of Tenant's schematic sign design by Landlord and Architect, the Tenant shall submit the full fabrication shop drawings to Landlord, Architect and the City of Highland for approval The Tenant shall secure all sign permits from the City, and must furnish the Owner with copies of these permits.

All proposals submitted to the property owner's shall conform with all of the criteria set forth herein and the City of Highland. Three (3) color copies of all proposals shall be forwarded to the owner for review, and a signed copy shall be returned No signs(s) shall be installed without the approval of the owner, and permits obtained from the City of Highland

Abandoned Signs.	Abandoned signs, signs and/or banners, etc remaining on a vacant storefront more than 30 days shall be removed by the Landlord at tenant's expense.
Tenant Address Numbers	Non-illuminated address numbers shall meet the standards as mandated by the City's Building and Safety and Fire Marshall Divisions
Prohibited Signs.	Signs or sign structures having any animated, moving or rotating parts
	Flashing or otherwise light-animated signs.
	Signs which make audible recorded or programmed sounds
	Flags, pennants, streamers, spinners, festoons, windsocks, valances, or similar displays
	Signs or sign structures placed within, on, or over public right-of-way, on public land, or on utility poles or fences.
	Signs or sign structures drawn or painted onto or otherwise affixed to trees, rocks or fences
	Building-mounted signs or sign structures placed on or above the eave line of a pitched or mansard roof, or above the top of wall of a building with a flat or parapet roof

SIGN TYPE	DESCRIPTION	SIGN CLASSIFICATION	SIGN LOCATION	MAX. QUANTITY	LOGOS ALLOWED	ILLUMINATION PERMITTED
1	Monument Sign	Freestanding	Ground	1	Yes	Yes
2	Main Plaza ID Sign	Wall Sign	Wall	1	Yes	Yes
3	Secondary Plaza ID Sign	Wall Sign	Wall	2	No	Yes
4	Business ID Sign	Wall Sign	Wall	3	Yes	Yes



Sign Type Legend:

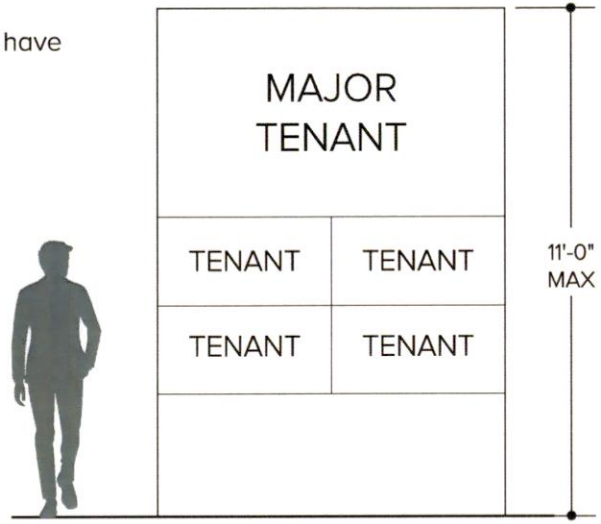
1. Monument Sign
2. Main Plaza ID Sign
3. Secondary Plaza ID Sign
4. Business ID Sign

NORTH

SIGN TYPE 1

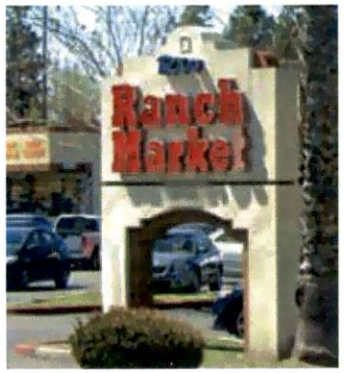
Monument Sign

Purpose:	To identify the occupying tenant space 25745 Base Line ("Rio Ranch Market") and primary business names occupying the plaza suites to motorists and pedestrians along Base Line Primary business are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on their monument (1 Major Tenant & 4 Subtenant's)
Maximum Number	1
Location.	Behind property Line (Facing Base Line).
Maximum Sign Height	11 feet. 10 feet in height from finished grade under the sign to top of sign face
Maximum Sign Face Area	66 s f (Tenant panels shall be a minimum of 6 s f per panel)
Sign Construction/Material	Smooth, durable, non-weathering, rectangular sign face, with lettering fabricated from nonferrous metals. All framing and hardware shall be of nonferrous metals
Illumination	Permitted Internally illuminated
Logo:	Permitted. Must be approved by the Property Owner and permitted by this Program
Letterstyle·	Logo-typefaces permitted. Lettering must be approved by the Property Owner and permitted by this Program.
Color:	Must be approved by the Property Owner and permitted by this Program
Potential 4 Sub-Tenants	No additional tenant signs anticipated for the monument sign Reserving these spots for future potential tenants who may require a street sign The new cabinet sign for the 4 tenants will be within the existing monument sign.



