

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

REGULAR MEETING

May 6, 2025

6:00 p.m.

City Hall

Donahue Council Chambers

27215 Base Line

Highland, California

MEMBERS

Randall Hamerly, Chair

Chandra Thomas, Vice Chair

Nicole McCance, Commissioner

Jarrold Miller, Commissioner

Vacant, Commissioner

STAFF

Lawrence A. Mainez, Community Development Director

Kim Stater, Assistant Community Development Director

Angela Tafolla, Associate Planner

Travis Trejo, Assistant Planner

Tiffany Martinez, Assistant Planner

Camille Duarte, Administrative Assistant III

Octavio Duran, Public Works Director/City Engineer

Matt Wirz, Building Official

Scott Rice, City Landscape Architect

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

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance, please contact the City Clerk's office at (909) 864-6861, ext. 226, at least 72 hours prior to the meeting for any requests for reasonable accommodation to include interpreters.

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.

Submission of Public Comments: For those wishing to make public comments by email, please submit your comments by email to be read aloud at the meeting. Email comments must be submitted by 5:00 p.m. on May 6, 2025 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the May 6, 2025 agenda, please identify the agenda item number in the subject line.

For those wishing to make public comments 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 close of the public hearing on the corresponding item to be considered part of the record. Please email your comments at publiccomment@cityofhighland.org.

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

**PLANNING COMMISSION
REGULAR MEETING AGENDA
May 6, 2025 - 6:00 P.M.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

To address the Planning Commission, please complete a speaker form located at the entrance and give it to the Administrative Assistant prior to the beginning of the meeting. Your name will be called when it is your turn to speak. Individual speakers are limited to three minutes each. Comments received via email by May 6, 2025, 5:00 p.m., will be read into the record, provided that the reading shall not exceed three (3) minutes.

PUBLIC HEARINGS

1. An Addendum to the previously approved Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the City of Highland Base Line Bridge Replacement Project to replace the existing Base Line Bridge over City Creek, eliminating a low-water crossing and replacing it with a raised bridge; City File No. Environmental Review ENV-18-001. (Location: Base Line at City Creek) (Applicant: City of Highland in cooperation

with California Department of Transportation and the Federal Highway Administration).

RECOMMENDATION: Staff recommends the Planning Commission Adopt Resolution No. 2025 - _____ to approve the *Addendum to the Base Line Bridge Replacement Project Initial Study/Mitigated Negative Declaration* and adopt the Updated Mitigation Monitoring and Reporting Program (MMRP).

2. Conditional Use Permit (CUP 21-003) and Design Review Application (DRA 24-008) for the expansion of an existing religious institution including the construction of a 10,250 square feet multipurpose building and parking lot and related site plan, landscape plan and building elevations. (Location: 7480 Sterling Ave. San Bernardino CA, Owner: Inland Empire Indonesian Seventh-Day Adventist Church)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2025 – _____, approving Conditional Use Permit (CUP 21-003) for the expansion of an existing religious institution, subject to the Conditions of Approval and Findings of Fact; and
2. Adopt Resolution No. 2025 – _____, approving Design Review Application (DRA 24-008) for the related site plan, conceptual landscape plan and building elevations subject to Conditions of Approval and Finding of Fact; and
3. Direct Staff to file a Notice of Exemption with the County Clerk of the Board.

ANNOUNCEMENTS

ADJOURN

I, Camille Duarte, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 2nd of May 2025 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: May 2, 2025



Camille Duarte, Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: May 6, 2025

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Octavio Duran, Public Works Director/City Engineer *OD*

PREPARED BY: Kim Stater, Assistant Community Development Director *KS*

SUBJECT: An Addendum to the previously approved Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the City of Highland Base Line Bridge Replacement Project to replace the existing Base Line Bridge over City Creek, eliminating a low-water crossing and replacing it with a raised bridge; City File No. Environmental Review ENV-18-001.

(SB 1439 Campaign Contributions and Conflicts of Interest – Government Case Section 84308 is not applicable)

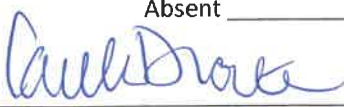
LOCATION: Base Line at City Creek, 0.4 mile east of State Route 210 between Boulder Avenue and Yarnell Road

APPLICANTS: City of Highland in cooperation with the California Department of Transportation and the Federal Highway Administration.

RECOMMENDATION: Staff recommends the Planning Commission Adopt Resolution No. 2025 - _____ to approve the *Addendum to the Base Line Bridge Replacement Project Initial Study/Mitigated Negative Declaration* and adopt the Updated Mitigation Monitoring and Reporting Program (MMRP).

FISCAL IMPACT: Review of the Addendum and adoption of a resolution has minimal costs related to preparation of the Staff Report. Future design and construction cost related to the Project is anticipated to be funded in part Federal and City funds.

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. <u>1</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
			
Recording Secretary		Community Development Director	

May 6, 2025

Addendum to an MND for the Base Line Bridge Replacement Project; ENV 18-001

PREVIOUS ACTION: On March 20, 2018, the Planning Commission adopted Resolution No. 2018-005, certifying a Mitigated Negative Declaration and Mitigation and Monitoring Reporting Program for the project. A Notice of Determination was filed with the San Bernardino County Clerk of the Board of Supervisors on March 23, 2018.

PROJECT REVIEW: As noted in the 2018 Initial Study / Mitigated Negative Declaration (IS/MND), the purpose of the Project is to replace the existing Base Line Bridge over City Creek and eliminate a low-water crossing, replacing it with a raised bridge with adequate clearance for the creek to flow underneath and to maintain safe access through the project area on a roadway that meets adopted City standards. See excerpt below:

2018 Project Description

"The City of Highland (City), in cooperation with the California Department of Transportation (Caltrans), District 8, the Federal Highway Administration (FHWA) , proposes a replacement bridge for the Base Line Bridge (State Bridge Number 54C0035) located on Base Line at City Creek, approximately 0.4 miles east of SR-210. The proposed replacement bridge will accommodate four lanes of vehicular traffic with dedicated space for pedestrians and bicyclists in accordance with current Federal, State and applicable local geometric standards. The proposed project will include four 12-foot lanes, a 16-foot striped median, two 8-foot shoulders, and two dedicated 5-foot pedestrian corridors separated from vehicle lanes by a concrete barrier along the length of the bridge. The new bridge will measure approximately 95.5 feet wide and 600 feet long and replace the existing 72-foot-wide and 42-foot-long bridge. Both the northern and southern edges of the proposed bridge deck will extend past their current locations to accommodate standard shoulders and the pedestrian corridors. Compared to existing conditions, the replacement bridge profile will be raised to accommodate current roadway design standards and will allow additional horizontal clearance for water flows to pass beneath Base Line. The project also includes the construction of street improvements including utility construction, pavement widening, curbs, gutters, sidewalks, and street lighting and the relocation of utilities as needed...The total number of working days needed to complete the bridge replacement and all work in grading and placing RSP will be approximately 396 working days."

2018 Environmental Review of the Original Project

The initial environmental documents were prepared and circulated in 2018. With the implementation of Mitigation Measures, it was not anticipated that the Project would have a significant impact upon the environment. A Mitigated Negative Declaration was approved as noted above and Mitigation Measures were adopted for the topics of Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality to reduce impacts to a less than significant level.

2025 Updated Project Details

The project is now in the 95 percent Plans Specifications & Estimates (PS&E) Phase which requires slight modifications to the design and details (Addendum, Section 3, *Updated Project details (2025)*). These include:

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Addendum to an MND for the Base Line Bridge Replacement Project; ENV 18-001

- “• *Reduction of grading within City Creek;*
- *Construction of concrete slope protection at the west abutment;*
- *Reduction in the limits of the levee slope protection at the east and west abutments;*
- *Removal of the multipurpose trail;*
- *Addition of a pedestrian overlook on the south side of the new bridge at the location of bent 3, which spans 54 feet from pedestal to pedestal and has a radius of 30 feet at the edge of the deck; and*
- *Changes in construction measurements, such as:*
 - *Construction of a 98-foot-wide bridge instead of a 95.5-foot-wide bridge;*
 - *Construction of two 14-foot-wide and two 12-foot-wide traffic through lanes (one of each on both sides the bridge) instead of four 12-foot-wide traffic lanes;*
 - *Construction of a 12-foot-wide striped median instead of a 16-foot striped median; and*
 - *Construction of 6-foot-wide pedestrian corridors instead of 5-foot-wide raised pedestrian corridors.”*

2025 Environmental Review

These modifications were reviewed under CEQA to determine if further environmental analysis was necessary. Upon review, it was found that the proposed project has not substantially changed, the existing environmental conditions have not changed, and there is no new information of substantial importance. The proposed project would not alter the findings in the 2018 IS/MND. On the basis of this evaluation, an Addendum is the appropriate CEQA document to be prepared.

CEQA topics were evaluated to identify whether additional mitigation measures beyond those identified in the 2018 IS/MND would be warranted. It was determined that new mitigation measures would be required for the topic of biological resources, which would require the addition of Conservation Measures CM-1 through CM-25 Conservation, to reduce potential effects of the proposed project on biological resources. The Updated MMRP including the original and added Measures are found in Attachment A or the Addendum.

- Attachment:
1. Resolution No. 2025 - _____ Approving the Addendum
 - Exhibit 1. Addendum
 - Attachment A. Updated MMRP

ATTACHMENT 1
Resolution Approving the Addendum

PC RESOLUTION NO. 2025 - ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING AND ADOPTING AN ADDENDUM TO THE PREVIOUSLY CERTIFIED BASE LINE BRIDGE REPLACEMENT PROJECT MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM (CITY FILE NO. ENVIRONMENTAL REVIEW ENV 18-001).

APPLICANT: CITY OF HIGHLAND

A. RECITALS

1. The proposed Base Line Bridge Replacement Project ("Project") includes the following work:

In 2018, the City of Highland, in cooperation with the California Department of Transportation, District 8, and the Federal Highway Administration, proposed a replacement bridge for the Base Line Bridge (State Bridge Number 54C0035) located on Base Line road at City Creek, approximately 0.4 miles east of SR-210. The proposed replacement bridge would accommodate four lanes of vehicular traffic with dedicated space for pedestrians and bicyclists in accordance with current Federal, State and applicable local geometric standards. The 2018 proposal was to include four 12-foot lanes, a 16-foot median, two 8-foot shoulders, and two dedicated 5-foot pedestrian corridors separated from vehicle lanes by a concrete barrier along the length of the bridge. The new bridge was originally designed to measure approximately 95.5 feet wide and 600 feet long and replace the existing 72-foot-wide and 42-foot-long bridge. Both the northern and southern edges of the proposed bridge deck would extend past their current locations to accommodate standard shoulders and the pedestrian corridors. Compared to existing conditions, the replacement bridge profile would be raised to accommodate current roadway design standards and allow additional horizontal clearance for water flows to pass beneath Base Line. The project also included the construction of street improvements including utility construction, pavement widening, curbs, gutters, sidewalks, and street lighting and the relocation of utilities as needed.

2. Pursuant to the provision of the California Environmental Quality Act (CEQA) and State and Local CEQA Guidelines, the City of Highland is the Lead Agency, and is charged with the responsibility of deciding whether or not to approve the proposed Project.
3. An Initial Study prepared for the Project was made available for public review from February 9, 2018, to March 12, 2018.
4. The Initial Study found that either no impact or less than significant impacts would be associated with the issues of Aesthetics, Agricultural Resources, Geology and Soils, Greenhouse Gas Emissions, Land Use and Planning, Noise, Mineral Resources, Population, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, Utilities and Service Systems.

5. The Initial Study also found that the issues of Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality require the implementation of mitigation measures to reduce impacts to a less than significant level, and a Mitigated Negative Declaration was the appropriate document for the 2018 Project.
6. On March 20, 2018, the Planning Commission adopted Resolution No. 2018-005, adopting a Mitigated Negative Declaration and Mitigation and Monitoring Reporting Program for the project. A Notice of Determination was filed with the San Bernardino County Clerk of the Board of Supervisors on March 23, 2018.
7. Subsequently the City began preparation of construction plans. The Project is currently in the 95 percent PS&E phase, which requires design modifications and details that are necessary to continue with implementation and future construction of the project. As such, slight modifications and design details have occurred through project design refinement including, but not limited to, a reduction of grading within City Creek, construction of concrete slope protection at the west abutment, reduction in the limits of the levee slope protection at the east and west abutments, removal of the multipurpose trail, addition of a pedestrian overlook, changes in construction measurements, such as construction of a 98-foot-wide bridge instead of a 95.5-foot-wide bridge, construction of two 14-foot-wide and two 12-foot-wide traffic through lanes (one of each on both sides the bridge) instead of four 12-foot-wide traffic lanes, construction of a 12-foot-wide striped median instead of a 16-foot striped median, and construction of 6-foot-wide pedestrian corridors instead of 5-foot-wide raised pedestrian corridors.
8. Pursuant to CEQA, the City evaluated the design modifications and details to determine the potential for the proposed project to result in new significant environmental effects or a substantial increase in the severity of significant environmental effects previously identified in the approved 2018 IS/MND. The information used in this evaluation includes the approved 2018 IS/MND, the proposed project description, an Updated Mitigation Monitoring and Reporting Plan (MMRP), the 2018 IS/MND Natural Environmental Study (NES), an Amended Biological Assessment (BA), an Updated Jurisdictional Delineation Report, the 2018 IS/MND Historic Property Survey Report (HPSR), the 2018 IS/MND Initial Site Assessment (ISA), the 2018 IS/MND Water Quality Study and 2018 IS/MND Noise Study Report (NSR).
9. The analysis confirmed that the proposed project is within the scope of the 2018 IS/MND and that the project would cause no new or more severe significant effects. An Addendum is the appropriate CEQA document to evaluate the updated project and modified Mitigation Monitoring and Reporting Program.
10. On March 20, 2018, the Planning Commission of the City of Highland, held a meeting regarding the subject Project and concluded the meeting on that date.
11. 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 May 6, 2025, Public Hearing, 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 The Addendum and the Updated Mitigation Monitoring and Reporting Program together with the previous analysis proposed for the project collectively constitute the environmental documentation under and pursuant to CEQA and the State CEQA Guidelines relating to the project shall be referred to herein collectively as the "CEQA Documents".
- Section 4 The Planning Commission hereby adopts the Addendum to the Base Line Bridge Replacement Project Initial Study / Mitigated Negative Declaration and Updated Mitigation Monitoring and Reporting Program as set forth in Exhibit 1 attached hereto and incorporated herein.
- Section 4. The Planning Commission hereby instructs City staff to file the Addendum with the project's administrative record, 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 6th day of May, 2025.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez,
Community Development Director

EXHIBIT 1

Addendum

DRAFT

**ADDENDUM TO THE BASE LINE BRIDGE
REPLACEMENT PROJECT
INITIAL STUDY/MITIGATED NEGATIVE
DECLARATION**

**BASE LINE BRIDGE REPLACEMENT PROJECT
CITY OF HIGHLAND
SAN BERNARDINO COUNTY, CALIFORNIA**

Submitted to:

Octavio Duran, Project Manager
City of Highland
27215 Base Line Street
Highland, California 92346

Prepared by:

LSA
1500 Iowa Avenue, Suite 200
Riverside, California 92507
(951) 781-9310
Project No. AEM1603A



March 2025

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- A: UPDATED MITIGATION MONITORING AND REPORTING PLAN
- B: 2018 IS/MND NATURAL ENVIRONMENTAL STUDY
 - B-1: AMENDED BIOLOGICAL ASSESSMENT
 - B-2: UPDATED JURISDICTIONAL DELINEATION REPORT
- C: 2018 IS/MND HISTORIC PROPERTY SURVEY REPORT
- D: 2018 IS/MND INITIAL SITE ASSESSMENT
- E: 2018 IS/MND WATER QUALITY STUDY
- F: 2018 IS/MND NOISE STUDY REPORT

LIST OF ABBREVIATIONS AND ACRONYMS

2018 IS/MND	2018 Initial Study/Mitigated Negative Declaration
2018 Project	Base Line Bridge Replacement Project
ACM	asbestos-containing materials
ADL	aerially deposited lead
APE	Area of Potential Effects
BA	Biological Assessment
BMP	Best Management Practice
BSA	Biological Study Area
Caltrans	California Department of Transportation
CESA	California Endangered Species Act
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
City	City of Highland
CORRACTS	RCRA Corrective Action Sites List
CWA	Clean Water Act
dba	A-weighted decibels
EIR	Environmental Impact Report
EVWD	East Valley Water District
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
GHG	greenhouse gas

HPSR	Historic Property Survey Report
IS	Initial Study
ISA	Initial Site Assessment
LBP	lead-based paint
LID	low-impact development
L_{max}	maximum instantaneous noise level
LOS	level of service
LQG	RCRA-Large Quantity Generator
MBTA	Migratory Bird Treaty Act
MMRP	Mitigation Monitoring and Reporting Plan
MND	Mitigated Negative Declaration
mph	miles per hour
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
NES	Natural Environmental Study
NFRAP	No Further Remedial Action Planned
NonGen	RCRA-Non-Generator
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NRHP	National Register of Historic Places
NSR	Noise Study Report
proposed project	Base Line Bridge Replacement Project
PS&E	Plans, Specifications, and Estimates
RCRA	Resource Conservation and Recovery Act

RWQCB	Regional Water Quality Control Board
SBAIC	San Bernardino Archaeological Information Center
SBCFCD	San Bernardino County Flood Control District
SBIA	San Bernardino International Airport
SBKR	San Bernardino kangaroo rat
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SoCalGas	Southern California Gas Company
SQG	RCRA-Small Quantity Generator
SR	State Route
SWPPP	Stormwater Pollution Prevention Plan
TSDF	Treatment, Storage, and Disposal Facilities
USACE	United States Army Corps of Engineers
WQMP	Water Quality Management Plan

1.0 PROJECT INFORMATION

Project Title:	Base Line Bridge Replacement Project
Bridge No.:	54C0035
Project Location:	The project is in Highland, on the Base Line roadway at City Creek, 0.4 mile east of State Route (SR) 210 between Boulder Avenue and Yarnell Road.
Name of Applicant:	City of Highland
Lead Agency:	City of Highland
Address:	27215 Base Line Street Highland, CA 92346
Assessor's Parcel Number(s):	120053101, 120050101, 120054101, 120050102, 120114101, 120113106, 1200-501-03
General Plan Designations:	Major Highway
Zoning:	N/A
Prepared by:	LSA 1500 Iowa Avenue, Suite 200 Riverside, CA 92507

2.0 APPROVED PROJECT (2018 IS/MND)

2.1 INTRODUCTION

In February 2018, an Initial Study/Mitigated Negative Declaration (2018 IS/MND) for the proposed Base Line Bridge Replacement Project (2018 Project) was prepared and subsequently adopted by the City of Highland (City) on March 23, 2018. The information listed in Section 2.0 is from the approved 2018 IS/MND sections that have been incorporated in this document, to document what was environmentally cleared at that time. In Section 3.0, Updated Project Details (2025), these sections are modified to accurately identify project elements and design changes in the project, which is approaching the 100 percent design Plans, Specifications, and Estimates (PS&E) in 2025.

2.1.1 Project Purpose

The purpose of the project is to replace the existing bridge and eliminate the low-water crossing over City Creek, replacing it with a raised bridge with adequate clearance for the creek to flow underneath and to maintain safe access through the project area on a roadway that meets adopted City standards.

2.1.2 Project Need

Upstream of Base Line Bridge, during normal flow conditions, flows are contained within “piled-up” channel side slopes and pass under the existing bridge. During major flood events, breaches have been observed at multiple locations in the “piled-up” channel side slopes. As a result of these breaches, flows are diverted to the low-water crossing, where the existing box culvert is inadequate to convey such large flows. Consequently, the water flows overtop the Base Line roadway, thus creating a need to replace the existing structure with a raised bridge with adequate clearance for the creek to flow underneath. Major storm events that occurred in December 2010 resulted in significant flows within City Creek, causing the overtopping of a number of roadways and culverts within Highland.

2.1.3 Description of Work

The City, in cooperation with the California Department of Transportation (Caltrans), District 8, and the Federal Highway Administration (FHWA), proposes a replacement bridge for the Base Line Bridge (State Bridge Number 54C0035) located on the Base Line roadway over City Creek, approximately 0.4 mile east of SR-210. The proposed replacement bridge will accommodate four lanes of vehicular traffic with dedicated space for pedestrians and bicyclists in accordance with current federal, State, and applicable local geometric standards. The proposed project will include four 12-foot lanes, a 16-foot median, two 8-foot shoulders, and two dedicated 5-foot pedestrian corridors separated from vehicle lanes by a concrete barrier along the length of the bridge. The new bridge will measure approximately 95.5 feet wide and 600 feet long and replace the existing 72-foot-wide and 42-foot-long bridge. Both the northern and southern edges of the proposed bridge deck will extend past their current locations to accommodate standard shoulders and the pedestrian corridors. Compared to existing conditions, the replacement bridge profile will be raised to accommodate current roadway design standards and will allow additional horizontal clearance for water flows to pass beneath Base Line Bridge. The project also includes the construction of street

improvements, including utility construction, pavement widening, curbs, gutters, sidewalks, and street lighting and the relocation of utilities as needed.

2.1.4 Project Design Considerations

In developing the project, both roadway and bridge design were taken into consideration. The vertical profile of the roadway and bridge has been designed for a design speed of 55 miles per hour (mph) (45 mph posted speed). The bridge will provide a minimum freeboard of 2.5 feet over the maximum water surface elevation and a minimum vertical clearance of 14 feet over the creek bed.

The following are the major considerations in setting the roadway/bridge profile:

- Minimum freeboard requirements of Federal Emergency Management Agency (FEMA) and San Bernardino County Flood Control District (SBCFCD);
- Maintain a design speed of 55 mph (posted speed 45 mph);
- Proximity to nearby driveways to commercial/retail centers; and
- Replacement of the existing low-water crossing with a new bridge structure.

Taking into consideration the above, a road profile was developed that eliminates the low-water crossing, matches existing street elevations at the retail center driveways, and provides the required freeboard clearances and necessary sight distance for the design speed. The change from a low-water crossing to an all-weather road resulted in raising the road profile to a maximum of 6 feet above existing grade, particularly on the east side of the existing bridge. The majority of the road profile realignment occurs east of the proposed bridge due to several conditions and constraints, including:

- Close proximity of existing driveways immediately west of the bridge;
- Critical channel water surface elevations and freeboard requirements;
- An existing low-water crossing about 500 feet east of the bridge structure; and
- Elevation of existing road grades east of the low-water crossing.

Horizontally, the Base Line Bridge roadway across the SBCFCD right-of-way of City Creek is improved with curb and gutter and sidewalk and is striped for four travel lanes. The current cross-section with a 60-foot curb-to-curb width does not meet the City's Major Highway standard of 80 feet curb-to-curb. The Major Highway cross-section will include four travel lanes, a raised median, bicycle lanes, and sidewalks. The roadway will not add any travel lanes and, therefore, is not a capacity-enhancing improvement. The improvements will provide some improvement in the traffic flow by eliminating horizontal lane transitions for motorists traveling through the various road cross-sections.

2.1.5 City Multi-Use Trail Master Plan

The City's Multi-Use Trail Master Plan shows a community, multi-use trail along the City Creek. A trail crossing that will provide tie-in to a future trail network has been incorporated into the project underneath the bridge. The trail will have sufficient width and vertical clearance to accommodate bicyclists, pedestrians, and equestrian riders.

2.1.6 Project Construction

The construction of the bridge and road widening will include the following.

2.1.6.1 Construction Staging

The current plan for staging during construction is to close the south half of the existing roadway to traffic and construct the south half of the new bridge first. Once the first half of the new bridge is constructed, traffic will be moved to the new construction and the north half of the existing bridge will be removed and replaced. Staging will be located outside the roadway footprint; however, the staging areas will be located within the Biological Study Area (BSA) for the project.

2.1.6.2 Disposal Sites

Excavated materials will be stockpiled within the proposed staging areas, which are located north of Base Line Bridge. One staging area is on the east end of the project, east of City Creek on the northwest corner of Base Line Bridge and Yarnell Road. The second staging area is located west of City Creek and east of Highland Village Plaza. Most of the excavated materials will be placed again within the project limits as backfill. Any material that cannot be placed as backfill within the project limits will be disposed of offsite. A noxious weed station will be constructed within the roadway staging area for disposal of invasive species.

2.1.6.3 Grading

Prior to construction, clearing and grading will be required along Base Line Road, on access roads, and under the bridge. All grading will occur within the project footprint.

2.1.6.4 Construction Access

There are currently logical access routes into the creek that would be utilized to initiate each stage of construction. Once bridge removal and grading are underway, initial access locations will become unusable. The Contractor will construct temporary access to the invert of City Creek to facilitate the advanced phases of construction. These temporary access roads would be used for accessing the washes, hauling materials with dump trucks, delivering materials and equipment, and performing other activities, including the erection of precast girders and placement of reinforcing steel and concrete.

2.1.6.5 Detours

Detours are not planned for this bridge replacement project. Construction of the replacement bridge will be staged to maintain continuous access across City Creek on Base Line Bridge in order to minimize the impact on the community.

2.1.6.6 Utility Relocation

Utilities would be temporarily relocated prior to each stage of construction and permanently relocated after completion of each stage of construction. The existing utilities are assumed to be in franchise agreement with the City, and the owners will be responsible for the relocation as required by the project.

3.0 UPDATED PROJECT DETAILS (2025)

3.1 PROJECT BACKGROUND

The project is currently in the 95 percent PS&E phase, which requires design modifications and details that are necessary to continue with implementation and future construction of the project. As such, these slight modifications and design details to the sections below are described below to differentiate the new changes that have occurred through project design refinement.

3.1.1 Summary of Project Changes

Since approval of the 2018 IS/MND, there have been changes to project design and construction features. A summary of these changes is included below:

- Reduction of grading within City Creek;
- Construction of concrete slope protection at the west abutment;
- Reduction in the limits of the levee slope protection at the east and west abutments;
- Removal of the multipurpose trail;
- Addition of a pedestrian overlook on the south side of the new bridge at the location of bent 3, which spans 54 feet from pedestal to pedestal and has a radius of 30 feet at the edge of the deck; and
- Changes in construction measurements, such as:
 - Construction of a 98-foot-wide bridge instead of a 95.5-foot-wide bridge;
 - Construction of two 14-foot-wide and two 12-foot-wide traffic through lanes (one of each on both sides the bridge) instead of four 12-foot-wide traffic lanes;
 - Construction of a 12-foot-wide striped median instead of a 16-foot median; and
 - Construction of 6-foot-wide pedestrian corridors instead of 5-foot-wide raised pedestrian corridors.

Other than these listed project changes, there are no changes made to other aspects of the project scope such as the construction phasing, construction schedule, construction access, detour routes, and utility relocation.

3.1.2 Project Purpose

The purpose of the project is to replace the existing bridge and eliminate the low-water crossing over City Creek, replacing it with a raised bridge with adequate clearance for the creek to flow

underneath and to maintain safe all-weather access through the project area on a roadway that meets adopted City standards.

3.1.3 Project Need

Upstream of Base Line Bridge, during normal flow conditions, flows are contained within “piled-up” channel side slopes and pass under the existing bridge. During major flood events, breaches have been observed at multiple locations in the “piled-up” channel side slopes. As a result of these breaches, flows are diverted to the low-water crossing through a secondary flow path where the existing box culvert is inadequate to convey such large flows. Consequently, the flows overtop Base Line Road, create a need to replace the existing structure with a raised bridge with adequate clearance for the creek to flow underneath. Major storm events that occurred in December 2005 and 2010 resulted in significant flows within City Creek, causing the overtopping of a number of roadways and culverts within Highland, including Base Line Bridge.

3.1.3.1 Existing Facility

Base Line Bridge is 0.4 mile east of SR-210, between Boulder Avenue and Yarnell Road, in Highland, San Bernardino County, California (see **Figure 1: Project Location & Vicinity** and **Figure 2: Site Location**). As constructed, the facility is 72 feet wide and 42 feet long and is a four-lane roadway over City Creek. Eastbound and westbound traffic lanes are separated by a striped center median. Six-foot sidewalks are provided on each side of the roadway. Sidewalks are not separated from vehicular traffic lanes by concrete barrier railing.

Base Line Bridge is carried over the main flow channel of City Creek on a single-span precast concrete-voided slab bridge 42 feet in length and 75 feet in width and conveys runoff from precipitation events under the Base Line roadway. Between the bridge on the west levee and the culvert to the east, the Base Line roadway is nearly at grade with City Creek. During storm events with high flows, a secondary flow path develops upstream of Base Line Bridge and flows across the high terrace area east of the main flow channel. A 4- by 8-foot box culvert is located where the secondary flow path intersects Base Line Bridge. High storm flows generally carry large amounts of debris downstream, which can block the culvert and cause stormwater to flow over the top of the Base Line roadway.

As City Creek flows out of San Bernardino National Forest, hydrological flows are channelized by levees, which originate at Highland Avenue and extend downstream to the channel’s confluence with the Santa Ana River. With the construction of the Base Line Bridge across the channel, hydrological flows have become further confined to a narrow strip of City Creek adjacent to the west levee. This has led to aggradation during moderate- and large-scale precipitation events, resulting in the deposition of large amounts of aggregate material that has accumulated adjacent to the northern, upstream edge of Base Line roadway. In the absence of aggregate not being removed between events, subsequent large-scale flood events have resulted in water and aggregate overtopping the existing roadway, creating a public safety hazard and impeding natural fluvial processes.