ST1 - ELEVATION VIEW

SCALE 1/4" = 1'



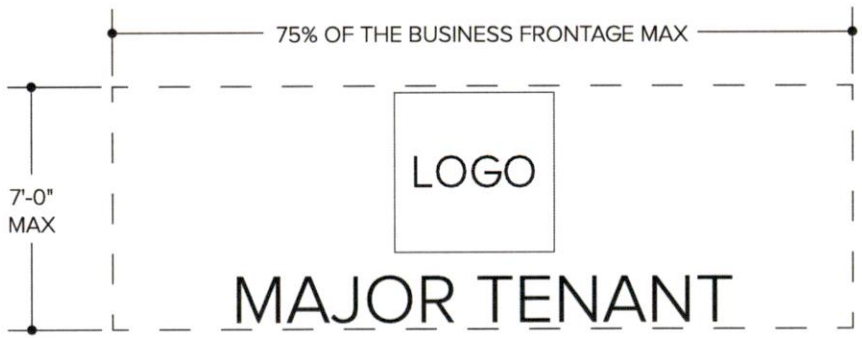
ST1 - EXISTING

SCALE NTS

SIGN TYPE 2

Main Plaza ID Sign (Wall)

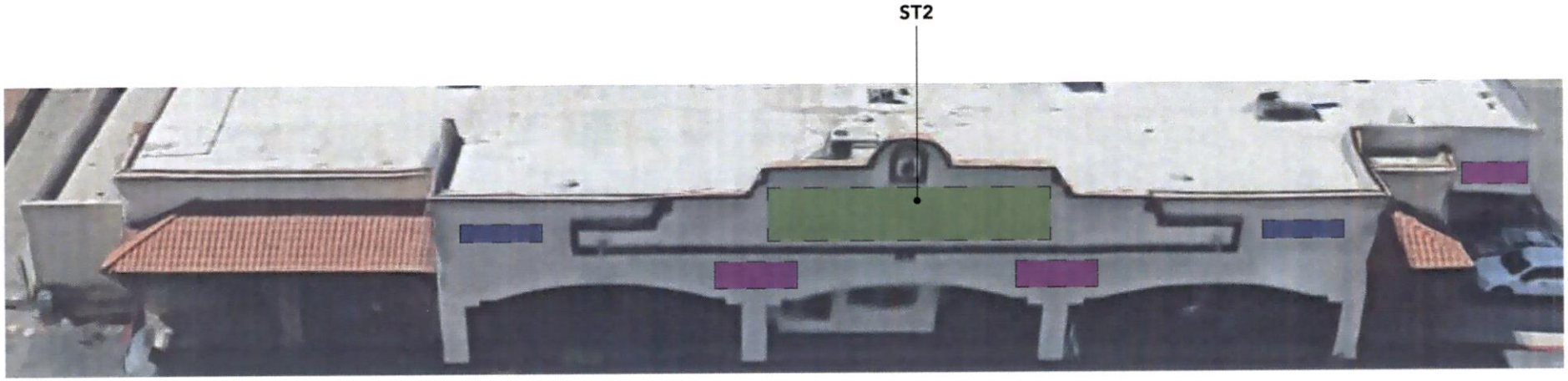
Purpose	To identify the Occupying Tenant Space 25745 Base Line ("Rio Ranch Market").
Maximum Number	1
Location.	Mounted directly onto building fascia in the location shown on page 2.1.
Maximum Sign Area:	Shall not exceed 10% of the storefront to which such sign is attached, or 100 square feet, whichever is less. Sign length shall be no more than 75% of the business frontage. Storefront linear footage is 185 5 feet.
Sign Construction/Material:	Individual channel letters and logos only or similar construction Unique cabinet signs may be allowed if said signs have opaque faces.
Illumination	Permitted Internally illuminated or halo-lit (reverse channel lit signage, halo-like illumination).
Logo.	Permitted. Must be approved by the Property Owner and permitted by this program
Letterstyle.	Logo-typefaces permitted Lettering must be approved by the Property Owner and permitted by this program.
Color	Colors must contrast building facade, must be approved by the Property Owner and permitted by this program