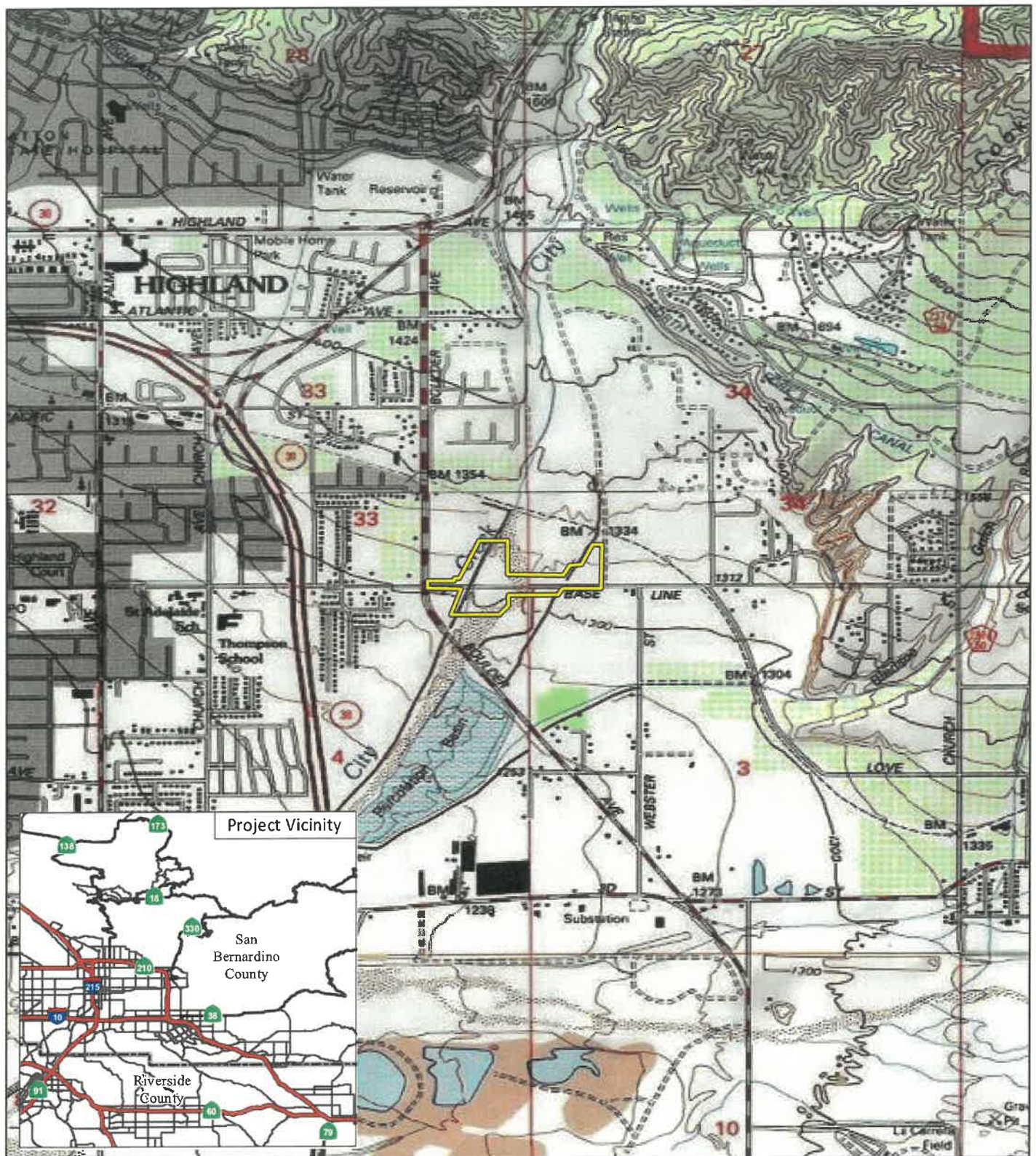


FIGURE 1

LSA

LEGEND

Project Location



0 1000 2000
FEET

SOURCE: USGS 7.5' Quad - Harrison Mtn (1988) and Redlands (1988), CA

J:\AEM1603A\GIS\MXD\ProjectLocation.mxd (3/28/2024)

Base Line Bridge Replacement Project

Project Location



FIGURE 2

LEGEND
 Project Area

Base Line Bridge Replacement Project
 Site Location
 08-58d-Q-HIGH
 EA 08-925035

0 100 200
 FEET
 SOURCE: Google (2024); AECOM (2025)
 I:\A\ENR\1634\GIS\XDO SiteLocation.mxd (3/11/2025)

3.1.4 Description of Work

The City, in cooperation with Caltrans District 8 and the FHWA, proposes a replacement bridge for the Base Line Bridge (State Bridge Number 54C0035) on the Base Line roadway over City Creek, 0.4 mile east of SR-210. The proposed replacement bridge would accommodate four lanes of vehicular traffic, with dedicated space for pedestrians and bicyclists in accordance with current federal, State, and applicable local geometric standards. The proposed project would include two 14-foot-wide and two 12-foot-wide traffic through lanes (one of each on both sides of the bridge), a 12-foot-wide striped median, two 8-foot shoulders that double as Class II bike lanes, and two dedicated 6-foot pedestrian corridors separated from vehicle lanes by a concrete barrier along the length of the bridge. The proposed striped median would become a left-turn lane as it approaches the Highland Village Plaza intersection to the west and the Yarnell Road intersection to the east. The new bridge would measure 98 feet wide and 600 feet long and replace the existing 72-foot-wide and 42-foot-long bridge. The 98-foot bridge width comprises the following widths:

- Two 1-foot outside barriers;
- Two 6-foot sidewalks;
- Two 2-foot interior barriers;
- Two 8-foot shoulders (Class II bike lanes);
- Two 14-foot-wide traffic lanes, two 12-foot-wide traffic lanes, and one 12-foot-wide striped median.

In addition to the 98-foot typical width of the bridge, there is a pedestrian overlook that extends beyond the typical width of the bridge, and is described as follows:

- Pedestrian overlook on the south side of the new bridge at the location of bent 3, which spans 54 feet from pedestal to pedestal and has a radius of 30 feet at the edge of the deck. The overlook would extend a maximum of 10 feet from the typical edge of the bridge deck.

Both the northern and southern edges of the proposed bridge deck would extend past their current locations to accommodate standard shoulders and the pedestrian corridors. Compared to existing conditions, the replacement bridge profile would be raised to accommodate current roadway design standards and will allow vertical clearance for water flows to pass beneath Base Line Bridge. The project also includes the construction of street improvements, including pavement widening, curbs, gutters, sidewalks, street lighting, and the relocation of utilities as needed.

3.1.5 Project Design Considerations

In developing the preferred project, both roadway and bridge design were taken into consideration. The vertical profile of the roadway and bridge has been designed for a design speed of 55 mph (45 mph posted speed). The bridge will provide a minimum freeboard of 2.5 feet over the maximum water surface elevation and a minimum vertical clearance of 12 feet over the creek bed.

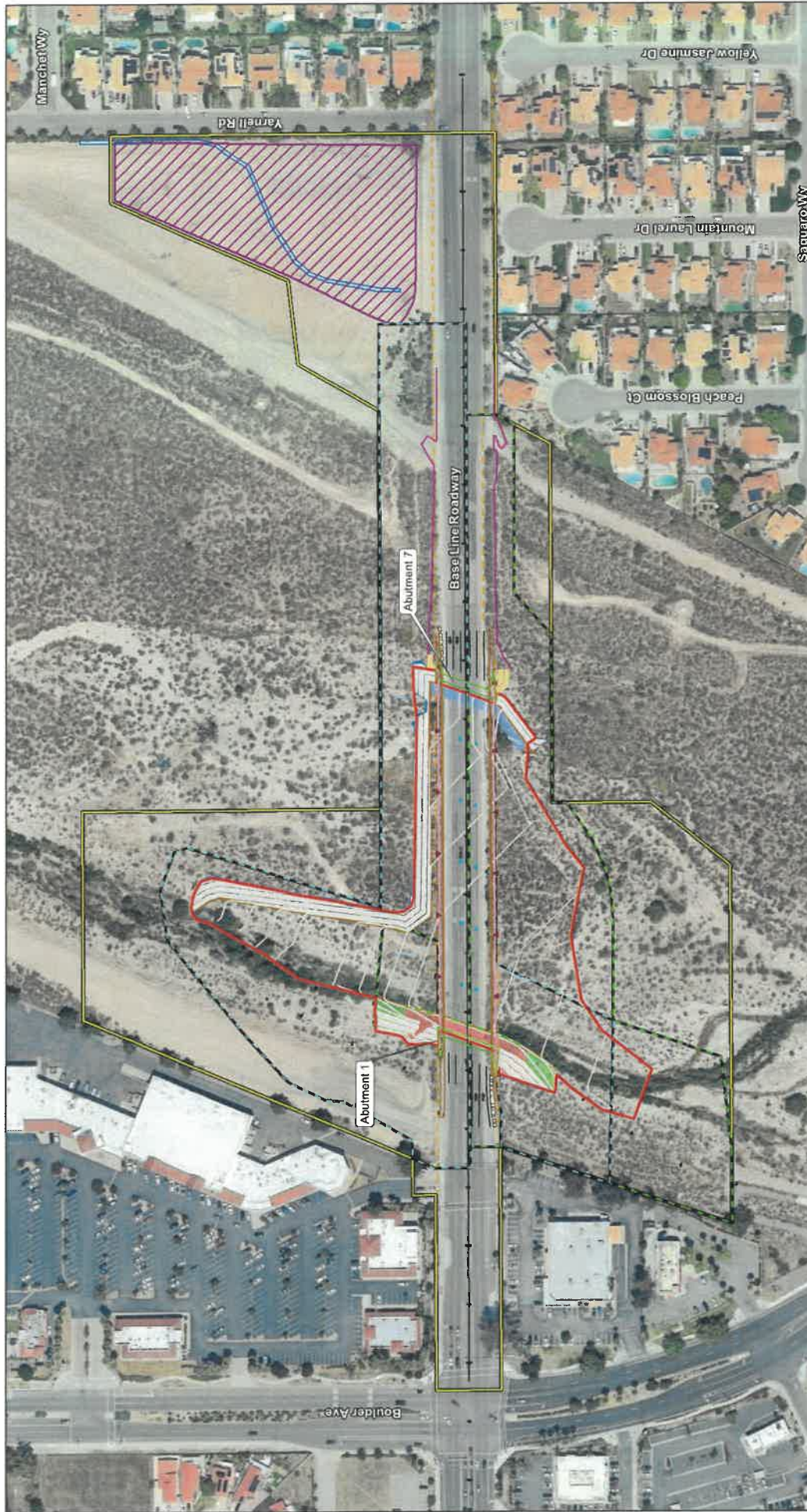
The following are the major considerations in setting the roadway/bridge profile:

- Design flow volume and minimum freeboard requirements of the FHWA and SBCFCD;
- Maintain a design speed of 55 mph (posted speed of 45 mph);
- Maintain access to nearby driveways to commercial/retail centers; and
- Replacement of the existing bridge and low-water crossing with a new bridge structure.

Taking into consideration the above, a road profile was developed that eliminates the existing bridge and low-water crossing, matches existing street elevations at the retail center driveways, provides the required freeboard clearances, and provides the necessary sight distances for the design speed. The change from a low-water crossing to an all-weather road resulted in raising the road profile to a maximum of 6 feet above existing grade, particularly on the east end of the existing bridge. The majority of the road profile realignment would be on the east end of the proposed bridge due to several conditions and constraints, including:

- Critical channel water surface elevations and freeboard requirements;
- Existing secondary flow path intersecting Base Line Bridge about 500 feet east of the existing bridge structure; and
- The existing roadway profile east of the secondary flow path.

Horizontally, the Base Line roadway across the SBCFCD right-of-way of City Creek is improved with curb and gutter and sidewalk and is striped for four travel lanes. The current cross-section with a 60-foot curb-to-curb width does not meet the City's Major Highway standard of 80 feet curb-to-curb. The Major Highway cross-section would include four travel lanes, a striped median, Class II bike lanes, barriers to separate pedestrians from vehicular traffic, and sidewalks. The roadway would not add any travel lanes and, therefore, would not be a capacity-enhancing improvement. The improvements would provide some improvement in the traffic flow by eliminating horizontal lane transitions for motorists traveling through the various road cross-sections (see **Figure 3: Proposed Bridge Design**). The above design considerations of the proposed project have remained unchanged from the 2018 IS/MND.



3.1.6 City Multi-Use Trail Master Plan

The City's Multi-Use Trail Master Plan shows a proposed multi-use trail along City Creek, at the west side of Base Line Bridge, with a planned major trail node connection near Boulder Avenue, approximately 700 feet southwest of the project. The Multi-Use Trail Master Plan shows the proposed trail extending south along City Creek from the planned major trail node, intersecting with the proposed planned Streater Avenue trail connection and undercrossing SR-210, eventually connecting to another planned major trail node connection near the Santa Ana River Trail. The planned major trail node near Boulder Avenue would also extend the proposed multi-use trail to the east and head south along the east edge of City Creek to connect to another planned trail node connection adjacent to Boulder Avenue and south of Cherokee Rose Drive.

The previously approved 2018 IS/MND acknowledged and analyzed the City's Multi-Use Trail Master Plan and states that the bridge replacement project would "accommodate the future extension of a multifunction trail (pedestrian, cycle, and equestrian use) for possible future connection with the Santa Ana River Trail." However, the precise footprint of the "tie-in" planned to be provided for the future trail was not detailed in the original project figures or calculations referenced in the approved technical documentation.

Consistent with the 2018 IS/MND and the City's Multi-Use Trail Master Plan, the proposed project would accommodate a future trail connection. The proposed future trail connection, as detailed in the updated project plans would provide a "horizontal bench" in the cast-in-place concrete slope paving, to be placed at the western bridge abutment.

3.1.7 Project Construction

The construction of the bridge and road widening will include the following.

3.1.7.1 Construction Staging

The first phase of construction would close the southern half of the existing roadway to traffic and construct the corresponding half of the new bridge. The proposed staging area would be at the east end of the project, east of City Creek, on the northwest corner of the Base Line roadway and Yarnell Road. Once the first phase is constructed, traffic would be moved to the southern half of the new bridge and the northern half would be removed and replaced. No changes to construction staging are proposed as a result of the proposed project.

3.1.7.2 Disposal Sites

Excavated materials would be stockpiled within the proposed staging area north of the Base Line roadway. Any material that cannot be placed as backfill within the project limits will be disposed of off site. A noxious weed station would be constructed within the staging area for disposal of invasive species. No changes to disposal sites are proposed as a result of the proposed project.

3.1.7.3 Grading

Prior to construction, clearing and will be required along the roadway, on access roads, and under the bridge. All grading will take place within the project footprint. Concrete rock slope protection

would be placed at abutment 7, located at the east end of the new bridge. Concrete slope protection will also be constructed at abutment 1, located at the west end of the new bridge. Rock slope protection will be placed at the upstream and downstream ends of the concrete slope protection.

3.1.7.4 Construction Access

There are currently logical access routes into the creek that would be utilized to initiate each stage of construction. Once bridge removal and grading are underway, initial access locations will become unusable. The Contractor will construct temporary access to the invert of City Creek to facilitate the advanced phases of construction. These temporary access roads would be used for accessing the washes, hauling materials with dump trucks, delivering materials and equipment, and performing other activities, including the erection of precast girders and the placement of reinforcing steel and concrete. No changes to construction access are proposed as a result of the proposed project.

3.1.7.5 Detours

Detours are not planned for this bridge replacement project. Construction of the replacement bridge will be staged to maintain continuous access across City Creek on Base Line Bridge to minimize the impact on the community.

3.1.7.6 Utility Relocation

The existing utilities are in franchise agreement with the City, and the owners would be responsible for their relocation as required by the project. The project would cause temporary relocations for Southern California Edison (SCE) and East Valley Water District (EVWD). Both SCE and EVWD would be permanently relocated after phase one of construction. AT&T, Frontier Communications, and Charter/Spectrum will be relocated prior to the beginning of phase two of construction. As part of the project, Southern California Gas Company (SoCalGas) would de-energize their gas line prior to the beginning of phase two of construction and would be permanently relocated near the end of phase two of construction, once the bridge work is complete.

3.1.7.7 Construction Schedule

Construction is expected to take place between November 2025 and June 2028. Construction would take place year-round and is anticipated to be 31 months in duration. Construction duration within the river channel is anticipated to be 29 months, and it is anticipated that there would be a total of 22 construction workers on site daily during construction.

4.0 ENVIRONMENTAL ANALYSIS

4.1 ANALYSIS OF POTENTIAL ENVIRONMENTAL EFFECTS

This Addendum evaluates the potential for the proposed project to result in new significant environmental effects or a substantial increase in the severity of significant environmental effects previously identified in the approved 2018 IS/MND. The environmental analysis provided in this section describes the information that was considered in evaluating the thresholds contained in Appendix G of the *State California Environmental Quality Act (CEQA) Guidelines*. The information used in this evaluation includes the approved 2018 IS/MND, the proposed project description, the Updated Mitigation Monitoring and Reporting Plan (MMRP) (Appendix A), the 2018 IS/MND Natural Environmental Study (NES) (Appendix B), the Amended Biological Assessment (BA) (Appendix B-1), the Updated Jurisdictional Delineation Report (Appendix B-2), the 2018 IS/MND Historic Property Survey Report (HPSR) (Appendix C), the 2018 IS/MND Initial Site Assessment (ISA) (Appendix D), the 2018 IS/MND Water Quality Study (Appendix E) and 2018 IS/MND Noise Study Report (NSR) (Appendix F).

The following analysis is used to: (1) compare the environmental impacts of the proposed project with impacts expected to result from development of the approved project and evaluated in the 2018 IS/MND; (2) identify whether the proposed project would result in new or more severe significant environmental impacts; and (3) identify if there have been substantial changes with respect to the circumstances under which the proposed project would be undertaken since the 2018 IS/MND was adopted that would result in new or more severe significant environmental effects.

Mitigation measures are measures that would minimize, avoid, or eliminate a significant impact. The analysis contained herein evaluates each topic to identify whether additional mitigation measures beyond those identified in the 2018 IS/MND would be warranted. As discussed for each topic in the following analysis, no new mitigation measures would be required, except for the topic of biological resources, which would require the addition of Conservation Measures CM-1 through CM-25 Conservation, to reduce potential effects of the proposed project on biological resources.

This analysis confirms that the proposed project is within the scope of the 2018 IS/MND, that the project would cause no new or more severe significant effects.

The following discussion has been undertaken pursuant to the provisions of CEQA Guidelines, Sections 15162 and 15164, to provide the City with the factual basis for determining whether any changes in the project, any changes in circumstance, or any new information since the 2018 IS/MND was adopted requires additional environmental review.

4.1.1.1 Aesthetics

Section 1 of the 2018 IS/MND analyzed the visual conditions of the project area. The 2018 IS/MND identified less than significant impacts associated with aesthetics and visual resources. Similar to the approved project, the proposed project would not substantially impact a scenic vista, nor would it substantially damage scenic resources within a State scenic highway. The proposed project would not involve the construction of any new structures or modify existing structures where publicly

available scenic vistas may exist. The proposed project, like the approved project, would involve the replacement of the existing bridge and eliminate the low-water crossing over City Creek. While the proposed project would involve the addition of a pedestrian overlook on the south side of the new bridge spanning 54 feet from pedestal to pedestal, this addition would not substantially alter or damage visual resources. The bridge design of the proposed project would be similar to the approved project and would not create new impacts to the visual conditions within the project site. Similar to the approved project, the proposed project would include construction of street improvements, including pavement widening, curbs, gutters, sidewalks, and street lighting and the relocation of utilities as needed. All lighting would be required to comply with applicable City standards, as described in the 2018 IS/MND, related to the installation and operation of lighting features. Therefore, the proposed project would have a less than significant impact related to visual character, similar to the approved project. Therefore, implementation of the proposed project would not result in impacts associated with light or glare that would adversely affect daytime or nighttime views in the project area,

Based on the information in the 2018 IS/MND and this environmental analysis, the proposed project would not substantially increase the severity of the previously identified impacts on visual resources, nor would it result in new significant impacts. With adherence to applicable regulatory requirements, there would be no new or substantially more severe significant impacts related to aesthetics. ***No new impacts or increase in the severity of impacts related to aesthetics would occur, and no additional mitigation measures are required.***

4.1.1.1 Agricultural Resources

Section 2 of the 2018 IS/MND analyzed potential impacts to agriculture and forestry resources in the project area. The 2018 IS/MND identified no impacts associated with agriculture and forestry resources.

Similar to the approved project, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (farmland) to non-agricultural use; conflict with existing zoning for agricultural use or a Williamson Act contract; or conflict with existing zoning for forest land, timberland, or timberland zoned Timberland Production. Implementation of the proposed project would 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 nonforest use. Therefore, the proposed project would not adversely affect agricultural or forestry resources.

Based on the information in the 2018 IS/MND and this environmental analysis, the proposed project would not substantially increase the severity of the previously identified impacts on agriculture and forestry resources, nor would it result in new significant impacts. ***No new impacts or increase in the severity of impacts related to agricultural resources would occur, and no additional mitigation measures are required.***

4.1.1.2 Air Quality

Section 3 of the 2018 IS/MND analyzed potential air quality impacts associated with implementation of the approved project. The 2018 IS/MND determined that air quality impacts, including conflicts

with applicable air quality plans, cumulatively considerable net increases of criteria pollutants, exposure of sensitive receptors to pollutants, and creation of objectionable odors, would result in either no impact or less than significant impacts. However, the 2018 IS/MND identified that the development of the approved project would result in a less than significant impact with mitigation incorporated associated with the violation of an air quality standard from short-term construction emissions.

The 2018 IS/MND indicated that construction emissions associated with the approved project would contribute to air pollutant emissions on a short-term basis. As such, **Mitigation Measures AIR-01 through AIR-05** were prescribed by the 2018 IS/MND to reduce short-term air quality impacts to a less than significant level. Additionally, the 2018 IS/MND required adherence to South Coast Air Quality Management District (SCAQMD) Rule 403 to reduce the amount of particulate matter in the atmosphere resulting from man-made fugitive dust sources. No long-term operational impacts were identified. Similar to the approved project, the proposed project would not conflict with or obstruct implementation of the applicable air quality plan, violate air quality standards, or result in a cumulatively considerable net increase in any criteria pollutant. Construction of the proposed project would utilize similar construction techniques identified in the 2018 IS/MND; therefore, no additional impacts or increase in the severity of air quality impacts would occur with implementation of the proposed project. Adherence to **SCAQMD Rule 403** and implementation of **Mitigation Measures AIR-01 through AIR-05**, identified in the 2018 IS/MND, would ensure that impacts related to air quality would be reduced to less than significant levels. ***No new impacts or increase in the severity of impacts related to air quality would occur, and no additional mitigation measures are required.***

4.1.1.3 Biological Resources

Section 4 of the 2018 IS/MND analyzed potential impacts on biological resources with implementation of the approved project. The 2018 IS/MND determined that all impacts would be reduced to less than significant levels with the incorporation of mitigation. The discussion of biological resources within the project site and vicinity included in the 2018 IS/MND was based on the NES (included as Appendix B). The NES included discussions from the BAs, rare plant survey, coastal California gnatcatcher survey, and San Bernardino kangaroo rat (SBKR) survey of the project site and the BSA. Biological surveys and field assessments were conducted at the project site during the following periods:

- **Rare Plant Focused Survey:** May, June, and July 2009, and April and June 2016
- **Coastal California Gnatcatcher Focused Survey:** March, April, and May 2009, and April through June 2016
- **Burrowing Owl Habitat Assessment:** April 2016
- **SBKR Focused Trapping Survey:** July 2009 (across multiple dates)
- **Bat Daytime Habitat Assessment:** January 2017

- **Jurisdictional Delineation:** June 2016

The 2018 IS/MND identified areas of potential impact, including potential effects on special-status species, sensitive natural communities, and wetland areas of the project site. Impacts to migratory movements of wildlife species and potential conflicts to tree ordinances or Habitat Conservation Plans were identified as less than significant.

Based on the survey results and literature review described in Appendix B, the 2018 IS/MND identified a total of 76 special-status species, natural communities, and critical habitats that potentially occur or are known to occur in the project area. Of these, 18 species are either State or federally listed as endangered or threatened. However, only five species were determined to have potentially suitable habitat within the previously defined BSA, including the Santa Ana sucker (*Catostomus santaanae*), least Bell's vireo (*Vireo bellii pusillus*), coastal California gnatcatcher (*Polioptila californica californica*), SBKR (*Dipodomys merriami parvus*), Santa Ana speckled dace (*Rhinichthys osculus*), and coast horned lizard (*Phrynosoma blainvillii*).

As such, the 2018 IS/MND assessed the potential impacts of the approved project on these species and their habitats, detailing both temporary and permanent effects and prescribed **Mitigation Measures BIO-01 through BIO-12** to ensure potential impacts on special-status species would be reduced to less than significant.

Although the proposed project would be located within the same area as the approved project and would be subject to similar biological conditions, the proposed project would create additional impacts to SBKR due to the modified design. As stated in the 2018 IS/MND, that project may "take" individual SBKR and identified 0.09 acre of permanent impacts and 7.82 acres of temporary impacts to SBKR federally designated critical habitat within the BSA. Additionally, the 2018 IS/MND noted that the widening of Base Line Bridge and the spanning of City Creek would provide an additional 0.70 acre of permanent benefit to SBKR habitat through enhanced connectivity between upstream and downstream habitats, based on the previous design. As described above, the approved project prescribed **Mitigation Measures BIO-03 through BIO-05** to reduce potential impacts to SBKR to a less than significant level.

The proposed design modifications under the proposed project would increase both permanent and temporary impacts to the SBKR compared to the approved project. Under the proposed project, concrete slope protection will be placed at abutment 1, and rock slope protection will be placed at the upstream and downstream limits of the concrete slope protection, which was not included as a permanent impact under the approved project. Additionally, the temporary impacts have been adjusted to account for the entire exclusionary fencing limits. As such, the proposed project has identified 0.49 acre of permanent impacts and 15.95 acres of temporary impacts to the SBKR federally designated critical habitat within the BSA. Following construction, the 15.95 acres of temporary impacts would be restored. Additionally, following approval of the 2018 IS/MND, an amendment to the BA (Appendix B-1) was prepared for the proposed project to address the revised impacts within the project study area and provide additional measures for the SBKR following its listing status update as endangered under the California Endangered Species Act (CESA) in February, 2022. According to the BA amendment, the changes to the project design and construction features that were not previously mentioned in the 2018 IS/MND would require the provision of additional

conservation measures, **Conservation Measures CM-1 through CM-25**, which would include but are not limited to incorporation of a restoration specialist for habitat restoration and protection activities for SBKR, dust control measures during construction for visibility for SBKR monitoring by the designated biologist, prohibition of erosion control materials that are potentially harmful to SBKR, a measure to cover SBKR species injury from construction activities, and a measure to notify CDFW of any SBKR mortality from construction activities. Additionally, other new measures include a phased SBKR relocation program that incorporates fencing and trapping within the project area, restoration of temporary impact areas to SBKR habitat to preconstruction conditions, and a compensatory mitigation measure for permanent impact areas to SBKR habitat. Furthermore, several of the existing conservation measures have been amended to reflect updated standards after consultation with CDFW. **Mitigation Measure BIO-4 and BIO-5**, as previously identified in the 2018 IS/MND have been updated and amended. As such, **Mitigation Measure BIO-4** which included a preconstruction SBKR fencing plan has been amended and replaced with **Conservation Measures CM-17 and CM-18** to include CDFW's ITP SBKR protection guidelines. In addition, **Mitigation Measure BIO-5** which included a range of measures that involved SBKR protection, construction equipment inspection, construction staging, waste control, temporary impact area recontouring, and lighting installation have now been amended and replaced with **Conservation Measures CM-7, CM-11, CM-12, CM-13, and CM-20 through CM-24** to reflect CDFW's updated ITP SBKR protection guidelines. As such, with the inclusion of **Conservation Measures CM-1 through CM-25**, the proposed project would not increase the severity of impacts related to SBKR.

As described in the 2018 IS/MND, the approved project would result in 6.42 acres of temporary impacts and 0.03 acre of permanent impacts to nonwetland waters, and 0.77 acre of temporary impacts to wetland waters under United States Army Corps of Engineers (USACE) jurisdiction within City Creek. As such, the 2018 IS/MND required the following agency authorizations: a Clean Water Act (CWA) Section 404 permit authorization from the USACE, a CWA Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB), and a Fish and Game Code Section 1602 Streambed Alteration Agreement from the CDFW. The 2018 IS/MND also prescribed **Mitigation Measure BIO-13** to reduce impacts to federally protected wetlands to less than significant.

Under the proposed project, the modified design would increase the temporary and permanent impacts to jurisdictional waters as detailed in the Jurisdictional Delineation Report for the proposed project in Appendix B-2. According to the Jurisdictional Delineation Report, City Creek comprises 8.49 acres of nonwetland waters, 9.47 acres of streambed (bank to bank), and 1.37 acres of riparian habitat, which would be subject to the regulatory authority of the CDFW. As such, the proposed project would result in 4.95 acres of temporary impacts and 0.39 acre of permanent impacts to nonwetland waters of City Creek; 6.05 acres of temporary impacts and 0.30 acre of permanent impacts to CDFW streambed resources; and 0.99 acre of temporary impacts and 0.10 acre of permanent impacts to CDFW riparian resources. In accordance with State and federal requirements, impacts to waters of the United States/State resulting from implementation of the proposed project would require appropriate permits from the USACE, RWQCB, and CDFW. Similar to the approved project, the revised project would be required to implement **Mitigation Measure BIO-13**, which would ensure impacts to jurisdictional waters/wetlands would be less than significant.

Additionally, the 2018 IS/MND identified potential project-related impacts to nesting raptors, special-status birds, and other migratory bird species during the bird breeding season. The 2018 IS/MND prescribed **Mitigation Measures BIO-14 through BIO-17** to reduce potential impacts to raptors, special-status bird species, and other nesting birds protected by the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code. Similar to the approved project, the proposed project would be required to implement **Mitigation Measures BIO-14 through BIO 17** to ensure that potential impacts to raptors, special-status bird species, and other nesting birds would be reduced to less than significant. While the approved project would include design modifications to the bridge, removal of the multipurpose trail and replacement with a dirt bench, and addition of a pedestrian overlook, these changes would not create additional impacts than what was previously analyzed in the 2018 IS/MND, and the previously prescribed mitigation measures would be applied to the proposed project to reduce potential impacts to less than significant.

In addition, similar to the approved project, the revised project would not conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan, as the project site is not within the limits of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.

As such, implementation of **Mitigation Measures BIO-1, BIO- 2, BIO-3, and BIO-6 through BIO-17**, as identified in the 2018 IS/MND, would remain applicable to the revised project and would ensure that impacts to all biological resources would be reduced to less than, significant levels. ***No new impacts or increase in the severity of impacts related to biological resources would occur. With the addition of Conservation Measures CM-1 through CM-25 impacts to the SBKR would be reduced to a less than significant level.***

4.1.1.4 Cultural Resources

Section 5 of the 2018 IS/MND analyzed potential impacts on cultural resources with implementation of the approved project. The 2018 IS/MND determined that all impacts associated with cultural resources would be reduced to less than significant levels with the incorporation of mitigation.

The discussion of cultural and historic resources in the 2018 IS/MND was based on the Supplemental HPSR in Appendix C. The 2018 IS/MND indicated that Base Line Bridge (36-015497) is a documented historic resource. Twenty additional historic and archaeological sites were also documented within the 1-mile radius of the Area of Potential Effects (APE). According to the 2018 IS/MND, the sites included a prehistoric milling feature; a prehistoric isolate; a painted rock; two archaeological sites; a historic district; nine historic buildings; three historic agricultural complexes; and two water conveyance systems. Of these documented resources within the 1-mile radius, one resource is a National Register of Historic Places (NRHP) Historic District (Boulder Park) and two are California Points of Historic Interest. None of the other resources were listed in any of the registers, directories, or historic property databases at the San Bernardino Archaeological Information Center (SBAIC). No other archaeological resources were identified within or adjacent to the APE by the records search, the survey, or the Native American consultation.

Similar to the approved project, no archaeological resources will be affected by the proposed project, as the proposed project would be located in the same area as the approved project. Implementation of the proposed project would not impact any known or previously identified cultural or historical resource. However, the 2018 IS/MND identified the possibility that unidentified cultural materials or human remains may exist on the site and could be impacted as a result of ground-disturbing activities, and prescribed **Mitigation Measures CUL-1 and CUL-2**. Similar to the approved project, the proposed project has the potential to encounter cultural deposits during construction activities. As such, the proposed project would also be required to implement **Mitigation Measures CUL-1 and CUL-2** identified in the 2018 IS/MND, which would ensure that the impacts to cultural resources would be reduced to a less than significant level.

Implementation of **Mitigation Measures CUL-1 and CUL-2**, as identified in the 2018 IS/MND, which required following proper protocols if unrecorded cultural resources or human remains are encountered, would ensure that the impacts to cultural resources would be reduced to a less than significant level. ***No new impacts or increase in severity of impacts related to cultural resources would occur, and no additional mitigation measures are required.***

4.1.1.5 Geology and Soils

Section 6 of the 2018 IS/MND analyzed potential impacts associated with geological, seismic, and soil conditions within the project area. The 2018 IS/MND determined either no impacts or less than significant impacts associated with geology and soils with implementation of the approved project.

Construction of the revised project would occur in the same vicinity as the approved project and would be subject to similar geological and soil conditions. As such, impacts related to geology and soils would be similar to the project and less than significant.

Similar to the approved project, the proposed project would require the excavation and movement of on-site soils, which could contribute to runoff or erosion issues. Because the proposed project would result in the disturbance of more than 1 acre, the proposed project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) permit issued by the RWQCB, which requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) that identifies Best Management Practices (BMPs) to limit soil erosion during project construction. Additionally, the proposed project would be required to adhere to City design and engineering standards in relation to the soils underlying the proposed project site, as identified in the 2018 IS/MND.

Based on the information in the 2018 IS/MND, the proposed project would not substantially increase the severity of the previously identified geologic impacts, nor would it result in new significant impacts. Adherence to the NPDES permit and applicable City design and engineering standards would ensure that impacts related to geology and soils would be less than significant. ***No new impacts or increase in the severity of impacts related to geology and soils would occur, and no additional mitigation measures are required.***

4.1.1.6 Greenhouse Gas Emissions

Section 7 of the 2018 IS/MND analyzed potential impacts relating to greenhouse gas (GHG) emissions with implementation of the project. The 2018 IS/MND identified either no impacts or less than significant impacts associated with GHG emissions.

Similar to the approved project, construction of the proposed project would result in short-term emissions and would cease upon completion of the proposed project. Additionally, the proposed project would not add lanes to Base Line Bridge and would not generate additional vehicle trips, consistent with the 2018 IS/MND. Therefore, the proposed project would not generate substantial GHG emissions that would have a significant effect on the environment. Similar to the approved project, the project would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions.

Based on the information in the 2018 IS/MND and this environmental analysis, the proposed project would not substantially increase the severity of the previously identified GHG impacts, nor would it result in new significant impacts. With adherence to applicable regulatory requirements there would be no new or substantially more severe significant impacts related to GHG emissions. ***No new impacts or increase in the severity of impacts related to GHG emissions would occur, and no additional mitigation measures are required.***

4.1.1.7 Hazards and Hazardous Materials

Section 8 of the 2018 IS/MND analyzed potential impacts associated with hazards and hazardous materials. The 2018 IS/MND determined that all impacts associated with hazards and hazardous materials would result in either less than significant impacts or less than significant impacts with mitigation incorporated. The discussion of hazards and hazardous materials in the 2018 IS/MND was based on the ISA in Appendix D.

Similar to the approved project, the revised project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

The 2018 IS/MND identified that the demolition of the existing bridge and construction of the new bridge could release a nominal quantity of various hazardous materials and fluids consisting of fuels, lubricants, and other materials typically associated with construction activities. The approved project also found that soils adjacent to paved areas may contain aerially deposited lead (ADL) from past vehicle exhaust, the bearing pads and hinge and joint seal materials within existing bridge and existing utility pipelines within the right-of-way may contain asbestos-containing materials (ACM), and the existing graffiti and/or bridge coatings may contain lead-based paint (LBP) or other heavy metals. As such, the 2018 IS/SMND prescribed **Mitigation Measures HAZ-01 through HAZ-3**, which would reduce the potential impact associated with the routine transport, use, storage, or disposal of hazardous materials to a less than significant level. Similar to the approved project, the proposed project would implement **Mitigation Measures HAZ-01 through HAZ-3** to ensure that potential impact associated with the routine transport, use, storage, or disposal of hazardous materials would

be reduced to a less than significant level. Additionally, the proposed project would be required to adhere to all applicable laws and regulations, consistent with the 2018 IS/MND.

As referenced in the ISA, the project site was not identified as listed in hazardous databases pursuant to Government Code Section 65962.5 and was not reported on any National Priorities List (NPL); Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); or CERCLIS/No Further Remedial Action Planned (NFRAP) site within a 1-mile search radius of the project site. Additionally, no Resource Conservation and Recovery Act (RCRA) Corrective Action Sites List (CORRACTS) or RCRA-TSDF facilities were listed within the respective 1-mile and 0.5-mile search radii of the project site. The approved project, however, did identify four sites, as detailed below:

- One RCRA-Large Quantity Generator (LQG): CVS Pharmacy, 7241 Boulder Avenue;
- One RCRA-Small Quantity Generator (SQG): McCleaners, located at 7221 Boulder Avenue;
- One RCRA-Conditionally Exempt Small Quantity Generator (CESQG): Walgreens Pharmacy, 27915 Base Line Street; and
- One RCRA-Non-Generator (NonGen): ARCO No. 59, 27727 Base Line Street.

The approved project site and surrounding listed sites are not anticipated to affect the approved project site. As the proposed project would be located in the same area as the approved project, the surrounding sites would be the same as approved project.

Similar to the approved project, the proposed project would consist of the replacement of the existing Base Line Bridge (State Bridge Number 54C0035) and the construction of street improvements, including utility construction, pavement widening, curbs, gutters, sidewalks, and street lighting, as well as the relocation of utilities as needed. Any hazardous material utilized during construction of the proposed project would be used, stored, and/or transported pursuant to State and federal regulations, consistent with the approved project. Further, one school is located within 0.25 mile of the project site, the Immanuel Baptist Day School, located at 28355 Base Line Street, approximately 0.24 mile east of the project site. As the proposed project would be located in the same area as the approved project, the proposed project would not emit hazardous emissions or handle hazardous materials within 0.25 mile of an existing or proposed school. San Bernardino International Airport (SBIA) is approximately 1.5 miles southwest of the project site, and Redlands Municipal Airport, a general aviation airport, is approximately 3.2 miles southeast of the project site. The project site is just outside the SBIA Influence Area, and a small portion of Highland lies within the area designated as an Area of Special Compatibility Concern; however, it is approximately 2 miles south of the project site.¹ Therefore, there would be no impact related to airport safety hazards.

¹ City of Highland. 2006. General Plan Safety Element, Figure 6-7: "SBIA Influence Area/Redlands Municipal Airport Compatibility Plan." March.

According to the 2018 IS/MND, the project site is not located within a Fire Hazard Area or within an area susceptible to wildfires. Therefore, the project would not expose persons or property to increased risk from wildland fires, similar to the approved project.

Based on the information in the 2018 IS/MND and this environmental analysis, the proposed project would not substantially increase the severity of the previously identified impacts associated with hazards and hazardous materials, nor would it result in new significant impacts. With adherence to applicable regulatory requirements, there would be no new or substantially more severe significant impacts related to hazards and hazardous materials. ***No new impacts or increase in the severity of impacts related to hazards and hazardous materials would occur, and no additional mitigation measures are required.***

4.1.1.8 Hydrology and Water Quality

Section 9 of the 2018 IS/MND analyzed potential impacts on hydrology and water quality with implementation of the project. The 2018 IS/MND determined that all impacts associated with hydrology and water quality would result in either less than significant impacts or less than significant impacts with mitigation incorporated. The discussion of hydrology and water quality in the 2018 IS/MND was based on the Water Quality Assessment Report in Appendix E.

The project site is underlain by the Bunker Hill subbasin of the Upper Santa Ana Valley Groundwater Basin¹ and is within the service boundaries of EVWD. Similar to the approved project, the proposed project would replace an existing bridge and would include utility construction, pavement widening, curbs, gutters, sidewalks, and street lighting, as well as the relocation of utilities as needed. Like the approved project, the proposed project would require work within the creek/channel at Base Line Bridge. During construction of the proposed project, 20 acres of soil would be disturbed, resulting in an increased potential for soil erosion and sedimentation. Additionally, chemicals, liquid products, petroleum products (e.g., paints, solvents, and fuels), and concrete-related waste may be spilled or leaked during construction activities and could become entrained in stormwater and impact runoff quality. Similar to the approved project, the proposed project would be required to adhere to the source control BMPs, site design BMPs, and low-impact development (LID) BMPs, which would target pollutants of concern from the operation of transportation facilities. In addition to the BMPs, the proposed project would implement **Mitigation Measures WQ-01 through WQ-04**, which would include the preparation of a SWPPP to address all construction-related activities, equipment, and materials that may affect water quality; compliance with the provisions of the General Waste Discharge Requirements for Discharges to Surface Water that Pose an Insignificant Threat to Water Quality; adherence to the San Bernardino County Municipal Separate Storm Sewer System (MS4) Permit and Waste Discharge Requirements for the SBCFCD, including the implementation of LID, site design, and source control BMPs as specified in the project-specific Water Quality Management Plan (WQMP); and obtaining the Section 401 Water Quality Certification from the Santa Ana RWQCB, the CWA Section 404 Nationwide Permit from the USACE, and the California Fish and Game Code

¹ California Department of Water Resources (DWR). *California's Groundwater Bulletin 118. Upper Santa Ana Valley - Bunker Hill*. Website: B118 Basin Boundary Description 2003 - 8_002_06 (accessed January 8, 2024).

Section 1602 Streambed Alteration Agreement for impacts to CDFW riparian streambed to reduce water quality impacts to less than significant levels, consistent with the 2018 IS/MND.

Similar to the 2018 IS/MND, the proposed project site is within an area identified as a 100-year floodplain. Although the proposed project would be within the 100-year floodplain, the proposed structure would be designed to withstand floodwaters. The nearest dam to the project site is Seven Oaks Dam, located approximately 5 miles east of the project site. The proposed bridge is within the dam inundation area for the Seven Oaks Dam; however, the Seven Oaks Dam has been engineered and constructed to withstand the projected maximum accelerations that could be produced at the site by seismic events on the known fault. As such, a seismically induced failure of the dam is unlikely, due to its ability to withstand seismic events. The proposed project would be designed and constructed to allow anticipated flood flows through unrestricted, consistent with the approved project. As the proposed project would be located in the same area as the approved project, impacts associated with risk of inundation due to tsunami or seiche would be less than significant.

Implementation of **Measures WQ-01 through WQ-04**, as identified in the 2018 IS/MND, would remain applicable to the proposed project and would ensure that impacts associated with hydrology and water quality would be reduced to less than significant levels. ***No new impacts or increase in the severity of impacts related to hydrology and water quality would occur, and no additional mitigation measures are required.***

4.1.1.9 Land Use and Planning

Section 10 of the 2018 IS/MND analyzed potential impacts associated with land use and planning with implementation of the approved project and identified no impacts. The proposed project would be implemented in the same vicinity as the approved project and would be subject to the same land use plans discussed in the 2018 IS/MND.

Similar to the approved project, the proposed project would not physically divide an established community as it would consist of the replacement of an existing bridge with a new four-lane bridge in an area that has been developed with commercial and residential uses. Additionally, the proposed project would not conflict with applicable land use plan and regulations that govern the site, or with any applicable habitat conservation plan or natural community conservation plan.

Based on the information in the 2018 IS/MND and this environmental analysis, the proposed project would not substantially increase the severity of the previously identified land use and planning impacts, nor would it result in new significant impacts. With adherence to applicable regulatory requirements, there would be no new or substantially more severe significant impacts related to land use and planning. ***No new impacts or increase in the severity of impacts related to land use and planning would occur, and no additional mitigation measures are required.***

4.1.1.10 Mineral Resources

Section 11 of the 2018 IS/MND analyzed potential impacts on mineral resources with implementation of the approved project and identified no impacts. The 2018 IS/MND identified that the approved project is located within Mineral Resource Zone (MRZ) 2 per the City of Highland General Plan Conservation and Open Space Element (2006). Similar to the approved project, the

proposed project would not significantly alter the creek bed, and implementation of the proposed project would not significantly affect the availability of mineral resources in the project area. As the proposed project would be located in the same area as the approved project, the proposed project would not result in the loss of availability of a known mineral resource of value to the region or residents of the State, or the loss of availability of a locally important mineral resource recovery site, similar to the approved project.

Based on the information in the 2018 IS/MND and this environmental analysis, the proposed project would not substantially increase the severity of the previously identified impacts on mineral resources, nor would it result in new significant impacts. There would be no new or substantially more severe significant impacts related to mineral resources. ***No new impacts or increase in the severity of impacts related to mineral resources would occur, and no additional mitigation measures are required.***

4.1.1.11 Noise

Section 12 of the 2018 IS/MND analyzed potential noise impacts associated with implementation of the approved project, as further detailed in the 2018 IS/MND NSR (Appendix F). The 2018 IS/MND determined that implementation of the approved project would result in less than significant impacts associated with temporary or permanent increase in ambient noise levels or vibration at the project site.

Similar to the approved project, construction of the proposed project would result in a temporary increase in ambient noise levels and ground-borne vibration in the project area. The closest sensitive receptors are residences located approximately 50 feet from the project construction area. These sensitive receptors may be subject to short-term noise reaching up to 86 A-weighted decibels (dBA) maximum instantaneous noise level (L_{max}) generated by construction activities occurring on the project site. However, noise generated during the construction phase is temporary and would cease once construction has been completed. Because the proposed project would be located on the same site as the approved project, implementation of the proposed project would result in similar construction noise impacts as the approved project and would be required to comply with Caltrans Standard Specifications and Caltrans regulations to minimize construction noise impacts on land uses adjacent to the proposed project, as well as Chapter 15.48.020 of the City Municipal Code. Additionally, the Contractor shall equip all internal combustion engines with the manufacturer-recommended muffler and shall not operate any internal combustion engine on the job site without its appropriate muffler.

The 2018 IS/MND determined that long-term operational noise impacts of the approved project would not result in a perceptible increase in traffic noise levels at receptors in the project vicinity outside the range of typical human hearing. As the proposed project would be similar to the approved project, impacts associated with operational noise would be less than significant.

Based on the information in the 2018 IS/MND and this environmental analysis, the proposed project would not substantially increase the severity of the previously identified impacts on noise, nor would it result in new significant impacts. There would be no new or substantially more severe

significant impacts related to noise. ***No new impacts or increase in the severity of impacts related to noise would occur, and no additional mitigation measures are required.***

4.1.1.12 Population and Housing

Section 13 of the 2018 IS/MND analyzed potential impacts associated with population and housing and identified no impacts with implementation of the approved project. Similar to the approved project, the proposed project would result in the replacement of Base Line Bridge and the construction of street improvements, including pavement widening, curbs, gutters, sidewalks, and street lighting, as well as the relocation of utilities as needed. No new residential uses would result from implementation of the proposed project, and no utility infrastructure would be required to serve the proposed project. Therefore, the proposed project would not directly or indirectly induce population growth. In addition, the project site is a bridge replacement project and does not contain any residential uses. Therefore, similar to the approved project, the proposed project would not displace existing people or housing, necessitating the construction of replacement housing elsewhere.

Based on the information in the 2018 IS/MND and this environmental analysis, the proposed project would not substantially increase the severity of the previously identified impacts associated with population and housing, nor would it result in new significant impacts ***No new impacts or increase in the severity of impacts related to population and housing would occur, and no additional mitigation measures are required.***

4.1.1.13 Public Services

Section 14 of the 2018 IS/MND analyzed potential impacts on public services from implementation of the project and identified no impacts. Similar to the approved project, the proposed project would not result in the need for additional or altered fire or police protection services and would not increase demand for school services, new park facilities, or other public facilities or services in the vicinity of the project site. Similar to the approved project, the proposed project is a bridge replacement project and would not include a residential component. Therefore, the demand for fire and police protection services would not increase with the development of the proposed project. In addition, the proposed replacement bridge would construct curbs, gutters, sidewalks, and street lighting along the proposed bridge. While the approved project planned to construct a multifunction trail (pedestrian, bicycle, and equestrian use) for possible future connection with the Santa Ana River Trail, the proposed project would create a notch in the abutment of the bridge to allow for future trail construction. The improvements to the proposed project would lead to a reduction in impacts and would not result in adverse physical impacts as they would occur within an urbanized area of Highland and are anticipated in the City's General Plan. Because the proposed project would not include housing or employment creation facilities and would not result in population growth, the proposed project would not increase demand for school services, new park facilities, or other public facilities or services in the vicinity of the project site.

Based on the information in the 2018 IS/MND and this environmental analysis, the proposed project would not substantially increase the severity of the previously identified impacts associated with public services, nor would it result in new significant impacts. ***No new impacts or increase in the***

severity of impacts related to public services, would occur and no additional mitigation measures are required.

4.1.1.14 Recreation

Section 15 of the 2018 IS/MND analyzed potential impacts on recreation with implementation of the project and identified either no impacts or less than significant impacts. The approved project included the replacement of the existing bridge, construction of bridge improvements, and accommodation of a future extension of a multifunctional trail (pedestrian, bicycle, and equestrian use) for possible future connection with the Santa Ana River Trail. As previously analyzed in the approved project, the future accommodation of a multifunctional trail would not have an adverse physical effect of the environment due to the urban and disturbed nature of the project area. Similar to the approved project, the proposed project would replace the existing bridge; include the construction of street improvements, such as pavement widening, curbs, gutters, sidewalks, and street lighting; and create a notch in the abutment of the bridge to allow for future trail construction. The proposed project would not constitute an expansion of recreational facilities, consistent with the approved project. Therefore, the proposed project is not expected to result in impacts to existing trail systems or any recreational resources.

Based on the information in the 2018 IS/MND and this environmental analysis, the proposed project would not substantially increase the severity of the previously identified impacts associated with recreation, nor would it result in new significant impacts. ***No new impacts or increase in the severity of impacts related to recreation would occur and no additional mitigation measures are required.***

4.1.1.15 Transportation

Section 16 of the 2018 IS/MND analyzed potential transportation impacts from implementation of the project and identified less than significant impacts. Similar to the approved project, the proposed project would replace the existing bridge to accommodate four lanes of vehicular traffic, with dedicated space for pedestrians and bicyclists in accordance with current federal, State, and applicable local geometric standards. The proposed project would include two 14-foot-wide and two 12-foot-wide traffic through lanes (one of each on both sides of the bridge), a 12-foot-wide striped median, two 8-foot shoulders that double as Class III bike lanes, and two dedicated 6-foot pedestrian corridors separated from vehicle lanes by a concrete barrier along the length of the bridge. The new bridge will measure approximately 98 feet wide by 600 feet long and replace the existing 72-foot-wide by 42-foot-long bridge. The vertical profile of the roadway and bridge has been designed for a design speed of 55 mph (45 mph posted speed). The bridge will provide a minimum freeboard of 2.5 feet over the maximum water surface elevation and a minimum vertical clearance of 14 feet over the creek bed. The roadway will not add any travel lanes and, therefore, is not a capacity-enhancing improvement. Similar to the approved project, the proposed project would not cause an increase in operational traffic that would cause the existing segment to operate below the City's level of service (LOS) standard of E.

Additionally, similar to the approved project, the proposed project would not cause any changes to air traffic volumes or air traffic patterns, would not include any sharp curves or dangerous intersections, and would not create a substantial increase in hazards due to a design feature. As indicated in the 2018 IS/MND, the proposed project would be required to be approved by the City's

fire and police departments prior to the issuance of construction permits during construction activities, as the proposed project may temporarily restrict vehicular traffic. The proposed project would also be required to comply with adopted policies, plans, or programs supporting alternative transportation, consistent with the approved project.

Based on the information in the 2018 IS/MND and this environmental analysis, the proposed project would not substantially increase the severity of the previously identified impacts associated with transportation, nor would it result in new significant impacts. With adherence to applicable regulatory requirements, there would be no new or substantially more severe significant impacts related to transportation. ***No new impacts or increase in the severity of impacts related to transportation would occur, and no additional mitigation measures are required.***

4.1.1.16 Tribal Cultural Resources

Section 17 of the 2018 IS/MND analyzed potential impacts on tribal cultural resources from implementation of the project and identified no impacts.

Pursuant to Assembly Bill 52, the City commenced tribal notification on August 30, 2016, and closed the 30-day notification period on September 29, 2016. No letters were received, nor were there any tribal requests for consultation. On February 7, 2017, the City followed up with a conversation with Ann Briery, San Manuel Band of Mission Indians Cultural Resources Field Manager, to ensure the tribe did not have any comments. The tribe requested copies of the project-specific Cultural Resources Assessment; however, no other comments were received from the tribe on the significance of a tribal resource in the project area.

The 2018 IS/MND indicated that the project site was not listed on, or eligible for listing on, the California Register of Historical Resources. Additionally, the City, as Lead Agency, has not determined that there are any existing resources significant to Native American tribes within the project site. As the proposed project would be located on the same site as the approved project, the proposed project would not impact tribal cultural resources.

Based on the information in the 2018 IS/MND and this environmental analysis, the proposed project would not substantially increase the severity of the previously identified impacts associated with tribal cultural resources, nor would it result in new significant impacts. With adherence to applicable regulatory requirements, there would be no new or substantially more severe significant impacts related to tribal cultural resources. ***No new impacts or increase in the severity of impacts related to tribal cultural resources would occur, and no additional mitigation measures are required.***

4.1.1.17 Utilities and Service Systems

Section 18 of the 2018 IS/MND analyzed potential impacts on utilities and service systems with implementation of the approved project and identified either no impacts or less than significant impacts associated with utilities and service systems. Similar to the approved project, the proposed project would not include the construction of structures or features that would require water delivery/treatment or wastewater conveyance/treatment, nor would it generate wastewater. Similar to the 2018 IS/MND, the proposed project would relocate two utilities, but these utilities would only be temporarily relocated. All existing utilities would be permanently relocated after the

completion of each stage of construction. The proposed project would cause temporary relocations for SCE and EVWD. Both SCE and EVWD will be permanently relocated during Stage 1 construction. AT&T, Frontier Communications, and Charter/Spectrum will be relocated prior to the beginning of Stage 2 of construction. As part of the proposed project, SoCalGas would de-energize its gas line prior to the beginning of Stage 2 construction, and the gas line would be permanently relocated during Stage 2 construction once the bridge work is complete.

Similar to the approved project, the proposed project would generate waste in the form of concrete, asphalt, and rebar. This waste would be collected and transported to a waste facility for disposal in accordance with the City's construction and demolition ordinance. The proposed project would be required to adhere to federal, State, and local statutes and regulations concerning the disposal of construction waste, consistent with the approved project.

Based on the information in the 2018 IS/MND and this environmental analysis, the proposed project would not substantially increase the severity of the previously identified impacts associated with utilities and service systems, nor would it result in new significant impacts. With adherence to applicable regulatory requirements, there would be no new or substantially more severe significant impacts related to utilities and service systems. ***No new impacts or increase in the severity of impacts related to utilities and service systems would occur, and no additional mitigation measures are required.***

5.0 COMPARISON TO THE CONDITIONS LISTED IN CEQA GUIDELINES SECTIONS 15162 AND 15164

The following discussion summarizes the reasons that a new or subsequent IS/MND or Environmental Impact Report (EIR), pursuant to CEQA Guidelines Section 15162, is not required to evaluate the environmental effects of the proposed project. The analyses prepared for each CEQA topic in the previous sections demonstrate that the proposed project is addressed within the scope of the 2018 IS/MND and no new significant impacts are identified, no significant impacts are more severe, no new mitigation measures are required, and no substantial changes to the existing environmental circumstances have occurred leading to new or more severe previously identified significant impacts.

5.1 SUBSTANTIAL CHANGES TO THE PROJECT

As discussed in Section 2.0, Project Description, the proposed project has not substantially changed from the project identified and evaluated in the 2018 IS/MND. Additionally, the changes identified for the proposed project do not substantially change the scope of proposed improvements proposed and evaluated in the 2018 IS/MND. As such, an Addendum is the appropriate document to address these minor modifications rather than a Subsequent IS/MND or EIR.

5.2 SUBSTANTIAL CHANGES IN CIRCUMSTANCES

As described for each CEQA topic in the previous sections, the existing environmental conditions or circumstances in and around the project site have not changed such that implementation of the proposed minor modifications to the project would result in new significant environmental effects or a substantial increase in the severity of significant environmental effects identified in the 2018 IS/MND. Thus, major revisions to the 2018 IS/MND are not required.

5.3 NEW INFORMATION

No new information of substantial importance, which was not known and could not have been known when the 2018 IS/MND was adopted, has been identified to show that the proposed minor modifications to the project would be expected to result in: (1) new significant environmental effects not identified in the 2018 IS/MND; (2) substantially more severe environmental effects than those shown in the 2018 IS/MND; (3) mitigation measures or alternatives previously determined to be infeasible that would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project sponsor declines to adopt the mitigation measure or alternative; or (4) mitigation measures or alternatives that are considerably different from those identified in the 2018 IS/MND would substantially reduce one or more significant effects of the project, but the project sponsor declines to adopt the mitigation measure or alternative.

5.4 CONCLUSIONS

On the basis of the evaluation presented above, the proposed project, if implemented, would not trigger any of the conditions listed under the CEQA Framework for Use of an Addendum section of

this Addendum, requiring preparation of a subsequent or supplemental IS/MND. Thus, this Addendum satisfies the requirements of CEQA Guidelines Section 15162 and 15164.