ST2 - ELEVATION VIEW
SCALE NTS

SIGN TYPE 2

Main Plaza ID Sign (Wall)



SCALE NTS

SIGN TYPE 3

Secondary Plaza ID Sign (Wall)

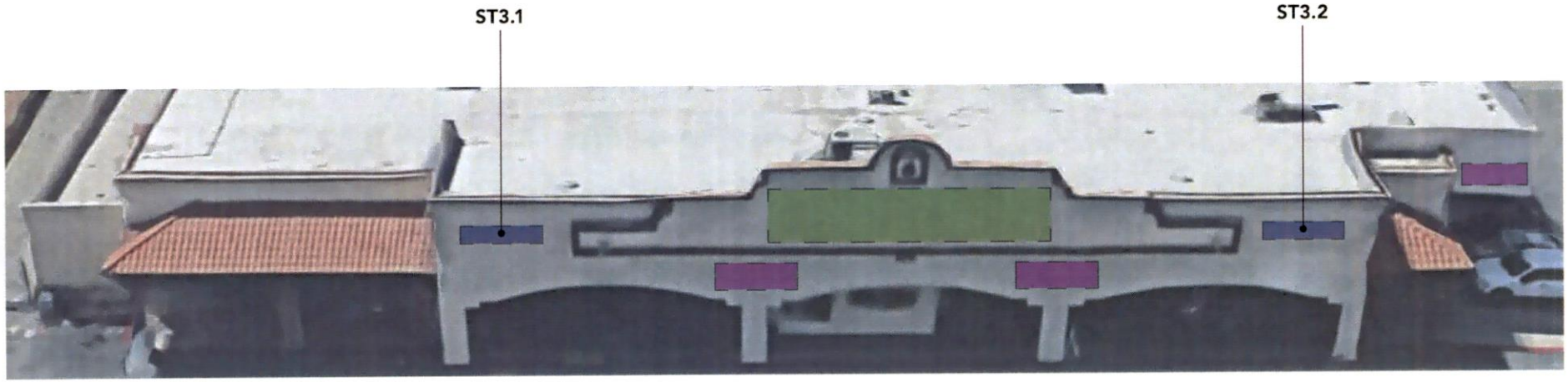
Purpose.	To identify Tenants inside the Occupying Tenant Space 25745 Base Line ("Rio Ranch Market").
Maximum Number:	2 (ST3.1 & ST3 2)
Location:	Mounted directly onto building fascia in the locations shown on page 3.1.
Maximum Sign Height.	15" maximum, maximum one line of copy.
Maximum Sign Width:	10'-0"
Maximum Sign Area.	12 5 s f
Sign Construction/Material.	Individual channel letters or similar construction Unique cabinet signs may be allowed if said signs have opaque faces.
Illumination:	Permitted Internally illuminated or halo-lit (reverse channel lit signage, halo-like illumination).
Logo	Not Permitted
Letterstyle	Logo-typefaces permitted Lettering must be approved by the Property Owner and permitted by this program.
Color.	Colors must contrast building facade, must be approved by the Property Owner and permitted by this program



ST4 - ELEVATION VIEW
SCALE 3/8" = 1'

SIGN TYPE 3

Secondary Plaza ID Sign (Wall)

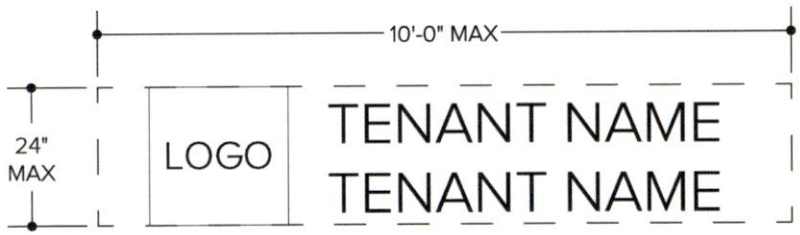


SCALE: NTS

SIGN TYPE 4

Business ID Sign (Wall)