Implementation of the proposed project would include a replacement bridge for the Base Line Bridge (State Bridge Number 54C0035) over City Creek. The new bridge would measure approximately 98 feet wide and 600 feet long and replace the existing 72-foot-wide and 42-foot-long bridge. Both the northern and southern edges of the proposed bridge deck would extend past their current locations to accommodate standard shoulders and the pedestrian corridors. Additionally, the proposed project would include associated street improvements including utility construction, pavement widening, curbs, gutters, sidewalks, and street lighting. The proposed project would not introduce new significant environmental effects, substantially increase the severity of previously identified significant environmental effects or demonstrate that mitigation measures or alternatives previously found not to be feasible would in fact be feasible. The proposed project would not alter the findings in the 2018 IS/MND. In addition, no change has occurred with respect to the circumstances surrounding the proposed project that would cause new or substantially more severe significant environmental effects than identified in the 2018 IS/MND, and no new information has become available that shows that the project would cause significant environmental effects not already analyzed in the 2018 IS/MND. Therefore, no further environmental review is required beyond this Addendum to the 2018 IS/MND.

APPENDIX A

UPDATED MITIGATION MONITORING AND REPORTING PLAN

ATTACHMENT A

UPDATED MITIGATION MONITORING AND REPORTING PROGRAM

This Updated Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation measures for the Base Line Bridge Replacement Project.

As the Lead Agency, the City is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project area. In this regard, the responsibilities for implementation have been assigned to the Applicant, Contractor, or a combination thereof. If during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

Mitigation Monitoring and Reporting Program

Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
MM-AIR-01	Construction Equipment. The construction contractor shall select the construction equipment used on site based on low-emission factors and high energy efficiency. The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.	Prior to the issuance of permit(s) and/or start of construction During construction activities (as required)	City Planner or Director of Building and Safety (or designee)	Prior to the issuance of permit(s) and/or start of construction. During construction activities (as required)	Provide evidence that the construction plans include this requirement. Verify through site visit (as required).
MM-AIR-02	Electric or Diesel-Powered Engines. The construction contractor shall use electric or diesel-powered equipment in lieu of gasoline powered engines where feasible.	Prior to the issuance of permit(s) and/or start of construction During construction activities (as required)	City Planner or Director of Building and Safety (or designee)	Prior to the issuance of permit(s) and/or start of construction During construction activities (as required)	Provide evidence that the construction plans include this restriction. Verify through site visit (as required).
MM-AIR-03	Equipment Shutoff. The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use.	Prior to the issuance of permit(s) and/or start of construction During construction activities (as required)	City Planner or Director of Building and Safety (or designee)	Prior to the issuance of permit(s) and/or start of construction During construction activities (as required)	Provide evidence that the construction plans include this restriction. Verify through site visit (as required).
MM-AIR-04	Construction Scheduling. The construction contractor shall time the construction activities so as not to interfere with peak-hour traffic and so as to minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.	Prior to the issuance of permit(s) and/or start of construction During construction activities (as required)	Director of Building and Safety (or designee)	Prior to the issuance of permit(s) and/or start of construction During construction activities (as required)	Provide evidence that the project construction schedule satisfies the required mitigation.
MM-AIR-05	Ridesharing and Transit Incentives. The construction contractor shall support and	Prior to the issuance of permit(s) and/or start of construction	City Planner or Designee	Prior to the issuance of permit(s) and/or start of construction	Provide evidence that the contractor has identified ridesharing and transit

Mitigation Monitoring and Reporting Program

Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	encourage ridesharing and transit incentives for the construction crew.				incentives for the construction crew.
BIOLOGICAL RESOURCES					
MM-BIO-01	Removal of Southern Willow Scrub Vegetation. Removal of southern willow scrub vegetation will occur prior to construction and between September 1 and February 14 to avoid least Bell's vireo breeding season, as well as the general breeding season for other nesting birds. If vegetation removal must occur during nesting season, a nest survey must be conducted by a qualified biologist within 3 days prior to vegetation removal activities to ensure that no active nests are present. If nests are present, no vegetation removal may occur within 500 feet of the active nest until the young have fledged or the nest is determined to be inactive.	Prior to the issuance of a grading permit or construction permit	City Engineer or Designee	Prior to the issuance of a grading permit or construction permit	Submittal of construction schedule detailing avoidance of nesting season. As required, submittal of preconstruction nesting survey. As required, evidence of avoidance of nesting areas.
MM-BIO-02	Removal of Riversidean Sage Scrub Vegetation. Removal of Riversidean sage scrub vegetation will occur prior to construction and between September 1 and February 14 to avoid the general breeding season for nesting birds, which is inclusive of the coastal California gnatcatcher breeding season. If vegetation removal must occur during nesting season, a nest survey must be conducted by a qualified biologist within 3	Prior to construction During construction	City Engineer or Designee	Prior to construction During construction	Submittal of construction schedule detailing avoidance of nesting season. As required, submittal of preconstruction nesting survey. As required, evidence of avoidance of nesting areas.

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	days prior to vegetation removal activities to ensure that no active nests are present. If nests are present, no vegetation removal may occur within up to 300 feet of the active nest until the young have fledged or the nest is determined to be inactive.				
MM-BIO-3	Education/Awareness Program. Prior to the onset of ground-disturbing activities, the City will develop and implement an employee education/awareness program in coordination with the USFWS. Each employee, contractor, or subcontractor involved in project construction (including temporary contractors and subcontractors) will receive San Bernardino kangaroo rat training.	Prior to ground disturbance	City Engineer or Designee	Prior to ground disturbance During construction (as applicable)	Submittal of evidence that construction crews have been advised of the project's employee education/awareness program. Submittal of evidence that construction crews have received San Bernardino kangaroo rat training.
MM-BIO-4	Mitigation Measure BIO-4 has been replaced with Conservation Measures CM-17 and CM-18 , as detailed below.				
MM-BIO-5	Mitigation Measure BIO-5 has been replaced with Conservation Measures CM-7, CM-11, CM-12, CM-13, and CM-20 through CM-24 , as detailed below.				
MM-BIO-6	Preconstruction Clearance Survey for Burrowing Owls. Prior to the start of ground-disturbing activities, a preconstruction clearance survey for burrowing owls shall be conducted to ensure that burrowing owls remain absent and impacts to occupied burrows do not occur. In accordance with the Staff Report on Burrowing Owl Mitigation, two preconstruction clearance surveys shall be conducted 14 days and 24 hours, respectively, prior to any vegetation removal or ground-disturbing activities.	Prior to the commencement of ground disturbance	City Engineer or Designee	Prior to the commencement of ground disturbance	Submittal of evidence of completion of the preconstruction survey.

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	In the event this species is not identified on site, no further mitigation (BIO-7) is required. If, during the pre-construction burrowing owl survey, this species is found to occupy the site, Mitigation Measure BIO-07 shall be required.				
MM-BIO-7	Burrowing Owl Relocation and Conservation Strategy. In the event burrowing owls are identified during the survey periods, the City shall contact the California Department of Fish and Wildlife (CDFW) to develop a burrowing owl relocation and conservation strategy. Prior to ground-disturbing activities, the project applicant shall take the following actions: A minimum 75-meter (250-foot) buffer shall be provided around any active nest until fledging has occurred. Following fledging, owls may be passively relocated (use of one-way doors and collapse of burrows) by a qualified biologist. If impacts to occupied (nonnesting) burrows are unavoidable, on-site passive relocation techniques, as approved by the CDFW, may be employed 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	Upon identification of burrowing owls within the project limits	Project Applicant, City Engineer or Designee	Upon identification of burrowing owls within the project limits	Submittal of evidence that the required actions and measures have been completed subject to the review and approval of the CDFW.

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	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, and/or one-time or long-term vegetation control). - A description of efforts and funding support proposed to monitor the relocation.				
MM-BIO-8	Nighttime Exit Count Acoustic Bat Survey. Prior to demolition of the existing bridge, a nighttime exit count and acoustic bat survey shall be performed at the bridge by a qualified bat biologist during the peak bat maternity season (June through July). This survey shall be performed as soon as possible and well in advance of project construction in order to determine whether a maternity colony is present and to identify the numbers and species of bats present. This information will aid in determining appropriate site-specific and species-specific minimization measures. Performing the survey well in advance of	Prior to demolition of the existing bridge	City Engineer or Designee	Prior to demolition of the existing bridge	Submittal of the required bat survey(s).

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	project construction will also serve to provide adequate time for mitigation planning.				
MM-BIO-9	Humane Evictions and Exclusions of Roosting. Prior to the demolition of the existing bridge, humane evictions and exclusions of roosting bats shall be performed under the supervision of a qualified bat biologist in the fall (September or October) prior to any work activities that would result in direct impacts or direct mortality to roosting bats. This action shall be performed in coordination with the CDFW. To avoid potential mortality of flightless juvenile bats, evictions and exclusions of bats cannot be performed during the maternity season (April 1 through August 31). Winter months (November through February) are also inappropriate for bat eviction because not all individuals in a roost will emerge on any given night. In addition, long-distance movements to other roost sites are more difficult during the winter, when prey availability is scarce, resulting in high mortality rates of evicted bats.	Prior to demolition of the existing bridge	City Engineer or Designee	Prior to demolition of the existing bridge	Submittal of evidence the eviction and/or exclusion of bats have been completed pursuant to applicable CDFW guidelines.
MM-BIO-10	Alternative Bat Roosting Habitat. Alternative bat roosting habitat structures shall be installed and provided at least 6 months in advance of the eviction/exclusion of bats from the Base Line Bridge. Since the Base Line Bridge will be completely removed, these bat roosting habitat structures shall be installed on an adjacent structure such as the Boulder Avenue Bridge over City Creek. The design, numbers, and precise locations of these roost	Prior to eviction/exclusion of bats	City Engineer or Designee	Prior to eviction/exclusion of bats	Submittal of evidence that alternative roosting structures have been installed per CDFW guidelines.

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	structures shall be determined in consultation with the CDFW and a qualified bat biologist.				
MM-BIO-11	Avoidance of Bat Maternity Season. Within 500 feet of structures where maternity roosting is confirmed, demolition and pile-driving activities shall avoid the recognized bat maternity season (April 1 through August 31) to prevent the potential mortality of flightless young bats.	Prior to the commencement of demolition or pile-driving activities	City Engineer or Designee	Prior to the commencement of demolition or pile-driving activities	Submittal of construction plans and/or construction schedule confirming compliance with this measure.
MM-BIO-12	Avoidance and Construction Monitoring. Prior to the commencement of earth-disturbing activities, the construction contractor shall submit to the City for review and approval and/or demonstrate to the satisfaction of the City, evidence that the following measures will be implemented: Prior to clearing or construction, highly visible barriers (such as orange construction fencing) will be installed along the boundaries of the project footprint (including necessary construction access), where it abuts natural vegetation communities, to designate Environmentally Sensitive Areas (ESAs) to be preserved. No grading or fill activity of any type will be permitted within these ESAs. In addition, no construction activities, materials, or equipment will be allowed within the ESAs. All construction equipment shall be operated in a manner so as to prevent accidental damage to nearby preserved areas. No structure of any kind, or incidental storage of equipment or supplies, will be allowed within these protected zones. Silt fence barriers will	Prior to the commencement of ground disturbance	City Engineer or Designee	Prior to the commencement of ground disturbance	Submittal of evidence the required measures have been implemented at the time and in the manner identified.

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	be installed at the ESA boundary to prevent accidental deposition of fill material in areas where vegetation is adjacent to planned grading activities. All equipment maintenance, staging, and dispensing of fuel, oil, or any other such activities will occur in developed or designated nonsensitive upland habitat areas. The designated upland areas will be located in such a manner as to prevent any spill runoff from entering waters of the United States. A weed abatement program to minimize the import of nonnative plant material during and after construction. Eradication strategies would be employed should an invasion occur. A biologist will monitor construction within the vicinity of natural vegetation communities for the duration of the project construction and to ensure that vegetation removal, Best Management Practices (BMPs), ESAs, and all avoidance and minimization measures are properly constructed and followed. The portions of the City Creek bottom affected by the project will be recontoured to their original grades.				
MM-BIO-13	Water Quality Permits. Prior to the issuance of a Section 401, Section 404, and Section 1602 (Streambed Alteration Agreement) permits, the City shall consult and coordinate with the RWQCB, USACE, and CDFW to determine mitigation measures for impacts to the wetlands located on site. This may include, but not be limited to, on-site revegetation or	Prior to the issuance of regulatory permits	City Engineer or designee	Prior to the issuance of regulatory permits	Completion of consultation and coordination with the regulatory agencies to identify required mitigation and evidence that the mitigation program has been established,

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	contribution to an approved mitigation bank for off-site habitat preservation.				implemented, and/or funded.
MM-BIO-14	Vegetation Removal. If feasible, project construction and vegetation removal shall be completed outside the bird breeding season (typically set as February 15 through August 31).	Prior to the commencement of ground disturbance.	City Engineer or designee	Prior to the commencement of ground disturbance	Submittal of construction schedule.
MM-BIO-15	Focused Nesting Bird Surveys. In the event that vegetation removal cannot be conducted outside the bird breeding season (typically set as February 15 through August 31), focused nesting bird surveys shall be conducted by a qualified biologist prior to ground-disturbing activities. Should nesting birds be found, an exclusionary buffer shall be established by a qualified biologist. The buffer may be up to 500 feet in diameter depending on the species of nesting bird found. This buffer shall be clearly marked in the field by construction personnel under guidance of the qualified biologist, and construction or clearing shall not be conducted within this zone until the qualified biologist determines that the young have fledged or the nest is no longer active.	Prior to the commencement of ground disturbance	City Engineer or designee	Prior to the commencement of ground disturbance	Submittal of a completed nesting bird survey and evidence that required exclusionary buffer(s) have been established.
MM-BIO-16	Exclusionary Devices Nest Prevention Methods. If nesting birds are found within the Base Line Bridge structure, exclusionary devices and nest prevention methods, designed to prevent birds from utilizing the bridge, shall be determined and implemented by a qualified biologist. Exclusionary devices must be installed prior to the initiation of nesting season (February 15) and before any	Prior to the commencement of demolition	City Engineer or designee	Prior to the commencement of demolition	Submittal of evidence that required exclusionary devices and nest prevention methods have been installed and/or implemented.

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Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	bridge demolition and other bridge construction activities begin.				
MM-BIO-17	Nesting Bird Resurveys. Nesting bird habitat within the Biological Study Area shall be resurveyed during the bird breeding season if there is a lapse in construction activities longer than 7 days.	Prior to the (re)commencement of construction (as required)	City Engineer or designee	Prior to the (re)commencement of construction (as required)	Submittal of evidence the required nesting bird survey has been completed.
CM-1 (New Measure)	Designated Biologist. The City will retain a well-qualified biologist to function as the Designated Biologist for the duration of project-related activities and ensure the Designated Biologist position is maintained for the life of the project. The Designated Biologist shall have a Designated Biologist Assistant(s) to act on the Designated Biologist's behalf during times that the Designated Biologist may be unavailable to perform the construction monitoring duties and functions identified in the ITP. The Designated Biologist Assistant(s) would be knowledgeable and experienced in the biology, natural history, collecting, and handling of the SBKR and have CDFW and USFWS prior approval. The Designated Biologist will be present during all SBKR relocation work. The Designated Biologist or Designated Biologist Assistant(s) will be present during geotechnical activities, installation of avoidance and minimization measures, initial vegetation clearing, grading and construction, and be present during project-related activities. The California Department of Transportation (Caltrans), the	Prior to construction	City or designee, Designated Biologist	Prior to construction	Designation of a well-qualified Biologist for the duration of project-related activities.

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Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	United States Fish and Wildlife Service (Service), and the California Department of Fish and Wildlife (CDFW) will periodically evaluate whether additional monitoring needs, if any, are required. In addition: - At least 15 days prior to the start of project-related activities, the City will submit to the Palm Springs Fish and Wildlife Office (PSFWO) and CDFW for review and approval the name(s), any permit numbers, and resumes of the Designated Biologist and Designated Biologist Assistant(s), in addition to other prospective biological monitors; - The Designated Biologist and Designated Biologist Assistant(s) will have expertise with federally listed species and their associated habitats within the project area; The Designated Biologist and Designated Biologist Assistant(s) will ensure compliance with the project avoidance and minimizations measures, including Conservation Measures and Terms and Conditions identified in this document, and have the authority to halt/suspend all project related activities in non-compliance until appropriate corrective measures have been taken; and - The Designated Biologist or Designated Biologist Assistant(s) will report any non-compliance within 24 hours to the PSFWO and CDFW.				

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Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
CM-2 (New Measure)	Restoration Specialist. The City shall submit to CDFW, in writing, the name, qualifications, business address, and contact information of the Restoration Specialist at least 30 days before starting construction. The City shall obtain CDFW approval of the Restoration Specialist in writing before starting construction, and shall also obtain approval in advance, in writing, if the Restoration Specialist must be changed. Permittee shall ensure the Restoration Specialist implements all the habitat restoration and protection activities described. The Restoration Specialist or equivalent shall possess the following qualifications: (1) have knowledge and experience in the biology and natural history of the San Bernardino kangaroo rat (SBKR) and (2) have experience in the restoration and enhancement of alluvial fan sage scrub and alluvial fan ephemeral stream habitats. Permittee may utilize the Designated Biologist as the Restoration Specialist if the Designated Biologist possesses all the qualifications required for the Restoration Specialist.	30 days before starting construction	City or designee, Restoration Specialist	30 days before starting construction	Submittal of the name, qualifications, business address, and contact information of the Restoration Specialist at least 30 days before starting construction to CDFW.
CM-3 (New Measure)	Delineation of Property Boundaries and Habitat. Prior to clearing or construction, highly visible barriers (e.g., orange construction fencing) will be installed under the supervision of the Designated Biologist to delineate the project's footprint. Following installation, project disturbance will not be permitted beyond the designated boundary. In areas adjacent to native vegetation, silt	Prior to clearing or construction	City Engineer or designee, Designated Biologist	Prior to clearing or construction	Installation of construction fencing and delineation of SBKR habitat within the Project Area.

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	fence barriers will be installed to prevent accidental deposition of fill material beyond the designated boundary. The City shall clearly delineate habitat of SBKR within the Project Area with posted signs, posting stakes, flags, and/or rope or cord, and place fencing as necessary to minimize the disturbance of SBKR habitat.				
CM-4 (New Measure)	Education Program. The City will develop a worker education/awareness program presented by the Designated Biologist to all project personnel. The program will include information such as a discussion of the biology and general behavior of SBKR; information about the distribution and habitat needs of SBKR; sensitivity of SBKR to human activities; its status pursuant to the California Endangered Species Act (CESA), including legal protection, recovery efforts, and penalties for violations; and project-specific protective measures. A fact sheet will be distributed for workers to carry in the project area. The training will be provided to each employee, contractor, or subcontractor involved in project construction (including temporary contractors and subcontractors). Upon completion of the program, employees shall sign a form stating they attended the program and understand all protection measures. This training shall be repeated at least once annually for long-term and/or permanent employees that will be conducting work in the Project Area.	Prior to construction	City Engineer or designee, Construction Contractor, Designated Biologist	Prior to construction	Implementation of a worker education/awareness program.

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CM-5 (New Measure)	Weed Abatement Program. A weed abatement program will be developed by the City of Highland to minimize the import of non-native plant material during and after construction.	During and after construction	City Engineer or designee, Construction Contractor	During and after construction	Development and implementation of a weed abatement program.
CM-6 (New Measure)	Construction Monitoring. The Designated Biologist or Designated Biologist Assistant(s) will monitor construction within the vicinity of natural vegetation communities for the duration of the project construction and ensure that vegetation removal, Best Management Practices (BMPs), Environmentally Sensitive Areas (ESAs), and conservation measures are properly implemented. The Designated Biologist or Designated Biologist Assistant(s) shall be on site daily when initial clearing and ground-disturbing activities occur within Covered Species habitat, and at least once weekly thereafter to conduct compliance monitoring. The Designated Biologist or Designated Biologist Assistant(s) shall prepare daily written observation and inspection records summarizing oversight activities and compliance inspections, observations of Covered Species and their sign, survey results, and monitoring activities required by this Incidental Take Permit (ITP). The Designated Biologist or Designated Biologist Assistant(s) shall conduct compliance inspections a minimum of once weekly during periods of inactivity and after clearing, grubbing, and grading are completed.	During initial clearing and ground-disturbing activities	Designated Biologist or Designated Biologist Assistant(s)	During initial clearing and ground-disturbing activities	Implementation of construction monitoring within the vicinity of natural vegetation communities for the duration of the project construction.

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CM-7 (Updated Measure)	Refuse Removal. Spoils and rubble will be deposited within the identified limits of project footprint. Any excess material generated by the project, will be transported off site and disposed of at a City approved facility. Upon completion of construction, the contractor shall remove from the Project Area and properly dispose of all temporary fill and construction refuse, including, but not limited to, broken equipment parts, wrapping material, cords, cables, wire, rope, strapping, twine, buckets, metal or plastic containers, and boxes.	During construction	City or designee, Construction Contractor	During construction	Completion of refuse removal.
CM-8 (New Measure)	Project Access. All construction-related activities by contractors, subcontractors or their agents, and equipment (including vegetation removal, grading, equipment laydown and storage, and contractor parking) will be restricted to the designated limits of construction.	During construction	City Engineer or designee, Construction Contractor	During construction	Restriction of all construction-related activities by contractors, subcontractors or their agents, and equipment to the designated construction limits.
CM-9 (New Measure)	Hazardous Waste. All equipment maintenance, staging, and dispensing of fuel, oil, coolant, or any other such activities will be restricted to designated staging areas to prevent the release of hazardous substances into the project site. Any accidental spills will be immediately contained and properly disposed.	During construction	City Engineer or designee, Construction Contractor	During construction	Implementation of hazardous waste abatement.
CM-10 (New Measure)	Trash Abatement. To avoid attracting scavengers and predators, project generated trash will be stored in closed containers and removed from the construction site at the end of each construction day.	During construction	City Engineer or designee, Construction Contractor, Qualified Biologist	During construction	Implementation of trash abatement strategies.

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CM-11 (Updated Measure)	Recontouring. Following construction, temporary disturbance areas will be recontoured and terraced to match existing topography within City Creek.	Following construction	City Engineer or designee, Construction Contractor, Qualified Biologist	Following construction	Completion of recontouring to match existing topography within City Creek.
CM-12 (Updated Measure)	Lighting. Following construction, all permanent lighting installed along the bridge and road will use wildlife-friendly lighting and be permanently shielded and directed onto the roadway or trail.	Following construction	City or designee, Construction Contractor, Qualified Biologist	Following construction	Installation of permanent lighting along the bridge and road.
CM-13 (Updated Measure)	Time of Day Restriction. Project related actions will be limited to daylight hours.	During construction	City or designee, Construction Contractor, Qualified Biologist	During construction	Implementation of time-of-day restrictions.
CM-14 (New Measure)	Habitat Enhancement and Restoration Plan. A Habitat Enhancement and Restoration Plan will be prepared to address temporary on-site impacts. A draft will be provided to the Service and CDFW prior to ground disturbing activities and include goals identified in the <i>Base Line Bridge at City Creek Biological Assessment Amendment</i> (Caltrans 2018).	Prior to ground disturbing activities	City or designee, Designated Biologist, CDFW	Prior to ground disturbing activities	Preparation of a Habitat Enhancement and Restoration Plan to address temporary on-site impacts.
CM-15 (New Measure)	Dust Control. The City shall implement dust control measures during construction to facilitate visibility for monitoring of the SBKR by the Designated Biologist or Designated Biologist Assistant(s). The City shall keep the amount of water used to the minimum amount needed and shall not allow water to form puddles.	During construction	City or designee, Designated Biologist	During Construction	Implementation of dust control measures during construction.
CM-16 (New Measure)	Erosion Control Materials. The City shall prohibit use of erosion control materials potentially harmful to SBKR and other species,	Prior to construction	City or designee, Qualified Biologist, CDFW	Prior to construction	Prohibition of erosion control materials

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	such as monofilament netting (erosion control matting) or similar material, in potential SBKR habitat. Any seed mix used for erosion control shall be submitted to CDFW for review and approval prior to use.				potentially harmful to SBKR and other species.
CM-17 (New Measure)	Exclusionary Fencing Plan. Prior to the onset of ground disturbing activities, the City will submit an exclusionary fencing plan to the Service and CDFW for review and approval. The plan will identify design and installation, SBKR trapping/release protocols, and assurances fencing will be monitored and maintained for the duration of the proposed project.	Prior to ground disturbing activities	City or designee, Qualified Biologist	Prior to ground disturbing activities	Completion and submittal of an exclusionary fencing plan to the Service and CDFW for review and approval.
CM-18 (New Measure)	Phased SBKR Relocation. The City shall perform a phased SBKR relocation using the below minimization measures. <u>Pre-Exclusionary Fencing</u> – Burrow Mapping. Within 90 days prior to installing the exclusionary fencing, the Designated Biologist(s) shall identify and map all potential SBKR burrows within the Project Areas, and a 300-foot buffer surrounding the Project Area. The map of the SBKR burrows shall be provided to CDFW no less than 5 days prior to any work being performed, including exclusionary fence installation or other ground disturbing activities. <u>Pre-Exclusionary Fencing</u> – Small Mammal Trapping. Within 90 days prior to erecting the exclusionary fencing, the Designated Biologist(s) shall design small mammal	During construction	City or designee, Designated Biologist, CDFW	During construction	Implementation and completion of phased SBKR relocation.