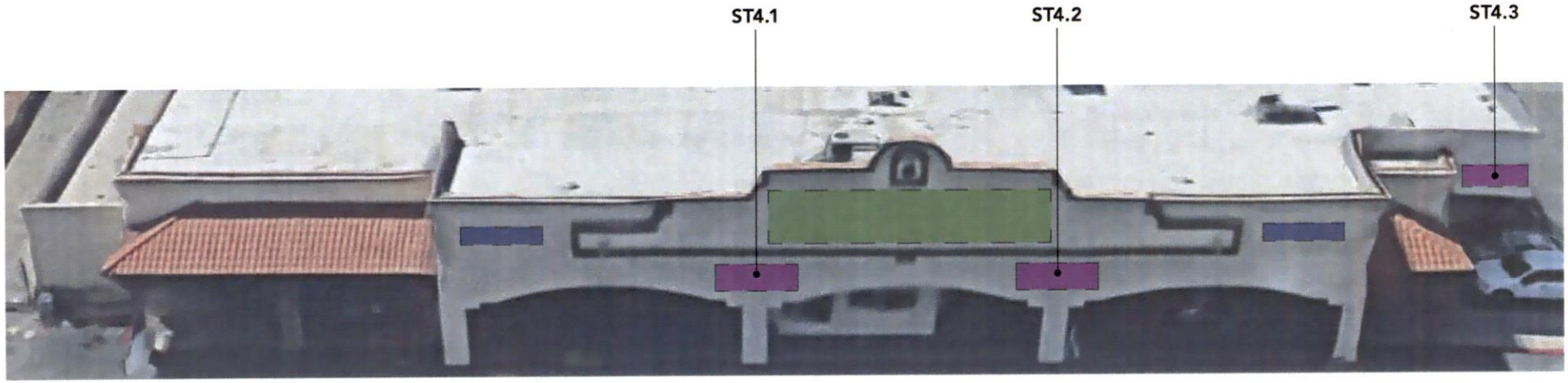
Purpose:	To identify tenants occupying Tenant Space 25745 Base Line ("Rio Ranch Market") Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on their building
Maximum Number.	3 (ST4.1, ST4 2 & ST4 3)
Location:	Mounted directly onto building fascia in the locations shown on page 4.1.
Maximum Sign Height	24" max, maximum two lines of copy
Maximum Sign Width:	10'-0"
Maximum Sign Area	20 s f
Sign Construction/Material	Individual channel letters and logos only or similar construction Unique cabinet signs may be allowed if said signs have opaque faces.
Illumination:	Permitted Internally illuminated or halo-lit (reverse channel lit signage, halo-like illumination)
Logo:	Permitted. Must be approved by the Property Owner and permitted by this program
Letterstyle:	Logo-typefaces permitted Lettering must be approved by the Property Owner and permitted by this program
Color	Colors must contrast building facade, must be approved by the Property Owner and permitted by this program.



ST4 - ELEVATION VIEW
SCALE 3/8" = 1'

SIGN TYPE 4

Business ID Sign (Wall)



SCALE NTS

Attachment No. 1

Resolution 2020-____
for Accessory Sign Review No. 20-007

RESOLUTION NO. 2020-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING ACCESSORY SIGN REVIEW (ASR) NO. 20-007, TO ESTABLISH A SIGN PROGRAM FOR THE EXISTING RIO RANCH MARKET FREESTANDING BUILDING WITHIN AN EXISTING SHOPPING CENTER. THE SITE IS LOCATED AT 25745 BASE LINE (APN: 1192-011-04).

OWNER: M & M HIGHLAND PARTNERS LLC

A. RECITALS

1. On November 24, 1987, the previously developed shopping center was incorporated into the City of Highland

2 On August 6, 2020, the Applicant submitted an Accessory Sign Review Application (ASR No. 20-007) to establish a sign program for the Rio Ranch Market building.

3. On November 17, 2020, the Planning Commission of the City of Highland, conducted a Public Meeting on the subject Application and concluded the Meeting on that date

4. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Highland as follows.

Section 1 The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct

Section 2. Based upon substantial evidence presented to the Planning Commission during the November 17, 2020, Public Meetings, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:

a All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.

Section 3. Findings of Fact (Accessory Sign Review Application)

a. The Signs allowed by the comprehensive sign program will not adversely affect other nearby properties.

Response: Based on the review of the surrounding development, the sign program will not adversely affect nearby properties since the adjacent commercial building in the center have same type of signs per tenant and other commercial uses The proposed sign program has been conditioned by staff to

commercial building in the center have same type of signs per tenant and other commercial uses The proposed sign program has been conditioned by staff to ensure that the sign will not have any adverse impact on the health safety and welfare of the surrounding community. The propose signs are reflective of the size, height, placement, location and materials of those located in the vicinity.

b. The comprehensive sign program is consistent with the General Plan and the Highland Municipal Code.