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	trapping grids/transects for CDFW review and approval. To achieve total coverage of SBKR suitable habitat, transects shall be used within narrow linear habitat and grids shall be used within larger areas of habitat. Transects and grids shall be established within the Project Areas and 300-foot buffer surrounding the Project Area. Trap locations shall be geographically indexed with latitude/longitude coordinates along with the datum used (e.g., degrees/minutes/seconds, decimal degrees, etc.). The grids shall be permanent (e.g. capable of replication), with equal stratification to be representative of different qualities of suitable SBKR habitat and distributed throughout the Project Area and 300-foot buffer surrounding the Project Area. Once the permanent grids and transect locations are approved by CDFW, the Designated Biologist(s) shall trap the grids/transects for 5 consecutive nights within 60 days prior to installing the exclusionary fencing. The Designated Biologist(s) shall conduct trapping only if the nightly low temperature is forecasted to be 50 degrees Fahrenheit or above and if no extended periods of wind, rain, fog, or other inclement weather will occur to make conditions unsuitable for trapping or will unduly imperil the lives of the animals. To measure future SBKR survivorship and abundance/density estimates, as well as				

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	measure conspecific interactions, all captured SBKR shall be individually marked. Marking techniques shall include the use of ear tags with unique alphanumeric codes or passive integrated transponders (PIT tags). Trapping results shall include captured SBKR's age, gender, mass, trap location, new/recapture status, tag identification, and any burrow locations that are used upon release. Pre-exclusionary fencing trapping results shall be provided to CDFW no less than 5 days prior to installing the exclusionary fence. • <u>Exclusionary Fencing Installation.</u> The City will install a semi-permanent SBKR exclusionary fence constructed of ¼-inch mesh hardware cloth with a 6-inch one-side ledge at a 90-degree angle away from the constructed area. There will be no gaps larger than ½-inch at hinges, center post and between gate frame and existing ground. It should be noted that this SBKR exclusionary fence design was successfully used for the State Route 210 project at Lytle Creek. Exclusionary fencing shall be erected around the South Project footprint no more than 15 days before the initiation of any work within City Creek south of the Base Line Bridge. Likewise, fencing shall be placed to exclude SBKR within the North Project no more than 15 days prior to the start of work within City Creek north of Base Line Bridge. The Designated				

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	Biologist(s) shall be present during exclusionary fence installation. Once clearing and grubbing is completed, the Designated Biologist(s) or Designated Biologist Assistant(s) shall inspect the site at least once weekly and be available to respond immediately should the on-site representative identify any non-compliance with the ITP measures. • <u>Post-Exclusionary Fencing Installation–Relocation.</u> Within 7 days following the installation of the exclusionary fence, the Designated Biologist(s) shall coordinate with CDFW to remove SBKR to outside the excluded Project Area. The relocation sites will be dependent on the number of SBKR captured and the need for intra/inter spatial distribution. Designated Biologist(s) shall perform the relocation activities as follows: ○ <u>Small Mammal Trapping within the Exclusionary Fence Area.</u> The Designated Biologist(s) shall conduct small mammal trapping for a minimum of 5 consecutive nights, with at least 3 consecutive nights of no SBKR captures. If the exclusionary fence is damaged (e.g., cut, removed, knocked down, etc.) for more than 24 hours and may have resulted in SBKR reentry into the exclusion area, CDFW will be immediately notified to determine if modification of and/or an extension to the trapping requirements				

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	is needed. The Designated Biologist(s) shall place either a PIT or ear tag to each captured SBKR. ○ <u>Data Marking and Recordation.</u> The Designated Biologist(s) shall place either a PIT or ear tag to each captured SBKR and record age, gender, reproductive status, mass, trap location, new/recapture status, and tag identification for all captured kangaroo rats before placing into a standard rodent carrier. ○ <u>Data and Map Submittals.</u> Prior to any SBKR being relocated, the City shall provide CDFW for review and approval (1) a spatial map of where all SBKR were trapped both within the exclusionary fence and adjacent 300- foot buffer surrounding the Project Area, (2) all captured SBKR information, as described in Condition of Approval 8.1.2, and (3) a spatial map of proposed relocation area(s) that includes individual spatial grouping. ○ <u>SBKR Holding.</u> The Designated Biologist(s) shall hold all captured SBKR until trapping within the exclusionary fence(s) is complete (after 3 consecutive nights of no SBKR captures) and CDFW approves the proposed relocation areas. Following CDFW approval of the relocation locations, the Designated				

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	Biologist(s) shall perform a soft release of all SBKR as described below. ○ <i>SBKR Lactating Females and Pups.</i> If a SBKR lactating female is captured, she shall be released and followed to determine where her burrow is located. A fiber-optic scope or mini camera shall be immediately used within the located burrow or, if not found, all SBKR burrows within a 20- meter (66 feet) radius. If no SBKRs are observed within the burrow, it shall be hand excavated to ensure no occupancy. If SBKR pups are observed, CDFW shall be notified at once, and the pups shall be captured and placed in a rodent carrier with the female. All juveniles and nonlactating females captured shall be soft released. If a previously tagged juvenile or non-lactating female is captured, the Designated Biologist(s) shall consult previous capture locations inform the release location. If the animal was previously captured outside of the exclusion zone, that animal shall be soft released within 24 hours, at the last-known capture location outside of the exclusionary fence. If the animal had not been previously trapped or was previously trapped only inside the exclusion fence area, the Designated Biologist(s) shall hold the animal until trapping within the exclusionary fence is				

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Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	complete (after 3 consecutive nights of no SBKR captures) and CDFW approves the proposed relocation site. ○ <i>SBKR Males</i>. Males captured within the exclusion fence shall be evaluated as candidates to receive transmitters based on weight. If males are captured within the exclusionary fence and will be moved into, or out of, the Restoration Areas, the candidate males shall be held in individual cages in a temperature-controlled location where daylight is excluded until transmitters can be fitted on the individuals. A Designated Biologist(s) with previous experience fitting and assessing harness functionality and impact (e.g., Dr. Shier or other similarly qualified, CDFW-approved person) shall place or oversee the placement of Very High Frequency (VHF) radio transmitters (e.g., Holohil Systems [model BD- 2C]) with a backpack harness, created from a modified figure 8 design used for small passerine birds (10-200 g) (Rappole and Tipton 1991) on male SBKR so that movements and survival can be monitored after release. The loops of the figure 8 wrap around the animal's front legs and the transmitter sits across the animals back (Shier and Swaisgood 2012). The release procedures for any males not slated to receive transmitters				

Mitigation Monitoring and Reporting Program

Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	shall follow the soft release approach, whereby any previously tagged males previously captured outside of the exclusion zone shall be soft released at the last-known capture location outside of the exclusionary fence. If the animal had not been previously trapped or was previously trapped only inside the exclusion fence area, the Designated Biologist(s) shall hold the animal until trapping within the exclusionary fence is complete (after 3 consecutive nights of no SBKR captures) and CDFW approves the proposed relocation site. • <u>Soft Release.</u> To limit dispersal and allow SBKR to acclimate to relocation, the Designated Biologist(s) shall perform a soft release at CDFW-approved locations as follows: ○ <u>Retention Cage Construction.</u> The Designated Biologist(s) shall construct above-ground wire mesh retention cage using 6.4 millimeters (mm) (1/4 inch) hardware cloth, each measuring about 90 × 60 centimeters (cm) (23.6 × 35.4 inches) and closed on the top and open on the bottom. ○ <u>Burrow Construction.</u> The Designated Biologist(s) shall dig burrows into the ground using a soil auger that is approximately the same diameter as a SBKR burrow (i.e., 45 mm) at roughly a 30 degree angle to a length of 1 meter				

Mitigation Monitoring and Reporting Program

Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	(3.3 feet). To maintain the integrity of the created burrow, cardboard mailing tubes, or other structural material shall be placed in the burrow, as required. The burrows shall be established outside of the exclusionary fencing in the same approximate neighbor relationship as trapped, and as approved by CDFW. Holes should be close to natural size. ○ <u>Retention Cage Installation.</u> The Designated Biologist(s) shall place each retention cage over the burrow. The sides of the cage shall be buried to an approximate depth of 20 cm (8 inches) to discourage animals from digging out. The retention cages/burrows shall be placed at least 15 meters apart to avoid aggressive interactions when the retention cage is removed, unless trapping and burrow mapping suggests otherwise. ○ <u>Spatial Arrangement.</u> The Designated Biologist(s) shall move SBKR from the Project Areas to outside of the exclusionary fencing in the same approximate neighbor relationship as trapped and approved by CDFW. ○ <u>Wildlife Cameras.</u> The Designated Biologist(s) shall install remote infrared wildlife cameras at 10 percent of the enclosures, or 10 cameras, whichever is greater, to video record activity during acclimation and for 30 days following				

Mitigation Monitoring and Reporting Program

Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	removal of the cage. If, after placing one camera at each enclosure, there are cameras remaining from the 10 total cameras, the additional cameras shall be placed strategically. The Designated Biologist shall make every attempt to conceal the camera to discourage theft or damage. If tampering occurs, CDFW shall be notified within 48 hours of discovery. If alternative practices (e.g., movement to another secure location, concealment, etc.) prove to be ineffective in deterring additional vandalism, the City shall not be responsible for replacing the camera(s). If theft occurs, the City shall not be responsible for replacing the camera(s). - o <u>Retention Cage Process</u>. The Designated Biologist(s) shall place each relocated SBKR into its own retention cage for up to 10 days to allow acclimation to the release site and dampen dispersal. The burrow entrance shall be manually plugged during the day and unplugged each night to allow the SBKR to enter into the cage if one has not been created by the animal. - o <u>Feeding</u>. The Designated Biologist(s) shall feed SBKR a combination of romaine lettuce, inoculated finch seed mix, and plant seeds native to the release site daily while in the retention cage/burrow. Seed shall be microwaved				

Mitigation Monitoring and Reporting Program

Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	for 1-3 minutes before broadcast at the release site to prevent seed germination and alteration of the native vegetation community. ○ <u>Retention Cage Removal.</u> The Designated Biologist(s) shall use their experience and professional judgement in determining the timing of retention cage removal. The Designated Biologist(s) shall consider all factors (e.g. acclimation, stress/injury from cage) relevant to the health and well-being of the individuals in the decision-making process. ○ <u>Reporting.</u> The Designated Biologist(s) shall provide CDFW daily updates on the status of SBKR during, and 30 days following, the soft release, including any camera data information (activity period, behaviors, physical trauma, predation attempts), daily monitoring summary, and any vandalism issues. ● <u>Post Release Supplemental Feeding.</u> The City shall complete supplemental feeding, as follows, for each soft release session (i.e., at the initial release following the exclusion fence installation and trapping). Seed shall be broadcast at the release sites 3 evenings per week for the first month following the removal of the retention cages and one evening each week thereafter for the next 3 months. Seed shall be microwaved for 1-3 minutes before				

Mitigation Monitoring and Reporting Program

Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	being broadcast at the release site to prevent seed germination and alteration of the native vegetation community. <i>Post Soft Release</i> - Relocation Monitoring. Following the removal of the retention cages, the Designated Biologist(s) shall conduct small mammal trapping, as follows, for each "soft" release session (i.e., at the initial release following the exclusion fence installation and trapping). Small mammal trapping shall occur within 30 days and then approximately every 3 months for the first year following the relocation (4 times total within the Project Areas, and a 300- foot buffer surrounding the Project Area). In addition, small mammal trapping shall occur annually following the first year of construction for the duration of the project. The Designated Biologist(s) shall individually mark all captured SBKR using either a PIT or ear tag and record age, gender, mass, trap location, new/recapture status, and tag identification of all captured kangaroo rats. A report of the relocation monitoring findings shall be submitted to CDFW annually for the duration of the project.				
CM-19 (New Measure)	Habitat Restoration and Monitoring Plan. No less than 3 months prior to the commencement of construction, the City shall submit to CDFW for review and approval, a Habitat Restoration and Monitoring Plan (HRMP) to facilitate restoration of 15.95 acres	Prior to the commencement of construction	City or designee, Designated Biologist, CDFW	Prior to the commencement of construction	Completion and implementation of the Habitat Enhancement and Restoration Plan.

Mitigation Monitoring and Reporting Program

Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	of temporarily impacted SBKR habitat within the Project Area. The Permittee shall integrate the methods, results, and findings from the SBKR Report (2006–2011) within similar habitat types (alluvial fan sage scrub early stage and alluvial fan sage scrub intermediate stage) into the HRMP by including, at a minimum, the following: (1) a quantitative description of the existing pre-project habitat and a plan to adequately sample ongoing restoration efforts at randomly distributed locations (plots, nearest neighbor, transects) to measure: (a) substrate, including (i) sediment depth measurements (driving a 48-inch long, 1/2 inch thick piece of rebar into the soil until first refusal), (ii) percent cover, where sand (< 2 mm), gravel (3–64 mm), cobble (65–256 mm), and boulder; (b) vegetation, including (i) perennial shrub percent cover, (ii) perennial/annual forb percent cover, (iii) perennial/annual grass canopy percent cover, (iv) vegetation composition, and (v) average height at each strata; (c) restoration impacts to SBKR (e.g., survivorship, demographics, intra/inter competition) and population trends, distribution, and occupancy, using small mammal trapping sampling and methodology; and (d) photo station locations; (2) vegetation removal/thinning methods to achieve and maintain percent annual (forbs and grasses) cover less than 35 percent cover (Bromus madritensis ssp. rubens presence can be				

Mitigation Monitoring and Reporting Program

Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	excluded from the calculated percent cover) and 25 percent perennial shrub cover, including (a) the dates of the thinning/removal treatments; (b) location (map or global positioning system [GPS] coordinates) where treatment occurred; (c) type of treatment (e.g., grazing, hand tools, percent concentration of herbicide used, and volume of mix used by date and species, etc.); (d) the name(s) of species treated; (e) before, during, and after photographs; and (f) GIS shapefiles and illustrations depicting vegetation distribution; (3) techniques to contour, distribute, deposit, and decompact streambed and floodplain substrate and ASS habitat to pre-impact or better condition to achieve 10 percent or less of cobble and boulders and an average soil depth between 20–25 cm/7.9–9.9 inches including (a) locations of substrate source/deposit, (b) stockpiling and protection of native topsoil, (c) grading plans, (d) stream profile/elevation maps; (4) a planting plan with a California native local plant palette and/or seed mix appropriate for ASS and application methods if necessary; (5) performance criteria based on quantitative vegetative description of existing habitat (e.g., recruitment, diversity, abundance, and vegetation and substrate coverage) and small mammal data (e.g., number of SBKR greater than pre construction/restoration conditions, recruitment, etc.); (6) contingency measures if performance criteria are not met (e.g., limiting				

Mitigation Monitoring and Reporting Program

Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	trespassing, planting of container plants, irrigation plan, etc.); and (7) maintenance and monitoring schedule. The City shall ensure that the HRMP is successfully implemented by the Restoration Specialist.				
CM--20 (Updated Measure)	SBKR Construction Monitoring. The Designated Biologist(s) or Designated Biologist Assistant(s) shall perform daily visual surveys during initial substrate disturbance, vegetation clearing, and grubbing, and during all occurrences of pile driving within the Project Area, including stockpiles, equipment storage areas, and buffers for exclusionary fencing, SBKR burrows, signs, and individuals prior to the start of construction. Exclusionary Fence Maintenance. The Designated Biologist(s) or Designated Biologist Assistant(s) shall inspect SBKR exclusionary fencing during weekly construction monitoring. The City's on-site representative would inspect SBKR exclusionary fencing, signs, and stakes at the beginning and end of each workday to ensure that it is in place and properly maintained for the duration of Covered Activities. The Designated Biologist(s) or Designated Biologist Assistant(s) shall be immediately notified to inspect any breaches to the integrity of the exclusionary fencing and ensure that repairs are made promptly and adequately. The fence shall be repaired within 24 hours and any signs of vandalism that	During construction	City's on-site representative, Designated Biologist(s) or Designated Biologist Assistant(s)	During construction	Implementation and completion of SBKR construction monitoring.

Mitigation Monitoring and Reporting Program

Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	compromise the integrity of the fence shall be reported to CDFW, including, but not limited to the location and length that was affected, duration, and how it was repaired. • <u>Project Access</u>. Should any work occur beyond the fenced or otherwise demarcated limits of disturbance, the biological monitor will request that the resident engineer halt work until the problem has been remedied. The Designated Biologist or Designated Biologist Assistant(s) will also notify the City, the Service, and CDFW of the problem within 24 hours of the incident. • <u>Trenches</u>. Unfilled holes or trenches will be inspected for trapped SBKR each morning. Any individuals discovered will be removed from the trench or hole by the Designated Biologist or Designated Biologist Assistant(s) and released outside of the limits of construction. Unburied pipes or conduit laid in trenches overnight will be capped. If SBKR or other small mammals are discovered inside the construction area, the exclusion fence will be examined for breaches and repaired if necessary. • <u>Pipes and Conduit</u>. All pipes or conduits with a bore-diameter of 1.5 inches or greater stored overnight within the construction site for one or more nights will be thoroughly inspected for the presence of SBKR before the pipe is subsequently				

Mitigation Monitoring and Reporting Program

Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	buried, capped, or otherwise used or moved in any way. If SBKR are discovered inside a pipe, the Designated Biologist or Designated Biologist Assistant(s) will supervise movement or relocation of the pipe until the animal has been removed and released. • <i>Soil and Fill.</i> All soil and fill piles will be surrounded by silt fence or similar exclusionary materials to prevent creating an attractive nuisance to SBKR and burrowing animals. • <i>Burrows.</i> If construction occurs within 125 feet of any SBKR burrow, the Designated Biologist(s) or Designated Biologist Assistant(s) shall conduct the following: ○ <i>Monitor.</i> The Designated Biologist(s) or Designated Biologist Assistant(s) shall monitor the burrow(s) for disturbance a minimum of 3 times daily. ○ <i>Project Adjustments.</i> If a burrow shows evidence of disturbance, the Designated Biologist(s) or Designated Biologist Assistant(s) shall immediately make adjustments to the location, type, and/or frequency of the construction occurring to preclude further potential impacts and increase monitoring of the burrow to ensure the adjustments were effective. The Designated Biologist(s) or Designated Biologist Assistant(s) shall use their best professional judgement regarding the monitoring period and				

Mitigation Monitoring and Reporting Program

Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	adjustment of the work buffer surrounding the burrow. ○ <u>Stop Work</u>. If impacts beyond those described are identified or suspected, Permittee shall cease the Covered Activities potentially responsible for those impacts and notify CDFW immediately. ○ <u>Weekly Reporting</u>. The Designated Biologist(s) or Designated Biologist Assistant(s) shall provide CDFW the results of the burrow monitoring, including photographs and a brief assessment, the type of activity occurring (e.g. drilling, grading, falsework, etc.), distance from the burrow, impacts measured/noted, and any buffer adjustment made on a weekly basis. In the event the City must stop work or the take or injury of SBKR occurs, reporting timeframes within those Conditions shall apply.				
CM-BIO-21 (Updated Measure)	Lighting Minimization. During nighttime construction, the City shall implement the following measures within 500 feet of SBKR habitat: • <u>Designated Biologist</u>. The Designated Biologist(s) or Designated Biologist Assistant(s) shall be present at all times. • <u>Speed Limit</u>. Vehicles and equipment shall not exceed 5 miles per hour. • <u>Lighting</u>. All construction related lighting shall avoid causing significant illumination	During nighttime construction	City or designee, Designated Biologist	During nighttime construction	Implementation of lighting minimization measures.

Mitigation Monitoring and Reporting Program

Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	beyond the immediate work area. Shielding techniques may include, but should not be limited to, the use of fence slats, netting, mesh, or tarps; and all construction lighting used shall be yellow or orange lighting.				
CM-BIO-22 (Updated Measure)	Covered Species Injury. If SBKR is injured as a result of project-related activities, the Designated Biologist or Designated Biologist Assistant(s) shall immediately take it to a CDFW-approved wildlife rehabilitation or veterinary facility. The City shall identify the facility before starting construction. The City shall bear any costs associated with the care or treatment of such injured SBKR. The City shall notify CDFW and the Service of the injury to the SBKR immediately by telephone and e-mail followed by a written incident report. Notification shall include the name of the facility where the animal was taken.	If SBKR is injured as a result of project-related activities	City or designee, Designated Biologist or Designated Biologist Assistant(s)	If SBKR is injured as a result of project-related activities	If SBKR is injured during project activities, implementation of immediate transport to a CDFW-approved facility at the City's expense and notification to CDFW and the Service immediately, followed by a written report within 24 hours, is required.
CM-BIO-23 (Updated Measure)	SBKR Mortality. Any personnel who inadvertently kills an SBKR will immediately report the incident to the Designated Biologist or Designated Biologist Assistant(s), who will contact the Service and CDFW via electronic or hardcopy correspondence within one working day. Notification must include the date, time, and location of the incident, or of the finding of a dead animal, as well as any other pertinent information.	After inadvertent killing of SBKR	Designated Biologist or Designated Biologist Assistant(s), CDFW	After inadvertent killing of SBKR	Implementation of incident reporting for the inadvertent killing of SBKR.
CM-BIO-24 (Updated Measure)	Restoration of Temporary Impact Areas. The 15.95 acres of SBKR habitat temporarily impacted on-site shall be restored within 6 months of completing construction activities.	Within 6 months of completing construction activities	City Engineer or designee, Designated Biologist, CDFW	Within 6 months of completing construction activities	Completion of restoration for 15.95 acres of SBKR habitat.

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Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	The 15.95 acres of temporarily impacted habitat shall be restored to pre-project or better conditions. Restoration activities shall include (1) recontouring and decompaction of the stream, floodplain, and ASS habitats to preimpact grade; (2) placement of collected topsoil/substrate and/or seeds; (3) removal of nonnative species; (4) limiting unwanted activities (e.g. flood maintenance, trespassing); and (5) if necessary to meet performance criteria, planting of local, native ASS species by installing container plants and/or broadcasting seeds. Permittee shall maintain and monitor the restored habitat for a minimum of 3 years, or until CDFW determines the restoration effort is successful. Permittee shall submit an Annual Status Report to CDFW each year that restoration activities occur and a Final Mitigation Report when the restoration has been completed.				
CM-BIO-25 (New Measure)	Compensatory Mitigation. Compensatory mitigation for permanent impact areas would be achieved through purchasing 0.49 acres of credits from a CDFW-approved mitigation or conservation bank or through acquisition, protection, and perpetual management of 0.49 acres of SBKR habitat management lands.	Following construction	City Engineer or designee, Designated Biologist	Following construction	Implementation of Compensatory mitigation for permanent impact areas.
CUL-01	Discovery of Cultural Resources or Human Remains. If cultural resources are discovered during project construction, all work in the area of the find shall cease and a qualified archaeologist shall be retained by the project	During construction	City Engineer or designee	During construction	Submittal of evidence that work in the vicinity of the find has been halted. Confirmation that a qualified archeologist has

Mitigation Monitoring and Reporting Program

Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	sponsor to investigate the find and to make recommendations on its disposition. If human remains are encountered during construction, all work shall cease, and the San Bernardino County Coroner's Office shall be contacted pursuant to Health and Safety Code provisions.				investigated any such resource. Submittal of evidence that required recommendations regarding the disposition of any such resource have been satisfied.
CUL-02	Discovery of Paleontological Resources. If paleontological resources are discovered during project construction, all work in the area of the find shall cease and a qualified paleontologist shall be retained by the project sponsor to investigate the find and make recommendations on its disposition.	During construction	City Engineer or designee	During construction	Submittal of evidence that work in the vicinity of the find has been halted. Confirmation that a qualified archeologist has investigated any such resource. Submittal of evidence that required recommendations regarding the disposition of any such resource have been satisfied.
HAZ-01	Phase II site Investigation. Prior to any demolition activities, a Phase II site investigation shall be conducted to verify the presence of any asbestos-containing material (ACM) or lead-based paint (LBP) within the existing bridge structure. If identified, material containing ACM and/or LBP shall be removed pursuant to applicable State and federal regulations.	Prior to demolition activity	City Engineer or designee	Prior to demolition activity	Submittal of aerially deposited sampling. Submittal of report providing evidence that any asbestos containing material and/or lead based paint has been removed and disposed of according to applicable guidelines.

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Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	All ACM- and/or LBP-containing bridge materials shall be removed from the on-site structures, hauled to a licensed receiving facility, and disposed of by a certified company. Following completion of the material removal, a report documenting the abatement procedures uses, the volume of ACM and/or LBP removed, where the materials were moved to, and transportation/disposal manifests or dump tickets shall be compiled with a copy submitted to the City of Highland Public Works Department. If no bridge materials containing ACM or LBP are identified, no further investigations are required.				
HAZ-02	Soil Sampling. Prior to any construction activities, the soils adjacent to the existing roadway shall be sampled and tested for aerially deposited lead (ADL) and other materials in accordance with applicable ADL testing guidelines. If ADL concentrations are detected in existing soils, such soils will be handled in accordance with State and federal regulations and California Department of Transportation (Caltrans) Standard Specifications. If contaminated soils are not identified within or adjacent to the project site, no further mitigation is warranted.	Prior to ground-disturbing activity	City Engineer or designee	Prior to ground-disturbing activity	Submittal of ADL sampling. Submittal of evidence that ADL soils have been handled and/or remediated in pursuant to applicable State and federal regulations.

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Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
HAZ-03	LBP and Heavy Metal Testing. Prior to any construction activities, pavement within the project site containing yellow thermoplastic markings shall be tested for LBP and other heavy metals. If markings are found to contain LBP and/or other heavy metals, then the material will be handled in accordance with Caltrans Standard Specification and corresponding Standard Special Provisions. If no LBP materials are identified within the project site, no further mitigation is needed.	Prior to the commencement of construction	City Engineer or designee	Prior to the commencement of construction	Submittal of required testing of thermoplastic markings. Submittal of evidence that material containing LBP and/or other heavy metals have been handled and/or remediated in pursuant to applicable State and federal regulations.
WQ-01	Preparation of a Stormwater Pollution Prevention Plan (SWPPP). Prior to the issuance of a construction permit, the contractor shall provide evidence to the City of Highland Public Works Department that a Stormwater Pollution Prevention Plan (SWPPP) has been prepared for the proposed project. This SWPPP shall address all construction-related activities, equipment, and materials that may affect water quality. The SWPPP shall include Best Management Practices (BMPs) to ensure that potential soil erosion, sedimentation, and spills have been minimized and to control discharge of pollutants in stormwater runoff as a result of construction activities. Additionally, the contractor shall submit to the City of Highland Public Works Department a Notice of Termination (NOT) via the Stormwater Multiple Application and Report Tracking System (SMARTS). The proposed	Prior to issuance of a construction permit	City Engineer or designee	Prior to issuance of a construction permit	Submittal of a SWPPP, including required BMPs. Submittal of a Notice of Intent.

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Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	project shall abide by all local, federal, and State standards and regulations.				
WQ-02	General Waste Discharge Requirements. Prior to the issuance of a grading permit, if groundwater dewatering is required, the construction contractor shall comply with the provisions of the General Waste Discharge Requirements for Discharges to Surface Water that Pose an Insignificant Threat to Water Quality. Additionally, the City shall submit a Notice of Intent (NOI) to the Santa Ana Regional Water Quality Control Board (RWQCB) at least 45 days prior to start of groundwater dewatering activities. The construction contractor shall comply with discharge specifications, receiving water limitations, and monitoring and reporting requirements detailed in this permit.	Prior to the issuance of a grading permit	City Engineer or designee	Prior to the issuance of a grading permit	Submittal of evidence that the project complies with the applicable water discharge requirements. Submittal of evidence that the NOI has been provided as established in this measure.
WQ-03	San Bernardino County Municipal Separate Storm Sewer System (MS4) Permit. Prior to the issuance of a grading permit, the contractor shall provide evidence to the City of Highland Public Works Department that the project is in compliance with the provisions of the San Bernardino County Municipal Separate Storm Sewer System (MS4) Permit and Waste Discharge Requirements for the San Bernardino County Flood Control District (SBCFCD), and the incorporated cities of San Bernardino County within the Santa Ana region. The MS4 permit shall include implementation of Low Impact Development	Prior to the issuance of a grading permit	City Engineer or designee	Prior to the issuance of a grading permit	Submittal of evidence the project complies with the applicable provisions of the San Bernardino County MS4 Permit and SBCFCD water discharge requirements. Submittal of a final project-specific Water Quality Management Plan.

Mitigation Monitoring and Reporting Program

Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	(LID), site design, and source control BMPs to the maximum extent practicable as specified by the project-specific Water Quality Management Plan (WQMP). A final project-specific WQMP shall be prepared during final design. The WQMP shall evaluate the potential for catch basin inserts to be incorporated into the project design. Control BMPs shall include, but not be limited to: irrigation system and landscape maintenance, sweeping of transportation surfaces adjoining curb and gutter, drainage facility inspection and maintenance, MS4 stenciling and signage, landscape and irrigation system design, and protection of slopes and channels.				
WQ-04	Water Quality Permits. Prior to the issuance of a demolition permit, the City shall obtain the following permits for the proposed project: • Clean Water Act (CWA) Section 401 Water Quality Certification from the Santa Ana RWQCB for any discharge to a water of the United States. • CWA Section 404 Nationwide Permit from the United States Army Corps of Engineers (USACE) for the discharge of dredge or fill material into a water of the United States. • California Fish and Game Code Section 1602 Streambed Alteration Agreement will be required from the California	Prior to the issuance of demolition permits.	City Engineer or designee	Prior to the issuance of demolition permits.	Submittal of evidence that the regulatory permits have been granted.

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Mitigation Measure/ Conservation Measure	Avoidance and Minimization Measure	Timing	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
	Department of Fish and Wildlife (CDFW) for impact to CDFW riparian streambed.				

APPENDIX B

2018 IS/MND NATURAL ENVIRONMENTAL STUDY



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: May 6, 2025

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director *KS* and Maricela Marroquin, City Attorney

PREPARED BY: Travis Trejo, Assistant Planner *TT*

SUBJECT: Conditional Use Permit (CUP 21-003) and Design Review Application (DRA 24-008) for the expansion of an existing religious institution including the construction of a 10,250 square foot multipurpose building and parking lot and related site plan, landscape plan and building elevations.

LOCATION: 7480 Sterling Ave, San Bernardino, CA
Assessor's Parcel Number: 0278-131-48

OWNER: Inland Empire Indonesian Seventh-Day Adventist Church

REPRESENTATIVE: Gabriel Isaia, Project Architect

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2025 - ____, approving Conditional Use Permit (CUP 21-003) for the expansion of an existing religious institution, subject to the Conditions of Approval and Findings of Fact;
2. Adopt Resolution No. 2025 - ____, approving Design Review Application (DRA 24-008) for the related site plan, conceptual landscape plan and building elevations subject to Conditions of Approval and Finding of Fact; and

Approved _____	Motion _____	Second _____	Agenda Item No. <u>2</u>
Denied _____	Ayes _____		File No. _____
	Noes _____		
Continue _____	Abstain _____		
	Absent _____		
<i>Cecilia Dorte</i> Recording Secretary		<i>Lawrence A. Mainez</i> Community Development Director	

3. Direct Staff to file a Notice of Exemption with the County Clerk of the Board.

FISCAL IMPACT: The Applicant submitted the required deposit fee of \$12,300 for processing a Conditional Use Permit, and Design Review Application. Staff time spent working on the Application will be charged to this fee.

PUBLIC NOTICE: As required by Highland Municipal Code Section 16.08.170, 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 to those requesting notice. A Legal Ad was published in the San Bernardino Sun on April 24, 2025. No further notice is required.

PUBLIC COMMENT: At the time of preparing this report, staff have received one (1) written comment from a resident southeast of the project (Exhibit E). The comment expresses concern over the building being proposed, hours of operation, and the increase in sound, and traffic associated with the potential growth of the church congregation. To address noise and screening concerns, the project will be conditioned to install a 6 ft concrete block wall along the south and east edge of the property boundaries where the new development is taking place (Planning DRA Condition 7), currently the plans call out the wall to only be 5 ft.

The proposed multipurpose facility will have indoor activities only. It is not anticipated to disrupt the residential characteristics of the neighborhood. The increased parking will introduce vehicular circulation to a previously undeveloped portion of the property, but it will be within a limited time frame, mainly before and after services. The new parking area will be screened by the above-mentioned concrete wall. With respect to the traffic, the anticipated increase is negligible because the expansion is ancillary to the main building and use of the facility.

DESCRIPTION OF SITE: The project site is located along the west side of Sterling Avenue between 9th Street and Base Line (Exhibit 1 – Location Map). The property is composed of a single parcel approximately 3.79 acres in size. Currently, the property features three (3) single-story buildings on approximately half the lot and the remainder is vacant. The primary buildings, constructed in the early 1980s, include a 6,260 square foot sanctuary on the east side of the property, a 3,620 square foot building consisting of classrooms toward the north of the property and a 6,360 square foot building consisting of a chapel and classrooms on the west side of the property.

The sanctuary building fronts Sterling Avenue. The building is composed of orange-tan tiles with a large stone veneer popout, featuring a large cross. On either side of the frontage there are dark gray stone breeze blocks. The roof of the building features dark gray shingles with light blue fascia board. The remaining two buildings feature a white stucco exterior with the same dark gray colored shingles and light blue fascia board.

The Adventist Church is the owner and main user of the site. They have religious services on Saturday 9:30 am to 12:30 pm, and in the evening from 6:00 pm to 8:00 pm. On Sundays there are youth activities from 8:00 am to 12:00 pm as well as special meetings, funeral services, weddings (etc.) dependent on the week and their schedule anywhere from 12:00pm – 8:00 pm. Wednesdays there are also mid-week services in the evening from 5:00 pm to 8:00 pm. Occasionally the church also hosts religious and cultural celebrations, youth clubs, after school programs, music/choir groups, memorials, weddings, (etc.) ancillary to the main services and within the days and hours listed above.

The site currently features fifty-five (55) striped parking spaces, with additional parking area available but not striped. The parking area serves the whole site. There are two driveway entrances to the property from Sterling Avenue, North and South of the sanctuary building. There is also a driveway on the west side of the property along Elm Street.

The developed site is relatively flat. The proposed expansion is on the south side of the property which is currently vacant and undeveloped.

Surrounding Land Uses

North: Single-Family Residences, Multi-Family Residences

East: Single-Family Residence and Warm Springs Elementary School

South: Vacant Lot, Future Apartment Complex

West: Vacant Lot and Single-Family Residences

The site is surrounded by a variety of single-family residences including the one on the southeast corner of the property from the mentioned comment letter, as well as a multi-family residence to the north. It is also within 100 feet of Warm Springs Elementary School. To the south of the project site sits a currently vacant lot that has an approval for a 220-unit, 4-story multi-family apartment complex, which will border on the south and west side of the property.

Location	General Plan	Zoning
Site:	Residential High Density Special Overlay	Multifamily (R-4)
North:	Residential High Density Special Overlay Medium Density	Multifamily (R-4)
East:	Residential High Density Special Overlay Public/Institutional	Multifamily (R-4) Public/Quasi-Public (P/Q)
South:	Residential High Density Special Overlay	Multifamily (R-4)
West:	Residential High Density Special Overlay Medium Density	Multifamily (R-4) Two-Family (R-2)

The site is located within the General Plan's "High Density Special Overlay". Although the site is partially developed with the subject church, it has a significant amount of undeveloped open space. That being the case, it was determined during the City's 6th Cycle Housing Element review and certification by the State Housing and Community Development Department, that the site could be split and further developed with high density residential units, adding to the City's affordable housing stock. It is identified as Site No. 2 in the Housing Element as a "Nonvacant Site" determined to have additional development potential within the planning period. The Housing Element states, "based on the realistic development potential and minimum density permitted in the R-4 zone, Site No. 2 could accommodate approximately seventy-six (76) lower-income dwelling units."

In order for the Planning Commission to approve the expansion of the existing church and reduction of land available for housing, it must find that the decision will result in "No Net Loss", a law that prohibits cities from approving a project with a density below that shown in the Housing Element. Specifically, the Planning Commission must make findings, supported by substantial evidence, that the remaining sites in the Housing Element are adequate to accommodate the City's Regional Housing Needs Allocation (RHNA) for all income levels (Government Code Section 65863). Concurrently, the Commission must find that the reduction is consistent with the adopted General Plan, including the Housing Element. These findings are discussed in detail below.

The Housing Element identified that the City's RHNA allocation for lower-income units was 1,028. The Element estimated that the City could provide 1,270 "Total Net-New-Units", a surplus of 242 lower income units. These included "Vacant and Underutilized Sites" (1,260 units) and Accessory Dwelling Units (ADUs) (19 units). Sites identified to accommodate the City's RHNA with pending projects have been calculated based on their approved or expected densities and affordability. This site is listed in the Housing Element as Site 2 under Lower-income underutilized sites and allocated 76 lower-income dwelling units to the total RHNA count. In other words, even if the entire site was excluded from housing development opportunities, there would continue to be a buffer of 167 lower income units, as identified in the City's 6th Cycle certified Housing Element. This loss of the entire site would not contribute to any changes within the RHNA count for moderate to above-moderate income housing due to the types of units allocated to this site.

As noted in the City's 2024 Annual Housing Report, between 2021 and 2024, the City "entitled" 2,188 housing units including 49 Very Low, 1,665 Low, 95 Moderate and 379 Above Moderate units. The City entitled a greater number of Low, Moderate and Above Moderate-Income units, **cumulatively** (1,665 L + 95 Mod + 379 Above Mod = 2,139), than required during the 6th Cycle (409 L + 471 Mod + 1014 Above Mod = 1,894). There remains a deficit of 517 of Very Low-Income units (619 VL – 49 VL).

The Housing Element identifies Sites 1-29 as accommodating Lower Income units. These sites are comprised of 100 units within Planning Area 3 (PA3) of the Greenspot Village &

Market Place (GVMP) and 69 acres of vacant and underutilized land within the R-4 zone producing the remaining 1,160 units. The GVMP PA3 units were approved and constructed within the approved minimum of 18 dwelling units per acre. In fact, a total of 200 units were constructed, doubling the estimate. With respect to the remaining 69 acres, Sites 3/4/5 and Sites 20/21 have been entitled. Sites 3, 4 and 5 were entitled with the Halcyon apartment project. It was anticipated in the Housing Element to produce 134 high density units. Ultimately it was entitled with 211 units at the approved minimum of 20 dwelling units per acre, a surplus of 77 units. Sites 20 and 21 are actively being planned for the development of 89 affordable senior housing units in coordination with the City's Housing Authority. Should the Housing Authority and its partner, Wakeland Housing Communities, successfully develop the site per the associated Development Agreement, 89 units will be constructed at this location.

No other Lower Income sites identified in the Housing Element have been entitled or developed. Thus, the full capacity of 1,260 units remains as well as the surplus of units constructed within the GVMP and entitled for Sites 3/4/5 (Halcyon Apartments). Since the Housing Element contained a buffer of lower income units, and the City has entitled 271 units that are suitable for lower income housing, there still remains a surplus in the lower income unit category. The elimination of Site 2, and the identified 76 units will not negatively impact the City's ability to meet its RHNA allocation.

Moreover, approving the Project is consistent with the adopted General Plan, including the Housing Element as, approving the Project furthers Goal 2.6 of the Land Use Element to maintain an organized pattern of land use that minimizes conflicts between land uses. The church already exists on site, and this is merely legalizing an existing and established use and allowing an expansion of that already existing use.

Also worth noting is the fact that the proposed expansion is associated with a religious institution type land use that is not a permitted use in the Multifamily (R-4) Zone (see HMC. Table 16.16.030.A below). The Residential Zone is intended to increase multi-family housing opportunities.

	A/EQ	R-1	R-2	R-3	R-4	HDS	VR	R-3C
Community Facilities and Religious Institutions	C	C	C	C	X	C	C	C

However, the current use of the site is considered legal nonconforming (i.e., grandfathered use and structure). Due to this nonconforming status, the applicant is seeking to expand their use under the Religious Land Use and Institutionalized Persons Act (RLUIPA) discussed in detail below.

BACKGROUND: In July 2019, the church undertook a significant expansion of its parking area, increasing its size by 9,443 square feet and incorporating three concrete bases for pole lighting to better accommodate the parking needs and safety of its congregation.

Given the scale of this expansion, the applicant was advised to either remove/reduce the paved parking area or proceed with submitting a conditional use permit to formalize their plans to expand.

The site was established as a church in 1980, prior to the City's incorporation. Staff was unable to locate a prior site approval / conditional use permit issued by the County of San Bernardino thus one will be required to affirm the use and permit the expansion. After consideration of the entitlement process, the Applicant determined it would be beneficial to increase the scope of work and add a new multipurpose building.

At the time of application in 2021, staff mistakenly informed the Applicant that the project expansion could be entitled upon approval of a Conditional Use Permit Application. Subsequently it was determined that a Religious Institution type use cannot be established or enlarged within the R-4 Zoning District. However, in August of 2024, although staff concluded that this use is not allowable for this zone it decided a Conditional Use Permit could be utilized for reestablishing the non-permitted use/grand-fathered use and its proposed expansion with consideration of RLUIPA.

PROJECT REVIEW/ANALYSIS: The Applicant is proposing constructing a new multi-purpose building for their church congregation. The intended use is for their youth ministry to use the building for recreation, mainly during their Sunday services. Additionally, they hope to use it for sabbath gatherings after said service for families to eat. Occasionally they may use it for special church events, such as weddings, seminars, and funeral services (Exhibit 2 – Site Plan). The permitted onsite buildings feature a total of 16,186 square feet of space between the Sanctuary, Chapel and Classrooms. The proposed building is located on the southwest side of the property.

The congregation of this institution serves approximately 110 members currently. The Applicant has ongoing church activities throughout the week. Main services occur on Saturday from 11:00 am to 12:30 pm and in the evening from 6:00 pm to 8:00 pm. There are also small groups and children's classes that meet on the same day prior to that service starting at 9:30 am to 11:00 am. The church has a service led in Spanish which meet on Sundays. During the week there are various ministries and community services that utilize the site in smaller numbers.

Religious Land Use and Institutionalized Persons Act (RLUIPA)

RLUIPA is a federal law that prohibits a government from imposing or implementing a land use regulation in a manner that treats a religious assembly or institution on less than equal terms with a secular assembly or institution, discriminates against a religious institution, totally excludes religious assemblies from a jurisdiction or unreasonably limits religious assemblies, institutions or structures in a jurisdiction.

RLUIPA prohibits a government from imposing or implementing a land use regulation that imposes a substantial burden on the religious exercise of a person, religious assembly, or religious institution. A “substantial burden violation” occurs when the land use regulation is oppressive to a significantly great extent, is “more than an inconvenience,” imposes a significantly great restriction or onus upon the exercise of religion, or places substantial pressure to modify behavior and/or violate beliefs.

A court will evaluate the following factors to determine whether a land use regulation constitutes a substantial burden:

1. the size and resources of the burdened party;
2. the actual religious needs of the congregation or individual;
3. level of current or imminent space restrictions;
4. whether alternative properties are reasonably available;
5. the history of congregation or individual efforts to locate within a community; and
6. the absence of good faith by zoning authorities.

In the case of this expansion, staff has determined that due to the land use prohibiting the expansion of a pre-existing church use, the Municipal Code is causing a substantial burden to the religious needs of the congregation. This is a church that has existed in the community, at its current location, since 1980, and is looking to expand to meet the needs of the community. The church has already invested significant resources at the current location and would be substantially burdened if it is unable to expand or needs to move to a new site altogether. Additionally, religious institutions are permitted in every other residential zone in the city except R-4.

The City seeks to avoid a substantial burden by not imposing an oppressive regulation that would otherwise prohibit the expansion of the church and recommends the Planning Commission consider the findings in the CUP resolution to allow the expansion, otherwise prohibited.

Staff has been working with the applicant on this entitlement since June of 2021. In that time, staff has been working to ensure that their submittal packet was complete, and that as many comments to the plans were addressed prior to a hearing. Through this process there were three (3) different resubmittals as each time there were portions of the project that were non-compliant with city standards as well as complete omission of certain requirements from those plans. In accepting the latest submittal, staff discovered that the zoning for the project was non-compliant for the proposed expansion of use along with being non-compliant with the City’s housing element, this was overlooked during their initial submittal and not realized until their third and most recent submittal. Due to this length of time, staff has worked to create a finding that this expansion of use can be applied, under the Conditional Use Permit.

Parking

As mentioned, there are approximately fifty-five (55) striped parking spaces located on the property, with additional parking surface recently added, but not yet delineated. This new 9,200 square feet of improved surfacing was added without the proper permits needed for the additional parking lot lighting and concrete bases that were added for said lighting and was intended to accommodate additional parking and was the original subject of this CUP and DRA.

Staff made the following analysis of the proposed parking. The multi-purpose building will be 10,250 square feet and consists of three (3) classrooms. Per HMC 16.52.020.B.2. "In the case of additions or enlargements of an existing building or use, or a change of occupancy or manner of operation that would result in additional parking spaces being required, the additional parking spaces shall be required only for such addition, enlargement, or change, and not for the entire building or use, unless a specific finding is made by the building official or community development director that additional parking for the entire building or use is necessary to protect the public health, safety, and welfare." The proposed building is adding onto the existing use on site.

The parking requirement is 1 space per 80 ft. of floor area of main assembly/auditorium area, plus 2 spaces per classroom. The total number of parking spaces required comes to 138 spaces. The applicant has provided 216 parking spaces, with 6 handicapped spaces. With minimum parking stall sizes of 9'x19' and bay width of 63' the project is meeting the City's parking standards.

	Required Parking	Square Footage	Total Required:
Places of Worship	1 space/80 gross ft	10,250 sq ft	128 spaces
Classroom	2 spaces/classroom	3 classrooms	6 spaces
			138 spaces Total

Access

Currently, both vehicles and pedestrians can access the property from Sterling Avenue on the east side. There is also a secondary point of access on the west side of the property from Elm Street. The Applicant is proposing to keep the vehicle access as is with improvements to the drive approaches to be rebuilt to City Standard as required by the Engineering Conditions of Approval.

Elevations

The Applicant is proposing to leave the current buildings onsite as-is (Exhibit 3 – Site Photos). The sanctuary building on the east side of the site features orange-tan tiles with a large stone veneer pop out. The roof has a dark gray shingle roof blue fascia. The

remaining two buildings feature a white stucco exterior with the same dark gray colored shingles and light blue fascia board

The proposed building will keep a consistent color scheme to the two white and blue buildings. The proposed building will consist of large expanses of white "Castle Beige" stucco along all sides with the same blue "Dark Navy" colored detailing that can be seen throughout the existing building cornices on site. The height of the building is 24 feet, which is within the standards of the R-4 design standards. The proposed building will be largely obstructed from view from the public right of way as it will be located behind existing residential properties fronting Sterling Ave.

Landscape

A conceptual landscape plan has been prepared that includes planting areas utilizing a drought tolerant plant palette. Due to the size and scope of the project, the existing street frontage along Sterling Avenue and Elm Street will be redone to bring the project into compliance. Along the rear of the proposed building will be a large landscape buffer. On the south side of the building will be a seating area with picnic-style seating.

Per HMC 16.52.060 "No more than eight parking spaces shall be permitted in a single row which is not separated by a landscaped island." The applicant has provided some landscape fingers but has been conditioned to place them between the proper amount of parking spaces required. Trees on site exceed the necessary one tree for every 5 parking spaces.

The City's landscape architect has reviewed the plans and provided conditions with respect to the Landscape Plan.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act, this project is Categorically Exempt from environmental proceedings pursuant to Section 15061 (b) (3) of the California Environmental Quality Act (CEQA) Guidelines, since:

(3) The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA

SUMMARY: The City of Highland General Plan and Zoning Map designate the project site as Multi-Family Residential (R-4). The Applicant's proposal for a church expansion is not consistent with these land use designations. The expansion is also affecting the City's 6th Cycle Housing Element, and RHNA. The application of RLUIPA is needed and

appropriate to allow this proposed expansion. As enumerated in the Conditional Use Permit Conditions of Approval and Resolution's Findings of Fact, the application of RLUIPA supports the expansion of the existing facility and use and ensures the City is not creating a Substantial Burden Violation by prohibiting the proposal. Additionally, the City Housing Element accounting for a surplus number of units, and ongoing development showcase that in developing this site, the city is demonstrating a "No Net Loss" of housing stock as required in the Housing Element. Staff recommends the Planning Commission adopt the Resolutions approving Conditional Use Permit (CUP 21-003) and Design Review Application (DRA 21-008).

EXHIBITS:

- A) Area Map
- B) Site Plan (Under Separate Cover; 24x36)
- C) Elevations (Under Separate Cover; 24x36)
- D) Landscape Plan (Under Separate Cover; 24x36)
- E) Comment Letter

ATTACHMENTS:

- 1) Resolution No. 2025 – ____ for Conditional Use Permit (CUP 21-003)
 - Exhibit 1: Conditions of Approval
- 2) Resolution No. 2025 – ____ for Design Review Application (DRA 21-008)
 - Exhibit 1: Site Plan
 - Exhibit 2: Elevations
 - Exhibit 3: Landscape Plan

Exhibit A:

Area Map



Exhibit B:

Site Plan

(Under Separate Cover)

Exhibit C:
Elevations
(Under Separate Cover)

Exhibit D:

Landscape Plan

(Under Separate Cover)

Exhibit E:
Comment Letter



City of Highland

27215 Base Line, Highland, CA. 92346

Phone: (909) 864-6861, Ext: 258 Fax: (909) 862-3180

Contact: Angela Tafolla, Assistant Planner, atafolla@cityofhighland.org

Kim Stater, Assistant Community Development Director, kstater@cityofhighland.org

PROJECT NOTICE

The proposal listed below has been filed with the City of Highland Planning Department. You are invited to comment because you may own property or have a regulatory interest in development in the area.

FILE/INDEX: Conditional Use Permit (CUP 21-003)

APPLICANT: Gabriel Isaia

LOCATION: 7480 Sterling Ave.
APN: 0278-131-48-0000

PROPOSAL: The Applicant is proposing to construct a 10,300 square foot multi-purpose room and expand the parking lot approximately 25,000 square feet.

COMMENTS:

Your comments must be received by this office no later than **November 26, 2021**. Comments received after that date may not be considered in the decision. If you have no comment, no reply is necessary.

1. Type of Building: Type of construction + Use
2. Use: A.M. or P.M. etc.
3. Noise caused by increased use + traffic + Church services + activities
4. Traffic increased due to congregation growth
5. Margaret B. Cisneros would be hugely impacted being a direct neighbor (security, noise + pollution)

Margaret B. Cisneros
PRINTED NAME

Margaret B. Cisneros
SIGNATURE

11-16-21
DATE

(Location Map on reverse.)

Attachment 1:

Resolution No. 2025 – _____ for

Conditional Use Permit (CUP 21-003)

RESOLUTION NO. 2025-__

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT
APPLICATION (CUP 21-003), FOR THE EXPANSION OF AN
EXISTING CHURCH WITH THE CONSTRUCTION OF A NEW
MULTIPURPOSE BUILDING.**

ASSESSOR'S PARCEL NUMBER: 0278-131-48

APPLICANT: INLAND EMPIRE INDONESIA SEVENTH-DAY ADVENTIST CHURCH

A. RECITALS

1. On January 18, 2021, the Applicant submitted an application for Conditional Use Permit (CUP 21-003) for the expansion of use and construction of a 10,250 square foot multipurpose church building expansion.
2. Pursuant to the California Environmental Quality Act, the project is exempt from the California Environmental Quality Act (CEQA), per Section 15061 (b) (3), Review for Exemption.
3. The site is located on the west side of Sterling Ave on an approximately 3.8 acre site. Assessor's Parcel Number(s): 1200-501-04
4. On May 6, 2025, the Planning Commission of the City of Highland conducted a public hearing on the subject Application and concluded the hearing on that date.
5. 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 May 6, 2025, 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. Conditional Use Permit Findings of Fact (CUP 21-003):

- 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 the applicable development policies and standards of the city.

Response: The project is located within the Multifamily (R-4) land use designation. The current use and the proposed expansion of the religious institution are not permitted under the existing R-4 land use regulations, the site operates as a legal non-conforming use.

The project is also located within the Residential High Density Overlay area which is intended to encourage the development of multifamily housing types. This overlay allows such residential units by right, aligning with the city's housing element objectives to support diverse and sustainable housing opportunities within the community.

The Religious Land Use and Institutionalized Persons Act (RLUIPA) safeguards against the inequitable treatment of religious institutions by prohibiting governments from enforcing land use regulations that discriminate against religious assemblies or institutions. Specifically, RLUIPA ensures that religious entities are not treated less favorably than secular counterparts, excluded entirely from a jurisdiction, or subjected to unreasonable limitations on their assemblies, institutions, or structures. In this context, the Municipal Code's restriction on religious institutions within the R-4 zoning district could be viewed as an unreasonable limitation on the assembly's ability to expand. Moreover, the City's zoning code, Highland Municipal Code Section 16.08.150 does not permit the expansion of a nonconforming use. The application of this code section to this project prevents a religious institution that has been operating since 1980 to expand to meet the needs of the community. Additionally, the church has already invested significant resources at the current location and would be substantially burdened if it is unable to expand or needs to move to a new site altogether.

"No Net Loss", is a law that prohibits cities from approving a project with a density below that shown in the Housing Element to accommodate the City's Regional Housing Needs Allocation (RHNA) for all income levels. The Housing Element identified that the City's RHNA allocation for lower-income units was calculated at a surplus of 167 lower income units. The loss of the entire site and the anticipated unit count would not exceed the calculated surplus of lower-income housing units needed.

Additionally, loss of this site would also not contribute to any changes within the RHNA count for moderate to above-moderate income housing due to the types of units allocated to this site being solely for lower-income units “based on the realistic development potential and minimum density permitted in the R-4 zone...”

In addition, the City has reviewed the application and conditions of approval have been included to ensure compliance with applicable development policies and standards of the city, for a use of this type.

- 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 expansion of a religious institution will not impair the integrity and/or character of the district or its surroundings. The proposed expansion is no more intense than the accounted for uses in the Multifamily Residential (R-4) zoning classification.

While the existing use on-site is non-conforming under current R-4 land use regulations, the long-standing presence of a religious institution at this location has established harmony with the surrounding community. As such, the proposed project will not introduce significant impacts to the site's existing quality or the character of the surrounding area.

- c. The site is suitable for the type and intensity of use or development which is proposed.

Response: The project site is zoned for R-4 which does not allow religious institutions; however, all other residential uses do. The R-4 zoning classification allows for a density of 20 to 30 dwelling units per acre—a much more intensive use compared to the proposed church expansion. While the Highland Municipal Code currently prohibits a religious institution in this zoning category, the site itself is well-suited to the type and scale of use envisioned for the church expansion. The proposed development aligns with the character and intensity of the surrounding area, making it a reasonable and appropriate use of the land.

- d. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

Response The proposed project will provide adequate provision for water, sanitation, and public utilities and services to ensure public health and safety. The proposed church expansion sits on an improved site. The existing site was approved for water and sewer connection by the East Valley Water District. The church expansion will comply with all provisions of the East Valley Water District as well as all other utility connection provisions.

- 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 use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity. The proposed expansion will continue to integrate seamlessly into the community.

- f. The proposed use would not result in a significant effect on the environment.

Response: The proposed church expansion will not result in a significant effect on the environment and is compatible with the existing use on site. The project is exempt from the California Environmental Quality Act (CEQA), under Section 15061 (b) (3), Class 32, Review for Exemption, of the California Environmental Quality Act (CEQA) Guidelines, since:

(3) The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA

- 4. Based on the Findings and Conclusions set forth above, the Planning Commission approves Conditional Use Permit (CUP 21-003) for the expansion of use and construction of a new 10,250 square feet multipurpose building on a 3.79 acres site on the west side of Sterling Ave. All improvements will be completed subject to the Conditions of Approval.

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.

Exhibit 1 includes Conditions of Approval for Conditional Use Permit (CUP 21-003)

PASSED, APPROVED, and ADOPTED this 6th day of May 2025.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit 1:
Conditions of Approval for CUP 21-003

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: May 6, 2025

Applicant: Inland Empire Indonesian Seventh-Day Adventist Church
Gabriel Isaia

File/Index: Conditional Use Permit (CUP 21-003) - [Related Projects: Design Review
Application (DRA 24-008)]

Proposal: Expansion of an existing religious institution including the construction of a
10,250 square feet multipurpose church building and parking lot

Location: 7480 Sterling Ave, San Bernardino, CA
Assessor's Parcel Number: 0278-131-48

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 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.

This Conditional Use Permit 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 Conditional Use Permit 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 Conditional Use Permit has taken place within thirty-six (36) months after the approval of said Conditional Use Permit.
 - 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 every subsequent twelve (12) months, not to exceed thirty-six (36) months in total. Applications for such extensions of time must be set forth, in writing, by reasons for this extension and shall be filed together with a fee as established by the City Council, with the Planning Department sixty (60) calendar days before the expiration of the Conditional Use Permit.

- 2) The subject Conditional Use Permit entitles the expansion of an existing religious institution including the construction of a 10,250 square feet multipurpose church building and parking lot
- 3) The project shall implement the development standards and uses approved for the R-4 land use and zoning designation.
- 4) No storage of materials outside an enclosed building may be permitted unless expressly designed for such purpose and approved as a part of the site approvals.
- 5) The trash enclosures shall be screened on at least three sides from public view by a solid decorative wall not less than five feet in height as well as a solid roof. Permanent opaque panel gates shall be installed on all openings to the trash area.
 - a. All trash shall be deposited in the trash area and the gates leading thereto shall be maintained in working order and shall remain closed except when in use.
 - b. Trash areas shall not be used for storage. The premises shall be kept in neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance.
 - c. Trash enclosures should be built to City Standard 700.
- 6) Permanent automobile parking spaces shall be paved with asphalt, or concrete and painted with clearly painted lines.
 - a. Each permanent parking space shall be no less than nine (9) feet wide and nineteen (19) feet deep, with adequate provisions for ingress and egress by a standard American passenger vehicle, except where compact car spaces have been authorized as follows:
 - b. Compact car parking spaces shall be not less than seven and a half (7.5) feet wide and less than fifteen (15) feet deep and shall be clearly marked and/or posted with signs stating "Compact Cars Only". Compact spaces shall not exceed 25% of the required parking.
 - c. All parking areas shall be provided with nighttime security lighting. Lighting shall be shielded and directed to reflect away from neighboring properties. Lighting should not exceed 0.5 foot candles of illumination beyond the property boundary.
 - d. The handicapped parking spaces shall be properly signed and striped per the Americans with Disabilities Act.

- e. Loading Zones shall be properly striped and signed.
- 7) The Applicant / Developer shall submit three (3) copies of a Final Landscape / Irrigation Plan along with appropriate fees, to the City Planning Division for plan check.
 - a. All landscaping shall be provided with a permanently maintained irrigation system.
 - b. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the Site.
 - c. Landscape Plans shall exhibit any proposed walls or fences. All walls shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, split-face block, columns, or other special features to provide visual and physical relief along the wall face.
 - 8) Open parking areas shall be screened from view from adjacent properties and public rights-of-way using berms (maximum 3:1 slope) and/or evergreen landscaping with an ultimate maximum height of three feet.
 - 9) Off-street parking areas situated to be visible from any street, screening in the form of a three-foot high landscaped earthen berm or decorative wall three feet in height shall be erected between the required landscape area and the parking area.
 - 10) This Conditional Use Permit is for the establishment of a church with the following associated activities and house of operation of Saturday services from 9:30 am – 12:30 pm. Sundays from 8:00 am to 8:00 pm. Wednesdays from 5:00 pm to 8:00 pm. Additionally there will be smaller ministry ancillary to the main services and the days and hours listed above.
 - 11) Any activity on site that meets the threshold level of a special event, as outlined in HMC 16.08.130. shall require a special event permit to be submitted for review.
 - 12) Prior to the issuance of Building Permits, a copy of the Utility Plan shall be submitted for review and approval. The Utility Plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, fire department detector check valves, etc.
 - 13) 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.
 - 14) If the property will remain undeveloped for longer than 18 months after initial grading has been completed, the applicant shall submit an interim landscape plan, consisting of temporary measures for screening, hydro-seeding, and dust control.

Such plan shall include the timing of installation of necessary measures, and shall be approved by the Community Development Director.

- 15) The applicant shall be responsible for making arrangements with the City's franchised waste collection and hauling services provider for any/all construction debris or solid waste generated as a result of this project.
- 16) Development Impact Fees shall be paid in accordance with City Policy.
- 17) Prior to issuance of Building Permits, the Applicant/Contractor/Occupant shall submit and obtain approval from the Public Services Division, a Construction Waste Diversion Plan, in accordance with Section 8.12.285 of the Highland Municipal Code.
- 18) Prior to the start of operations (i.e. construction), the owner/developer shall obtain any necessary permits. The owner/developer shall arrange for a final inspection by representatives of the Planning Division, Building Division, Engineering Division, and Fire Department prior to occupancy of each dwelling.
- 19) The Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. 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.
- 20) The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on May 6, 2025, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.
- 21) 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 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.
- 22) The Applicant and 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.

Attachment 2:

Resolution No. 2025 – ____ for Design Review

Application (DRA 24-008)

RESOLUTION NO. 2025-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 24-008) FOR THE SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS, PERTAINING TO THE EXPANSION OF AN EXISTING CHURCH WITH THE CONSTRUCTION OF A NEW MULTIPURPOSE BUILDING ON 0.54 ACRES AT THE EAST SIDE OF STERLING AVE

ASSESSOR'S PARCEL NUMBER: 0278-131-48

APPLICANT: INLAND EMPIRE INDONESIAN SEVENTH-DAY ADVENTIST CHURCH

A. RECITALS

1. On January 18, 2021, the Applicant submitted an application for Conditional Use Permit (CUP 21-003) for the construction of a 10,400 sq ft multipurpose church building expansion.
2. Pursuant to the California Environmental Quality Act, the project is exempt from the California Environmental Quality Act (CEQA), per Section 15061 (b) (3), Review for Exemption.
3. The site is located on the west side of Sterling Ave on an approximately 3.8 acre site. Assessor's Parcel Number(s): 1200-501-04
4. On May 6, 2025, the Planning Commission of the City of Highland conducted a public hearing on the subject Application and concluded the hearing on that date.
5. 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 May 6, 2025, 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. Findings of Fact Design Review Application (DRA 24-008):

- a. That the proposed project is consistent with the general plan or specific plan.

Response: The project is located within the Multifamily (R-4) land use designation. The current use and the proposed expansion of the religious institution are not permitted under the existing R-4 land use regulations, the site operates as a legal non-conforming use.