Response: The comprehensive sign program is consistent with the City of Highland General Plan, Community Design Element, specifically Goal 10.11 to "Promote attractive, appropriately scaled and well-coordinated signs." The proposed sign program has a Spanish style design which complement the existing building by using polycarbonate faces, metal trims, and stucco finish. The overall size of the signs, and their copy area are in scale with the size of the site and proportional to the street frontage of Base Line

c. The comprehensive sign program achieves the purpose of the City of Highland Land Use and Development Code, Chapter 16.56 (Sign Regulations).

Response: The intent of Chapter 16.56.180 (Comprehensive Sign Program) is to integrate its signs with the overall design of the site and provide a unified architectural statement. Sign programs are meant to provide the means for flexible application of signs regulations so long as it continues to reflect the purpose of the guidelines. The new sign program will meet or significantly exceeds the standards of the code. The exceptions are three additional Building ID signs located in the front of the building. The sign program will provide a uniformity to the building signs and an opportunity for the internal businesses to have identification.

d. It will not constitute the granting of a special privilege nor provide more visibility or exposure than is available to similarly situated properties.

Response: The proposed sign program will not constitute a granting of a special privilege. It meets almost all Code standards for non-program signage. The deviations requested are not significant and are in keeping with the size, height, number, and overall theme of signage in the area. Additionally, the proposed Business ID signs are similar to the signs in the nearby commercial buildings.

Section 4. Based on the Findings and Conclusions set forth above, the Planning Commission Approves Resolution No. 2020- ___ for Accessory Sign Review (ASR) No. 20-007 to establish a new Sign Program for the Rio Ranch Market. The new proposal would allow the three additional signs located in the front of the Rio Ranch Market building, subject to the Conditions of Approval (Conditions of Approval and Sign Plan attached).

C ADOPTION OF RESOLUTION.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

PASSED, APPROVED AND ADOPTED this 17th day of November, 2020.

ATTEST·

Randall Hamerly, Chairman Planning Commission	Lawrence A. Mainez Community Development Director

CITY OF HIGHLAND
Planning Commission

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: November 17, 2020
Applicant: Jay McCormack with Rio Ranch Market
File/Index: Accessory Sign Review (ASR) No. 20-007
Proposal: The Applicant is requesting to establish a new sign program for the existing Rio Ranch Market (freestanding building) within an existing shopping center.
Location: 25745 Base Line, (APN: 1192-011-04)

PLANNING CONDITIONS OF APPROVAL

Note: These Conditions represent Planning Division Conditions only and are meant to be only one part of the Project's overall Conditions that may include Engineering, Fire Department and Building and Safety Conditions of Approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

Accessory Sign Review Application (ASR) No. 20-007 is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any / all Conditions at any time shall result in initiating revocation of the subject permit.

1. This Accessory Sign Review Application shall become null and void:

    a. Unless all Conditions have been complied with and the occupancy or use of the land or existing structures authorized by such Sign Review has taken place within twelve (12) months after the approval of said Sign Review.

    b. Where circumstances beyond the control of the Applicant causes delays which do not permit compliance with the time limitation established in this Section, the reviewing authority may grant an Extension of Time for a period of time not to exceed an additional twelve (12) months. Applications for such Extension of Time must be set forth, in writing, the reasons for this Extension shall be filed together with a fee, as established by the City Council, with the Planning Division thirty (30) calendar days before the expiration of the Planning Commission approval.

2. In compliance with City Ordinance, the Applicant shall agree to defend, at the Applicant's sole expense, any action brought against the City, its agents, officers, or employees, because if the issuance of such approval. The Applicant shall reimburse the City, its agents, officers, or employees for any court costs and attorney's fees, which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at his own expense in the

defense of any such action, but such participation shall not relieve Applicant of his obligations under this Condition.

3. This Sign Review Application is to allow the placement/installation of one (1) monument sign, one (1) Main Plaza ID sign, two (2) Secondary Plaza ID signs, and three (3) Business ID signs.

4. The design and finish of these signs shall be consistent with plan presented and approved by the Planning Commission.

5. The landscape planter area around the monument sign shall be maintained in an esthetically pleasing fashion at all times.

6. Revisions, modifications, or deletions of this Plan must be submitted to the Planning Division and/or approving authority for review and approval. Revisions may require additional review by the Planning Commission.

7. Obtain appropriate installation permits from Building and Safety Division for proposed signs prior to installation.