The project is also located within the Residential High Density Overlay area which is intended to encourage the development of multifamily housing types. This overlay allows such residential units by right, aligning with the city's housing element objectives to support diverse and sustainable housing opportunities within the community.

The Religious Land Use and Institutionalized Persons Act (RLUIPA) safeguards against the inequitable treatment of religious institutions by prohibiting governments from enforcing land use regulations that discriminate against religious assemblies or institutions. Specifically, RLUIPA ensures that religious entities are not treated less favorably than secular counterparts, excluded entirely from a jurisdiction, or subjected to unreasonable limitations on their assemblies, institutions, or structures. In this context, the Municipal Code's restriction on religious institutions within the R-4 zoning district could be viewed as an unreasonable limitation on the assembly's ability to expand. The religious institution was constructed in 1980 and is now seeking to expand to meet the community's needs. The strict application of the City's General Plan and Zoning Code would prevent the religious institution from being able to expand at its current location.

"No Net Loss", is a law that prohibits cities from approving a project with a density below that shown in the Housing Element to accommodate the City's Regional Housing Needs Allocation (RHNA) for all income levels. The Housing Element identified that the City's RHNA allocation for lower-income units was calculated at a surplus of 167 lower income units. The loss of the entire site and the anticipated unit count would not exceed the calculated surplus of lower-income housing units needed. Additionally, loss of this site would also not contribute to any changes within the RHNA count for moderate to above-moderate income housing due to the types of units

allocated to this site being solely for lower-income units “based on the realistic development potential and minimum density permitted in the R-4 zone...”

In addition, the City has reviewed the application and conditions of approval have been included to ensure compliance with applicable development policies and standards of the city, for a use of this type

- b. That the proposed use is in accordance with the objectives of this title, and the purposes of the land use district in which the site is located.

Response: The primary purpose of areas designated Residential (R-4) is to provide for the development, by right, of multifamily attached residential dwelling units with enhanced amenities at a density between 20 and 30 dwelling units per acre. The expanded use on this site would not comply with the purpose of this land designation.

RLUIPA ensures that religious entities are not treated less favorably than secular counterparts, excluded entirely from a jurisdiction, or subjected to unreasonable limitations on their assemblies, institutions, or structures. In this context, the Municipal Code's restriction on religious institutions within the R-4 zoning district could be viewed as an unreasonable limitation on the assembly's ability to expand. The religious institution was constructed in 1980 and is now seeking to expand to meet the community's needs. The strict application of the City's Zoning Code would prevent the religious institution from being able to expand at its current location.

- c. That the proposed use is in compliance with city design and landscape standards and criteria.

Response: The proposed church expansion will improve the character of the district and existing site by improving on the existing site conditions. The design review will integrate a new building, new landscaping and site improvements along public right of way which will be in compliance any new building and site standards.

The Conceptual Landscape Plan is compliant with the City's water efficient landscape requirements, per Section 16.40.390 of the Highland Municipal Code. A licensed landscape architect prepared the project plans, the plant selection, and the grouping of plants with similar water needs. The plants were selected appropriately based on their adaptability to the conditions of the site; no new turf is proposed; and invasive species were avoided to ensure that the environmentally sensitive areas in the open space to the south will not be negatively affected.

- 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 proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity. There is an existing religious institution on the site that is currently operating. The proposed Church expansion will add a service to the adjacent commercial users and residents of the community.

The church expansion will be in compliance with Municipal, Fire & Building codes. Each public safety division of the City has reviewed the project and provided relevant Conditions of Approval that will be adopted by resolution. All project related public utilities and services will be in place.

4. Based on the Findings of Fact set forth above, the Planning Commission approves Design Review Application (DRA 24-008) proposing the expansion of an existing church with the construction of a new multipurpose building on 0.54 acres at the east side of Sterling Ave.

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.

Exhibit 1 includes the Site Plan

Exhibit 2 includes Elevations

Exhibit 3 includes Landscape Plans

Exhibit 4 includes the Conditions of Approval for DRA 24-008

PASSED, APPROVED, and ADOPTED this 6th day of May 2025.

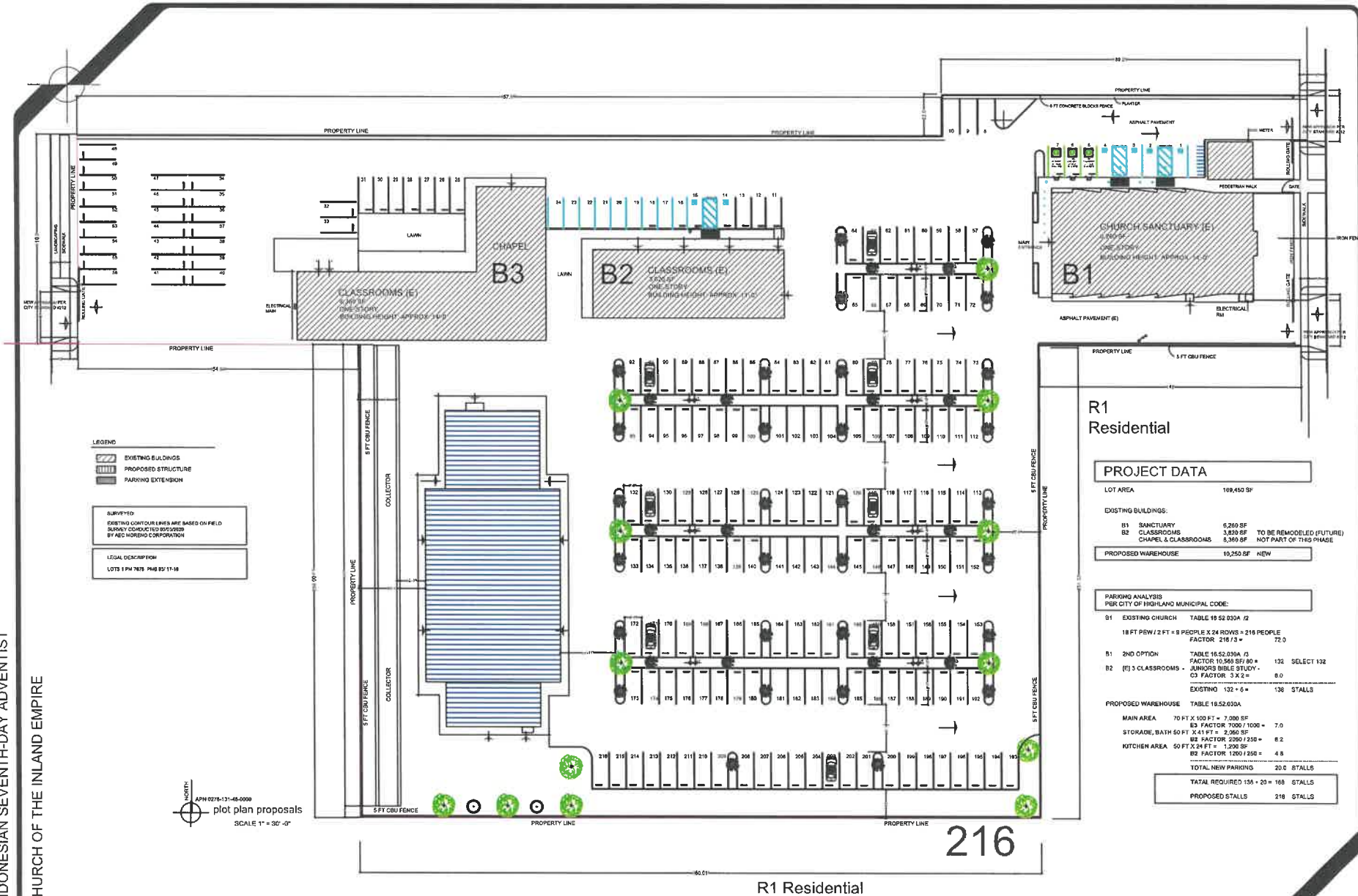
ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit 1:

Site Plan



R1 Residential

PROJECT DATA

LOT AREA 108,450 SF

EXISTING BUILDINGS:

B1 SANCTUARY 6,260 SF
B2 CLASSROOMS 3,820 SF
CHAPEL & CLASSROOMS 5,360 SF

TO BE REMODELED (FUTURE)
NOT PART OF THIS PHASE

PROPOSED WAREHOUSE 10,250 SF NEW

PARKING ANALYSIS PER CITY OF HIGHLAND MUNICIPAL CODE:

B1 EXISTING CHURCH TABLE 18.52.030A /2
18 FT PEW / 2 FT = 8 PEOPLE X 24 ROWS = 216 PEOPLE
FACTOR 216 / 3 = 72.0

B1 2ND OPTION TABLE 18.52.030A /3
FACTOR 10,250 SF / 80 = 128 SELECT 132
B2 (E) 3 CLASSROOMS - JUNIORS BIBLE STUDY -
C3 FACTOR 3 X 2 = 6.0

EXISTING 132 + 6 = 138 STALLS

PROPOSED WAREHOUSE TABLE 18.52.030A

MAIN AREA 70 FT X 100 FT = 7,000 SF
B3 FACTOR 7000 / 1000 = 7.0
STORAGE, BATH 50 FT X 41 FT = 2,050 SF
B2 FACTOR 2050 / 250 = 8.2
KITCHEN AREA 50 FT X 24 FT = 1,200 SF
B2 FACTOR 1200 / 250 = 4.8

TOTAL NEW PARKING 20.0 STALLS

TOTAL REQUIRED 138 + 20 = 158 STALLS

PROPOSED STALLS 216 STALLS

REVISIONS DATE

PROJECT TITLE

INDONESIAN SEVENTH-DAY ADVENTIST
CHURCH OF THE INLAND EMPIRE
7450 STERLING AVE. SAN BERNARDINO CA 92410
PASTOR CHARLES MANUANG 909 753 3222

DRAWN GABRIEL ISAIA

CHECKED

DATE

SCALE 1" = 30'-0"

JOB NO.

SHEET

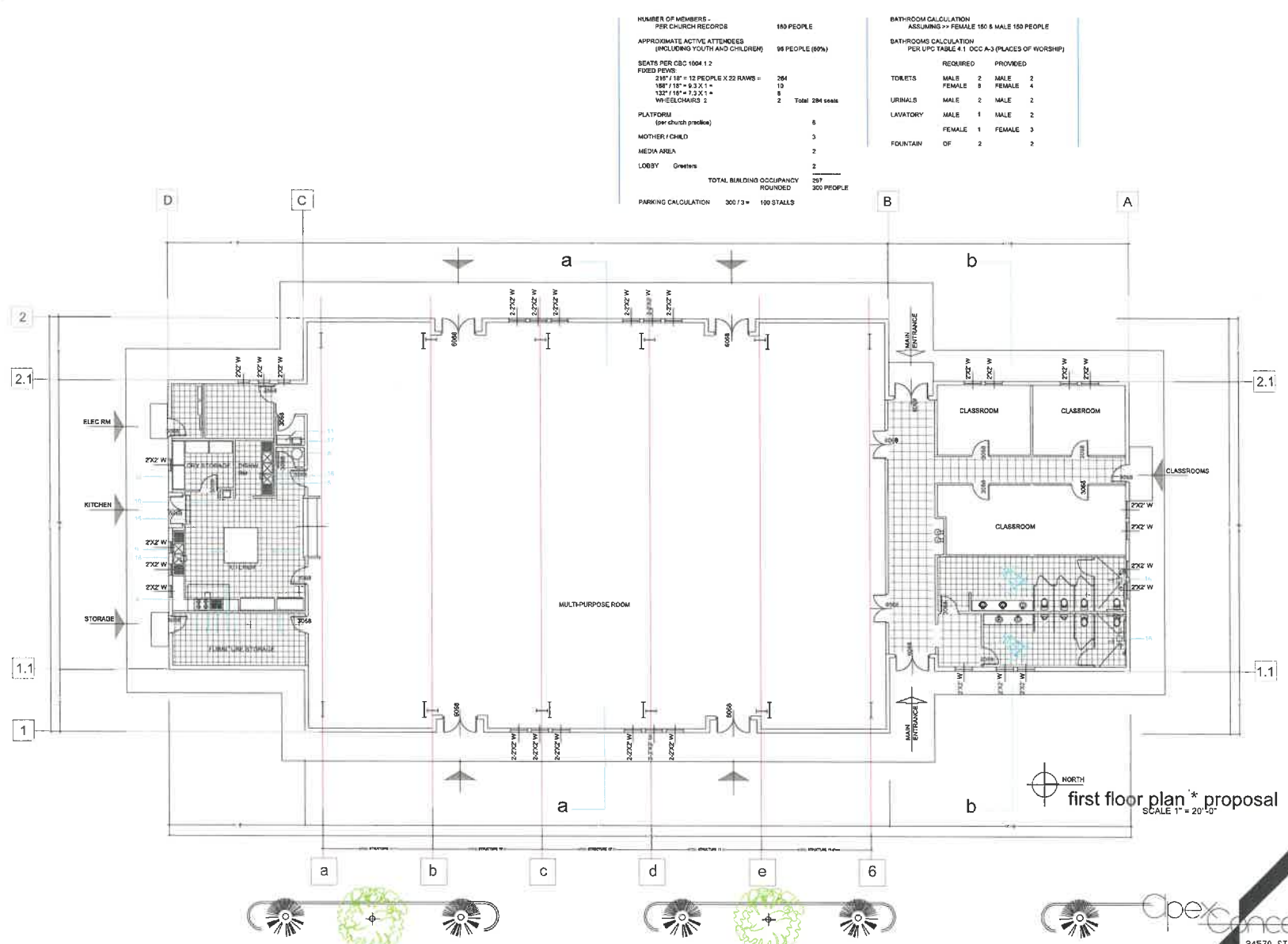
A2

OF SHEETS

Apex Concepts

11171 OAKWOOD DR K305 LOMA LINDA CA 92354
GABRIEL ISAIA * 909 379 3568 * GC LICENSE #719618

INDONESIAN SEVENTH DAY ADVENTIST CHURCH
MULTI PURPOSE HALL



first floor plan * proposal
SCALE 1" = 20'-0"

NUMBER OF MEMBERS -
PER CHURCH RECORDS 180 PEOPLE

APPROXIMATE ACTIVE ATTENDEES
(INCLUDING YOUTH AND CHILDREN) 99 PEOPLE (80%)

SEATS PER CBC 1004 1.2
FIXED SEATS
216" / 18" = 12 PEOPLE X 22 ROWS = 264
186" / 18" = 9.3 X 1 = 9
132" / 18" = 7.3 X 1 = 7
WHEELCHAIRS 2
2 Total 284 seats

PLATFORMS
(per church practice) 8

MOTHER / CHILD 3

MEDIA AREA 2

LOBBY Greeters 2

TOTAL BUILDING OCCUPANCY
ROUNDED 297
300 PEOPLE

PARKING CALCULATION 300 / 3 = 100 STALLS

BATHROOM CALCULATION
ASSUMING 80% FEMALE 180 & MALE 150 PEOPLE

BATHROOMS CALCULATION
PER UPC TABLE 4.1 OCC A-3 (PLACES OF WORSHIP)

	REQUIRED	PROVIDED
TOILETS	MALE 2 FEMALE 8	MALE 2 FEMALE 4
URINALS	MALE 2	MALE 2
LAVATORY	MALE 1 FEMALE 1	MALE 2 FEMALE 3
FOUNTAIN	OF 2	2

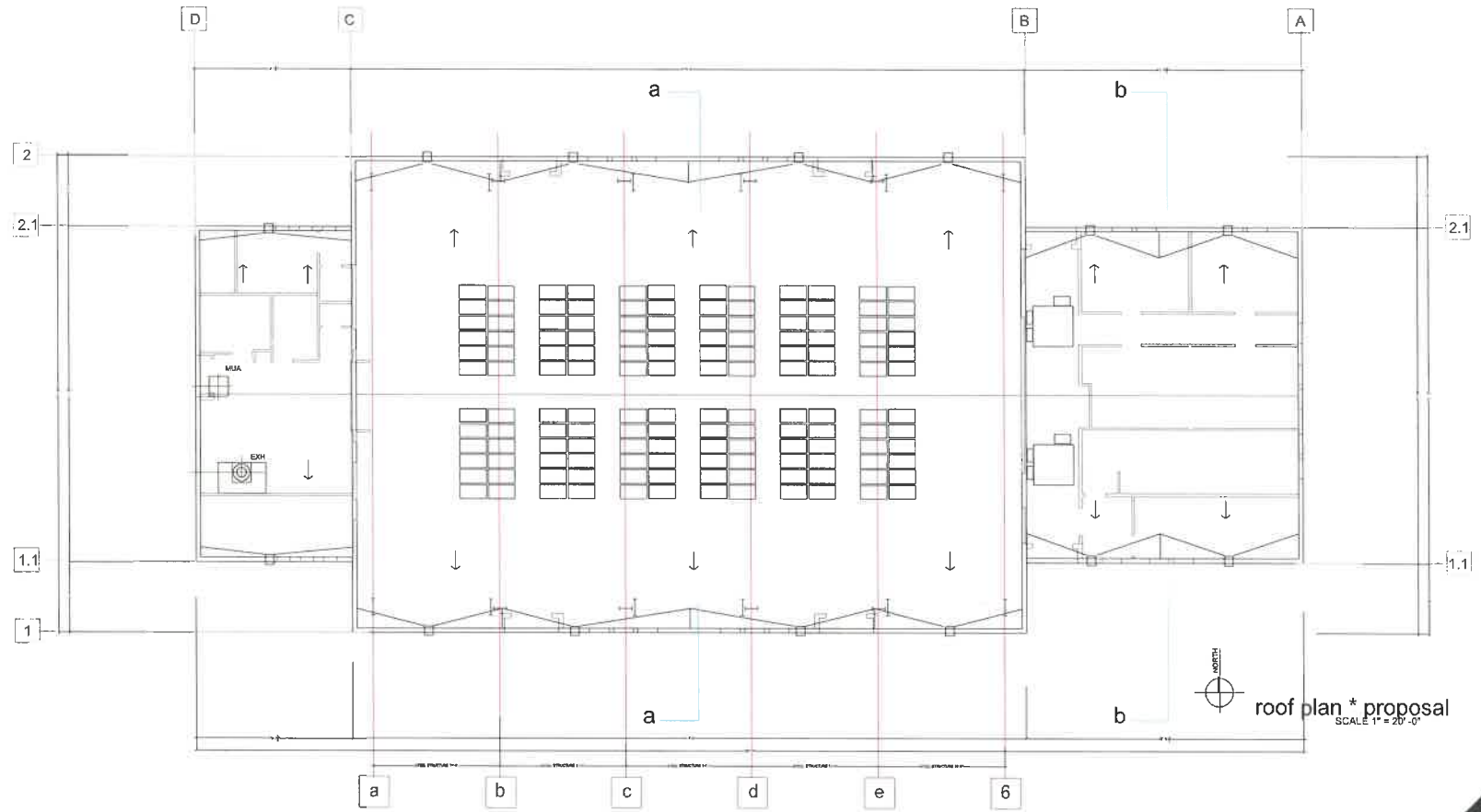
REVISIONS
DATE

PROJECT TITLE
INDONESIAN SEVENTH DAY ADVENTIST
CHURCH OF THE INLAND EMPIRE
7480 STERLING AVE, SAN BERNARDINO CA 92410
PASTOR CHARLES MANULLANG 909 763 3222

DRAWN GABRIEL ISAIA
CHECKED
DATE
SCALE 1" = 20'-0"
JOB NO.

SHEET
A5
OF SHEETS

BEAUMONT SEVENTH DAY ADVENTIST CHURCH



REVISIONS
DATE

REVISIONS
DATE

PROJECT TITLE

BEAUMONT SEVENTH-DAY
ADVENTIST CHURCH
1345 PALM AVE BEAUMONT CA 92223
PASTOR WILLIAM PENICK 951 846 3249

DRAWN: GABRIEL ISAIA

CHECKED:

DATE:

SCALE: 1/8" = 1'-0"

JOB NO.:

SHEET

A6

OF SHEETS

Opex Concepts

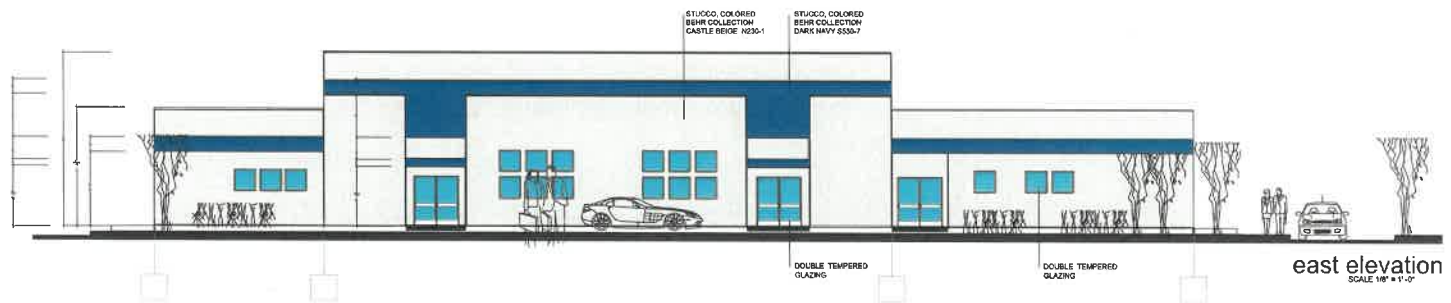
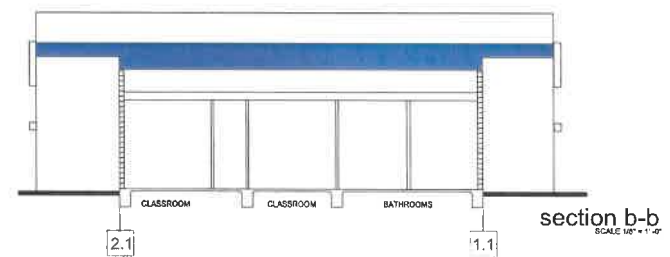
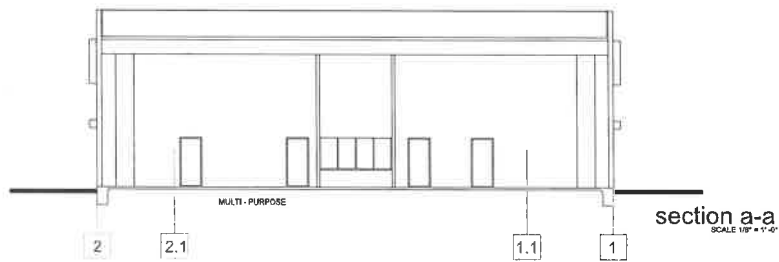
24570 STEWART ST, SUITE 26, LOMA LINDA, CA 92450
GABRIEL ISAIA • 909 799 9696 • GC LICENSE

Exhibit 2:

Elevations

INDONESIAN SEVENTH DAY ADVENTIST CHURCH

MULTI-PURPOSE HALL



REVISIONS
DATE

Particular to high school.
Note: all work shall be done in
accordance with the building
code and all work shall be
done in accordance with the
building code.
The building shall be done in
accordance with the building
code and all work shall be
done in accordance with the
building code.

PROJECT TITLE
INDONESIAN SEVENTH-DAY ADVENTIST
CHURCH OF THE INLAND EMPIRE
7480 STERLING AVE. SAN BERNARDINO CA 92410
PASTOR CHARLES MANULLANG 909 763 3222

DRAWN: GABRIEL ISAIA
CHECKED:
DATE:
SCALE: 1" = 20'-0"
JOB NO.:
NORTH:

SHEET
A7
OF SHEETS

Apex Concepts

24570 STEWART ST. SUITE 26, LOMA LINDA, CA
GABRIEL ISAIA * 909 799 9696 * GC LICENSE

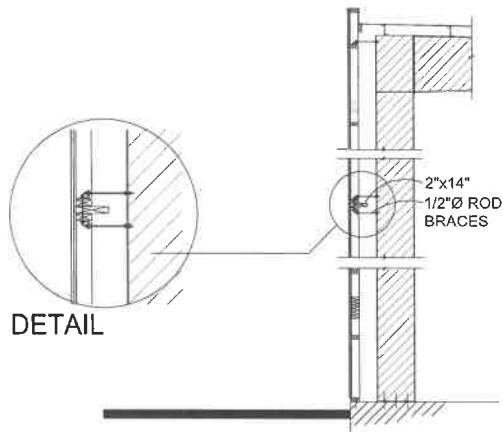
MULTI-PURPOSE HALL



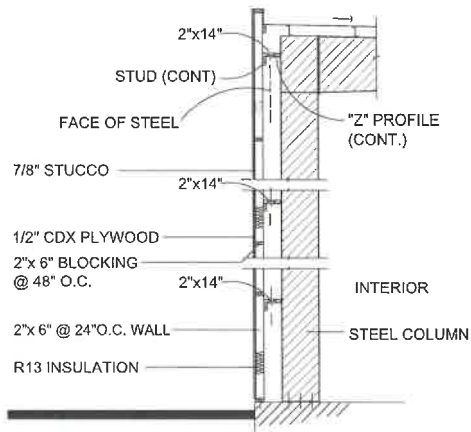
24570 STEWART ST, SUITE 26, LOMA LINDA,
GABRIEL ISAIA * 909 799 9696 * GC LICENS



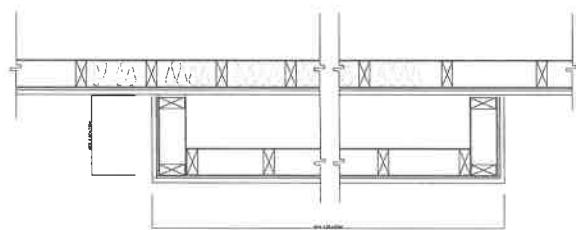
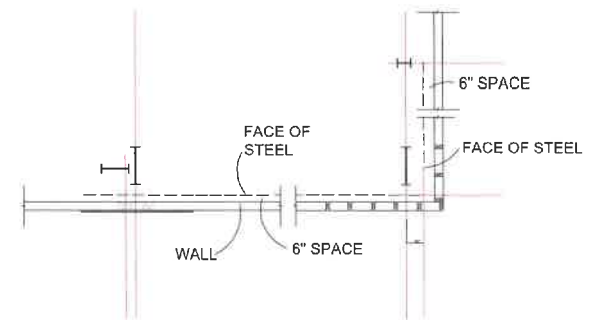
OPTION 2
EXT. 2 PANELS WALL
/NTS



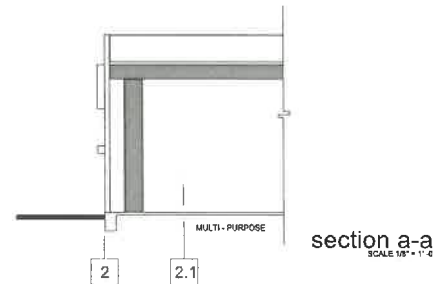
OPTION 1
EXT. 1 PANEL WALL DET. /NTS
(VERTICAL SECTION)



EXT. WALLS DETAIL /NTS
(HORIZONTAL PLAN)



typical 'exterior elements' section / nts.



REVISIONS
DATE

Revisions are a key to success in any project. They are a way to make sure that the design is what you want it to be. They are a way to make sure that the design is what you want it to be. They are a way to make sure that the design is what you want it to be.

PROJECT TITLE
INDONESIAN SEVENTH-DAY ADVENTIST
CHURCH OF THE ISLAND EMPIRE
7480 STERLING AVE, SAN BERNARDINO CA 92410
PASTOR CHARLES MANULLANG 909 763 3222

DRAWN: GABRIEL ISAIA
CHECKED:
DATE:
SCALE: 1" = 20'-0"
JOB NO.
NORTH

SHEET
A9
OF SHEETS

Apex Concepts
24570 STEWART ST, SUITE 26, LIMA LINDA,
GABRIEL ISAIA * 909 799 9696 * GC LTCH

Exhibit 3:

Landscape Plan

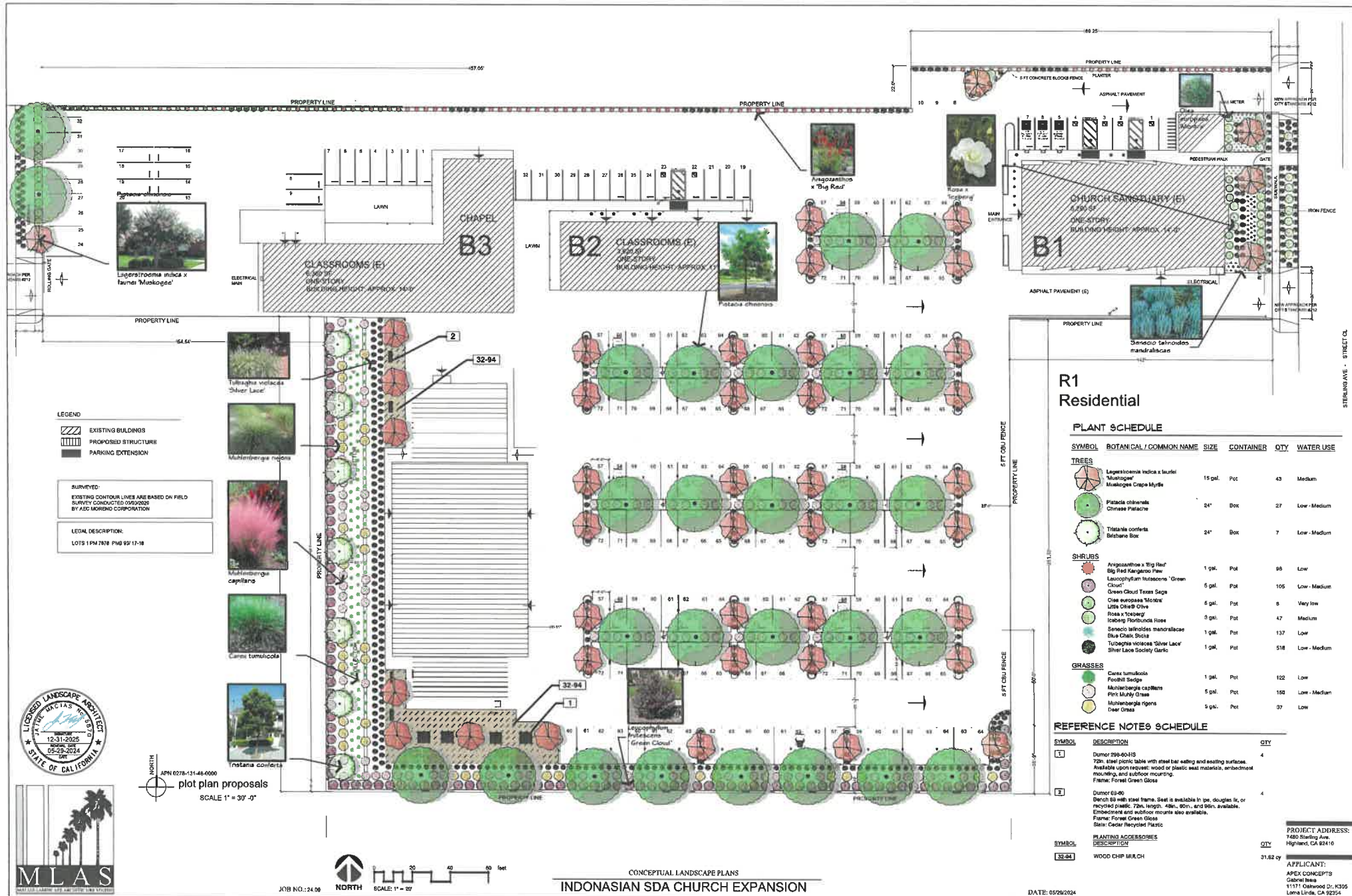


Exhibit 4: Conditions of Approval for DRA 23-018

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: May 6, 2025

Applicant: Inland Empire Indonesian Seventh-Day Adventist Church
Gabriel Isaia

File/Index: Design Review Application (DRA 24-008) – [Related Projects: Conditional Use Permit (CUP 21-003)]

Proposal: Expansion of an existing religious institution including the construction of a 10,250 square feet multipurpose church building and parking lot

Location: 7480 Sterling Ave, San Bernardino, CA
Assessor's Parcel Number: 0278-131-48

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 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.

This Design Review Application 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 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 existing structures authorized by such Conditional Use Permit has taken place within thirty-six (36) months after the approval of said Design Review Application.
 - 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 every subsequent twelve (12) months, not to exceed thirty-six (36) months in total. Applications for such extensions of time must be set forth, in writing, by reasons for this extension and shall be filed together with a fee as established by the City Council, with the Planning Department sixty (60) calendar days before the expiration of the Design Review Application.

- 2) The subject Design Review Application pertains to the construction of a 10,250 square feet multipurpose church building and parking lot.
- 3) The project shall implement the development standards and uses approved for the R-4 land use and zoning designation.
- 4) No storage of materials outside an enclosed building may be permitted unless expressly designed for such purpose and approved as a part of the site approvals.
- 5) All ground mounted, as well as wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the adjoining Building's architectural design.
- 6) All rooftop mounted mechanical equipment shall be screened from public view. This can be accomplished by Architectural Treatments of parapets equal in height to the tallest piece of roof-mounted equipment.
- 7) A six (6) foot block wall will be required along the north, south, and southeast sides of the project for screening of on-site activity.
- 8) Lighting shall meet the following HMC standards from Table 16.40.160.A for medium activity commercial uses or other similar Standards, as approved by the Planning Commission:
 - a. In no case should illumination exceed 0.5 footcandles measured at the property line.
 - b. All lighting fixtures shall be adjusted or designed to shine downwards to avoid spillover and glare on the surrounding community.
 - c. No floodlights or other up-lighting shall be permitted to be attached to parking lot standards for the purpose of illuminating the building.
 - d. Security lighting shall be installed to adequately illuminate the Facility. All security lighting shall be shielded and directed away from surrounding residential uses, businesses, and public right-of-way, and not be of unusually high intensity.
 - e. No lighting shall blink, flash, or be of unusually high intensity or brightness.
 - f. Parking lot light standards and building mounted fixtures shall not extend above building eaves.

- 9) All trees in planter islands, or within six feet (6) of hardscape, shall be planted with root barriers.
- 10) Shrubs located in front of parking stalls shall be planted approximately two feet (2) from the curb face to prevent possible damage from vehicle overhang.
- 11) The Development Impact Fees shall be calculated and paid in accordance with City policy.
- 12) Prior to the issuance of Building Permits, a copy of the Utility Plan shall be submitted for review and approval. The Utility Plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, fire department detector check valves, etc.
- 13) 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.
- 14) The Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, Landscape Architect, City Engineer, Fire Department, and Police Department. 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.
- 15) The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on June 18th, 2024, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.
- 16) 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 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.
- 17) The Applicant and 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.

Landscape

- 18) Per Chapter 16.40.390 of the Highland Municipal Code, the landscape plans shall be prepared by a Landscape Architect who is licensed to practice Landscape Architecture pursuant to Chapter 3.5 of Division 3 of the most recent California Business and Professions Code.
- 19) Conceptual landscape plans shall include the following as per Highland Municipal Code 16.40.390 Water Efficient Landscape requirements:
 - a. Design statement, irrigation notes, planting notes, and a conceptual plant palette identifying proposed hydrozones;
 - b. Preliminary MAWA Calculation for the landscape project area based on the proposed hydrozones;
 - c. Separate images of all plant material to be used placed in groups such as trees, mid-level shrubs, low shrubs/accents, vines, and ground cover. If any organic materials are proposed such as gravel, stones, and or boulders they shall also be shown with color images in addition to any site features such as seating, pottery, or other landscape accessories.
- 20) All planting and irrigation plans shall confirm to all sections of 16.40.390 "Water Efficient Landscape" requirements and Section 14 of the Public Works Policies, Procedures, and Standards.
- 21) Due to the size of the project, additional landscape renovations for the frontage on Sterling Ave. will be required to bring the project into compliance with current MWELO standards. This may include upgrading and improving irrigation efficiencies, and possible planting modifications to meet present requirements and MAWA.
- 22) Applicant shall include reference information such as elevations and any exhibits/phot-simulations that show new building and it's visual impacts to the existing residential lots with the Landscape package. This should include heights, walls, fences, and any screening treatments.
- 23) Applicant shall include ADA accessibility paths, parking, and connections to public access points such as Sterling Ave.
- 24) Applicant shall include enhanced paving treatments and finishes to assist in way finding in addition to highlighting entrances and pedestrian crossings in vehicular drives. Enhanced paving includes colored and/ or stamped concrete, stone, tile, and or pavers that complement the architectural features of the development and visually separate pedestrian pathways from parking lots or other hardscape areas.
- 25) Applicant shall include planter areas around new building to allow for foundation and accent planting in addition to areas for trees to help integrate the structure into the site.

- 26) Applicant to consider the use of decorative pottery or other structured methods of protecting plant materials in high use areas where typical ground level planting in planter areas can be damaged from high use or increased pedestrian foot traffic.
- 27) Required trees shall be a minimum of 24" box and overall tree sizes for the project shall meet the following criteria:
 - a. 15 gallon 50%, 24" box 20%, 36" box 15%, 48" box 15%
 - b. All palms if used shall be skinned/ dead fronds removed.
 - c. Applicant shall include cultivar and flowering color in legend and shall coordinate with the City Landscape Architect for street tree species and required spacing.
 - d. Please note that trees that create excessive debris from flowering/ seed production such as Palo Verde are prohibited due to Water Quality concerns.
- 28) Shade tree planting shall be installed to provide shade over 50% of the parking areas and 20% of landscape areas within 15 years of installation per Title 24 of the most current version of the California Green Building Code. Applicant shall prepare an exhibit showing the coverage estimated at noon on the summer solstice including overall parking area in sq. ft. and shaded area in sq. ft.
- 29) Root barriers shall be installed for all trees planted within 5 feet of hardscape, paving, or walls/structures. All trees requiring root barriers shall extend 10' from the center of the trunk in either direction and be a minimum of 24" deep.
- 30) All trees shall be double staked with vinyl type ties nailed to the lodge pole stakes in at least two vertical locations. Trees in high wind corridors or trees requiring special support measures shall require additional staking and or specialized staking material as needed.
- 31) Shrub planting shall be made up of 75% 5-gallon plants and 25% 1-gallon plants, with the exception of ground covers that will be a minimum of 1 gallon size.
- 32) All shrubs and groundcovers shall be installed from living plant materials. On center spacing shall be approved by the City Landscape Architect to achieve appropriate plant coverage within 2 years of the installation.
- 33) Maximum coverage of gravel or rock used as groundcover/ mulch shall be 50% of planting areas and be a minimum of 3" thick.
- 34) Mow curbs or other edgings (Steel or Aluminum) are required to separate planting areas from areas with turf, gravel, rock, and or decomposed granite.
- 35) faces of walls and or fences shall be planted with vines and or shrubs or other decorative material such as architectural treatments to break up repetitive expanses.

- 36) Shrubs and groundcovers vulnerable to frost damage shall be avoided due to Highlands seasonal temperatures that can result in frost and freeze events in the winter months.
- 37) Planting shall offer horizontal and vertical variation in form, texture, and scale that compliments the scale of the structure and shall include multiple varied species to prevent against loss of a monoculture of a single species from species specific pest or other environmental cause.
- 38) Landscaping and planting areas shall be used to screen and buffer edge areas and parking areas from public view. All parking areas shall be screened by earth mounding (30") and or screening shrubs to screen the cars from public view of users of the establishment and public right ways.
- 39) Planting in frontage areas shall have three basic levels- Groundcover, low or accent, and mid-level to create a varied visual buffer.
- 40) All planter areas shall be a minimum of 5 feet wide excluding curbs and required concrete strip adjacent to parking spaces (12" wide by 4" deep doveled into the 6" wide curb or 12" wide by full depth poured in place curb) and excluding walkways, walls, wall footings and overhead obstructions.
- 41) All plants shall be hydrozoned to low to medium water use according to WUCOLS IV in Region 4, Inland Valley as a general guide.
- 42) Coordinate the landscape plan layout with the project's Water Quality Management Plan to ensure that the landscape layout aligns with the required Best Management Practices (BMP) for the facilities, include any required planting for any above grade basins.
- 43) Include total landscape area in square feet and a percentage of overall site for verification with meeting City minimums typically 10-15% based on similar projects.
- 44) A weather-based smart irrigation controller shall be installed that measures evapo-transpiration. A rain shut off device shall be installed free of overhead obstruction and connected with the irrigation controller in addition to a master valve, flow sensor and separate Landscape water meter are required.
- 45) A copy of the soil management plan and fertility recommendations specified using organic fertilizers and soil amendments shall be included on the first submittal of the landscape construction plans unless extensive grading is anticipated. In that case the landscape contractor shall provide the soil fertility recommendations and soil management plan prior to the pre-job meeting on site.

- 46) The City Landscape Architect shall meet with the job site superintendent and the landscape contractor for a pre-job meeting. Copies of required landscape submittals shall be presented for approval including soil test results per the soil management plan. The overall inspection schedule shall be reviewed, and all procedures shall be reviewed. No landscaping shall occur prior to the meeting.
- 47) Prior to the request for final inspection the Applicant shall have completed the installation of all landscape items, passed all construction sequence inspections in addition to having a completed 3rd party water audit with report, as built documents, controller charts submitted and approved prior by the City Landscape Architect. Failure to do so will result in delays for final inspection and or sign-off.
- 48) No light fixture, electric transformer, fire detector check, fire hydrant, or other utilities shall be designed for any location in a planting area, which would make it necessary to eliminate a tree or masses of shrubs. All overhead light fixtures and utilities shall be identified on the grading and site plans. Utilities shall be screened appropriately with landscaping. Any trees that are determined to be in conflict through the design development process shall be relocated to keep the same quantities shown on the approved entitlement plan, this shall include adjusting, adding, and revising or creating additional planting areas to support the total required number.

City of Highland

Engineering Department
Conditions of Approval
CUP 21-003 7th Day Adventist Church
7480 Sterling Avenue

- B - Required Prior to Building Permit/Construction
- C - Required Prior to Building Occupancy
- D - Ongoing
- E - Required Prior to Grading Permit
- * - Non Standard Conditions

SOILS/ GRADING/ DRAINAGE

- E 1. Design grading and landscaping plans to comply with the City's clear sight triangle criteria at public street intersections and at private driveways. Walls, fencing, monument signs, slope, and landscaping, within the clear sight triangle, must not exceed thirty inches in height measured from the flowline of the street, unless a sight distance analysis that demonstrates sight distance is adequately maintained is submitted to and approved by the City Engineer.
- E 2. 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 3. Submit the structural design and location for any required retaining walls for review and approval by the City Engineer. Construct concrete v-ditches and drainage system at the back of retaining walls in accordance with the Grading Plan Checklist and as required by the City Engineer.
- E 4. Submit rough and/or 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.
- E 5. 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.
- E 6. Design short-term erosion control 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, gravel bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.
- D 7. 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.
- E 8. Design grading to intercept and conduct off-site tributary drainage flow around or through the project site in a manner that does not adversely affect adjacent properties. Conveyance of on-site and off-site tributary flows shall be maintained by the underlying property owner.

- E 9. Design grading to drain the entire area of the project to the proposed Water Quality Management Plan (WQMP) infiltration system and to accommodate overflows as necessary.
- E* 10. Plot all existing and proposed easements on grading plan and note disposition of any existing utilities, appurtenances, fences, and access roads.
- D* 11. Construct temporary sedimentation basins for use during the grading and construction period of the project. Do not start using the proposed infiltration basin until the site is stabilized for erosion and sedimentation.
- B 12. 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 13. Submit original wet signed and stamped final grading certification from the soils engineer and grading engineer, to the City Engineer.

STREET IMPROVEMENT

- E* 14. Submit engineering plans for the **Sterling Avenue** and **Elm Street** frontages, including street improvements and signing, striping and pavement markings 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 on the street and storm drain improvement checklist. Provide ADA access to site from **Sterling Avenue** right-of-way.
- C* 15. Construct new street improvements along **Sterling Avenue** project frontage including, but not limited to:
 - a) Construct frontage landscape improvements at back of sidewalk.
 - b) Remove and reconstruct the northerly commercial drive approaches (per City Std. 212) if damaged or not found in compliance with current City Standards.
 - c) Design the limits and extent of removal of existing improvements, and construction of transitional improvements to complete items a-c above and as approved by the City Engineer.
- C* 16. Construct new street improvements along **Elm Street** project frontage including, but not limited to:
 - a) Construct landscape improvements on the east side of street as approved by the Community Development Director.
 - b) 5-foot wide sidewalk per City Std 208, Type A.
 - c) Remove and reconstruct the existing PCC drive approach per City Std. 212 18 feet east of street centerline. Minimum driveway width for vehicle parking ingress/egress is 20 feet.
 - d) Design the limits and extent of removal of existing improvements, and construction of transitional improvements to complete items a-c above and as approved by the City Engineer.
- C 17. Design and construct public improvements including sidewalk and access ramps, as needed, in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code. Redesign and reconstruct existing frontage improvements if found not in compliance with City Standards.

- C* 18. Install new solar-powered street light system or LS-3 metered street light system along the project frontage of **Sterling Avenue**. The new street light(s), electrical conduits, wiring and meter etc. will be owned and maintained by the City. The street light(s) shall be equipped with a Light Emitting Diode (LED) luminaire on a marbelite pole with types and at the location specified by the City Engineer. Pay the City street lighting energy and maintenance charges for the initial 12 months of occupancy.
- C 19. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALITY/ DRAINAGE

- E 20. 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* 21. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, infiltration basin, pretreatment devices, and raised curb landscaped areas and parking lot islands. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.
- E 22. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.
- C 23. 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* 24. Construct on-site private drainage system, HDPE or other pipe material as approved by City Engineer, to drain the entire project site to the proposed WQMP BMPs in accordance with the approved Final Water Quality Management Plan and construct necessary drainage overflow facilities. Construct an overflow pipe to convey any overflow from the proposed infiltration basin to fronting streets as necessary.
- B 25. At the underground infiltration system proposed by the Final WQMP, conduct at least two new infiltration tests using a double-ring infiltrometer. The tests shall be conducted at the proposed infiltration basin subgrade elevation, prior to the submittal of the F-WQMP. After obtaining the results from the two tests, the engineer and geotechnical engineer shall determine if additional testing is required.

- E 26. Submit a hydrology study to determine storm runoff quantities tributary to and generated by the Project for review and approval by the City Engineer. Include hydraulic calculations to determine the size and type of all drainage facilities.
- C 27. Intercept and convey off-site drainage tributary to the project boundary around or through the project in a manner that will not adversely affect adjacent or downstream properties.
- E 28. Submit engineering plans for public and private drainage systems to the City Engineer for review and approval. Comply with the City design standards as shown on the street and storm drain improvement checklist.

DEDICATION/ ANNEXATION

- B* 29. Dedicate an irrevocable offer of dedication via separate instruments:
 - a) 30-foot right-of-way street half-width east of Elm Street centerline across project frontage.
 - b) 52-foot right-of-way street half-width west of Sterling Avenue centerline across project frontage.
- B 30. At the time of legal description and plat submittal, if applicable, 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 (less than 3 months old). Inverse calculations will not be accepted for plan check. Upon approval, the City will record the legal documents and forward copies to the applicant.
- D* 31. If the site is ever subdivided in the future, record a reciprocal private easement for drainage, and utilities.

FEES/ PERMITS

- C* 32. Pay in-lieu fee or underground existing overhead utilities located within the public right-of-way along the west side of Sterling Avenue frontage as determined by the City Engineer and per Resolution 2007-062.
- E 33. Pay development impact fees and engineering fees for plan check, WQMP review, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS plan update, microfilming and storage of plans, and other required fees.
- D 34. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.
- E 35. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

UTILITIES/ CONSTRUCTION

- *E 36. Obtain written permission from adjoining property owners prior to start of any grading, removal or construction work located within the affected private properties.
- B 37. Coordinate temporary fencing and construction with the adjacent property owners. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

- C 38. Reconstruct existing public improvements removed or damaged during construction. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal after removal of existing striping shall be across all or a portion of damaged pavement caused by this project as determined by the City Engineer.
- C* 39. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- C 40. Provide all utility services to each building, including sanitary sewers, water, electric power, gas, cable TV, internet, and telephone. All utilities listed under Highland Municipal Code Section 16.40.380 (A) are to be underground per Ordinance 315.
- E 41. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide written verification from the Regional Water Quality Control Board specifying the projects WDID number.
- B 42. 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 43. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- B 44. Remove all existing on-site utility poles per Ordinance 315, excluding the pole located along Elm Street frontage. Coordinate relocation of electrical drop for affected offsite properties.
- D 45. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.
- B 46. Design and construct trash enclosures per City Standard 700 or trash facilities per the approved Waste Management Plan, as approved by the Public Works Director.
- C 47. Install telephone, cable television, and internet enclosures underground whenever the underground installation is an available option offered by the utility companies. If the underground installation is not an available option and utility enclosures must be installed above ground, install the above-ground utility enclosures and any flush mount utility enclosures at locations where construction of retaining walls will not be necessary for compliance with the setback requirements of the utility companies.
- B* 48. Submit a Composite Utility Plan for the purposes of coordinating, maintaining and improving landscaping in City right-of-way. Indicate the location of all above ground and flush mount water, electric, cable TV, internet, street lights, traffic signal, and telephone utility structures prior to City issuance of utility permits.

Building and Safety Division Conditions of Approval

Date: March 11, 2024
Applicant: Unk.
Address of Applicant: Unk.
Site Location: 7480 Sterling Ave.
APN 0278-131-48-0000

1. Please provide the following number of construction plans and documents listed below for the first review of the proposed project. The initial plan review time will take two weeks on most projects. The applicant will receive an application number at the time plans are submitted for Building & Safety's plan review. This number is needed to obtain information regarding your project.

- (3) Architectural Plans
- (3) Project Condition of Approval from all departments:
To be included in Architectural plan set at plan submittal.
- (3) Structural Plans
- (3) Plot/Site Plans
- (3) Electrical Plans
- (3) Electrical Load Calculations
- (3) Exiting Plans
- (3) Plumbing Plans/Isometrics
- (3) Mechanical Plans
- (3) HVAC Duct Layout Plans
- (3) Precise Grading Plans
**Grading, Photometric, or Landscape Plans: Please mark "FOR REFERENCE ONLY"*
- (3) Site Disabled Access Plan
- (3) Temporary Construction Fence Plan
- (2) Roof and Floor Truss Plans
- (2) Title 24 Energy Calculations
- (2) Soils Report
- (2) Structural Calculations
- (1) Commissioning Plan
- (1) Fire Flow Test – At submittal with hydrant location dimensioned on the site plan.
Provide before permit issuance.
- (1) East Valley Water District (EVWD) – A copy of the signed Discharge Permit Application
- (1) Health Department Approval for proposed project

2. All structures shall be designed in accordance with the current version of the California Building Codes at the time of submittal (Currently the 2022 codes), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C" (ASCE7-22), and Energy Climate Zone 10.
3. All onsite utilities are to be underground. As approved by the Planning Division, utility cabinets and transformers are exempt.
4. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit a copy of the Water Quality Management Program Report. (WQMP)
5. All deferred plan items & required deputy inspections are to be identified on the plans cover sheet.
6. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel. The accessible route(s) of travel shall be the most practical direct route from each site arrival point.
7. All dead and removed trees and foliage is to be properly removed from the site.
8. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements; therefore, it is the building owner's responsibility to be aware of those differences and comply accordingly.
9. All construction materials which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycling company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.
 - a. Prior to Permit issuance – The permit holder shall register a project Construction & Demolition Debris Program application for self-haul or contract services through the City's Franchise hauler.
10. The building is to be connected to the public sewer system, when provided or within 250 feet of the nearest sewer main
 - a. When the public system is not available, an onsite septic system is to be installed. Please provide Building Staff with a will-not/sewer

not available letter from East Valley Water District (EVWD) and an approved septic system design from the Santa Ana Regional Water Quality Control Board (please contact Susan Beeson at (951) 782-4902). An approved design with percolation test will be required to be submitted to Building & Safety for separate review and permitting prior to issuance of a building Permit.

11. Prior to building permit issuance - submit copy of the East Valley Water District (EVWD) –signed Discharge Permit Application to the Building & Safety staff. Discharges into the sewer collection system and POTW could potentially introduce hazardous or undesired matter into the sewage infrastructure.
 - For additional information, please contact a member of the Source Control staff at (909) 806-4222 or via email at sourcecontrol@eastvalley.org. Thank you for your cooperation.
12. Prior to the issuance of Building Permits, site-grading certifications, compaction reports, and survey reports shall be submitted to Building and Safety or to Public Works, as applicable.
13. 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. Fire flow tests shall be obtained by East Valley Water District.
14. Prior to the issuance of Building Permits, construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.
15. Prior to the issuance of Building Permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid. (San Bernardino Unified School Districts)
16. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.
 - a. Installation of a construction trailer through the “Temporary Occupancy Permit”, alternatively, a 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.

17. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase. The construction fencing shall be removed from the site at the completion of the project.
18. On-site 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 and on site per NPDES stormwater requirements.
19. Construction activities shall not commence prior to 7:00 a.m. and shall terminate no later than 7:00 p.m. Monday through Saturday with no construction activities performed during city or Federal Holidays. (Ordinance 420 HMC) unless restricted further by environmental review mitigation.
20. Building and Safety inspection requests must be made by 4:00 pm. on the previous City working day to receive the next business day inspection. Please contact (909) 864-6861, Ext 228.
21. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or applicable agency at least two weeks prior to requesting a final building inspection from Building and Safety. Each agency shall sign the back of the Building and Safety Job Card, or provide agency approved signed documentation, and provide a copy of the signatures to Building and Safety at the time the final inspection is requested.
22. 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 notice is sent to the San Bernardino County Records Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.
23. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.
 - a. If your inspection request is left on another phone extension your inspection will not be performed.

- b. Inspection requests must be made by 4:00 pm for an inspection the following Business Day. Please see the City's Website for more information.
24. 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 either final occupancy, the trash receipts shall be forwarded to the Planning Division.
25. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.
26. Non-residential buildings equal or greater than 10,000 sq. feet shall provide Commissioning as part of the design. At the time of the project plan submittal for plan review, submit a Commissioning Plan pursuant to (Section 5.410.2 and Section 5.410.2.3) of the California Green Building Standards Code. The Commissioning Plan shall include the following:
- a. General project information
 - b. Commissioning goals
 - c. Systems to be commissioned
 - d. An explanation of the original design intent
 - e. Equipment and systems to be tested, including the extent of the test
 - f. Functions to be tested.
 - g. Conditions under which the test shall be performed
 - h. Measurable criteria for acceptable performance
 - i. Commissioning team information
 - j. Commissioning process activities, schedules and responsibilities.
 - k. Plans for the completion of the commissioning shall be included.



City of Highland, **FIRE PREVENTION DIVISION**, Conditions of Approval.

DATE : 12/20/2023

Page 1 of 6

APPLICANT : Indonesian Seventh-Day Adventist Church of the Inland Empire

ADDRESS : 7480 Sterling Ave

SITE LOCATION: 0278-131-48-0000

FILE / INDEX No.: CUP-21-003

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.

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** for construction requirements.

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. **HF40:** Where an automatic extinguishing system or standpipe system is in place, system shall be serviced and maintained in operating condition according to NFPA and California State Fire Marshal requirements. **T19; CFC; NFPA**
4. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**
5. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**
6. **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.
7. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**

ACCESS:

8. **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**

9. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**
10. **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**
11. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**
12. **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**
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. **HF54:** Commercial and Industrial structures-occupancies and gated complexes shall have a "**KNOX BOX**" system installed on the exterior of the building(s) or complex. location of device to be determined by the fire department. The box shall contain keys necessary to gain access and may contain pre-plans and MSDS information as required by the fire department. New and existing multi-tenant commercial buildings shall provide a 'KNOX' box large enough to contain keys to access each individual tenant space. Installation location(s) to be determined by

the fire marshal. The box shall contain clearly marked keys to each tenant space or other areas as determined by the fire marshal. **CFC**

WATER:

16. **HF25:** Minimum required fire flow, as determined by i.s.o. formula, is as follows:
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 C

Note: Hydrants shall meet EVWD standards.

17. **HF29:** Fire hydrant spacing shall be:
Commercial retail: 300 FEET
CFC / APPENDIX B AND 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.

18. **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**
19. **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**
20. **HF30:** Private, on-site fire hydrant(s) – yard hydrant(s)- capable of supplying required fire flow shall be installed at location(s) identified by the fire department. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. hydrants with one 2 ½" outlet and one 4" outlet.
CFC / APPENDIX B AND C

ADDRESSING – IDENTIFICATION:

21. **HF21:** **Commercial and multi-family residential** address numbers shall be displayed on all **new and existing** structures in such a manner as to be plainly visible and legible from the access roadway or street. Numerals shall be of a contrasting color to the building and electrically illuminated.
Minimum size of the numerals shall be 8" height, 3/4" stroke, or as approved by the fire marshal.
Industrial occupancies shall have address numbers of 12" height, 1" stroke and shall be electrically illuminated so as to be visible and legible from access roadway or street. ✓

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.

HMC

FIRE PROTECTION & ALARM SYSTEMS:

22. **HF36:** Automatic fire sprinklers shall be installed according to **NFPA 13** and fire dept. requirements. Submit three (3) sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**
23. **HF37:** Automatic fire sprinkler control devices (P.I.V & O.S.&Y.) Shall be visible from fire dept. access roadway, and identify system being controlled and address of structure.
Fire Dept. Connection (FDC) shall be located no closer than forty (40) feet and not to exceed one hundred fifty (150) from structure. Required fire hydrant shall have a maximum distance from FDC of thirty (30) feet. FDC shall identify address and system of structure being protected. **CFC**
24. **HF39:** An automatic fixed fire extinguishing system (**UL-300**) shall be installed in the hood and duct system of commercial cooking equipment. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to fire department for review and approval prior to installation. **CFC**
25. **HF41:** A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq.ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by fire department, may be required. Fire extinguishers shall be serviced bi-annually and shall have a current State Fire Marshall service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year. **CFC; NFPA**
26. **HF42:** A 40BC (K-Type) fire extinguisher shall be installed within 30 feet of commercial food heat-processing equipment. Fire extinguishers shall be serviced annually and shall have a current SFM service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year.
CFC; T-19
27. **HF43:** An automatic fire detection and alarm system meeting the requirements of CFC 907, CBC and NFPA 72 shall be installed. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. **CFC; CBC; NFPA**

28. **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
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