



CITY OF HIGHLAND

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

INITIAL STUDY

1. Case No: ENV 015-003 – Related Entitlements: GPA 015-003, GPA 015-003, ZC 015-001, SPR 015-001, CUP 015-001, TTM 015-004
Project title: Highland Park (by MasterCraft)
2. Lead agency: City of Highland, 27215 Base Line, Highland, CA 92346
3. Contact person: Tom Thornsley, Associate Planner,
Tel: (909) 864-6861, Ext. 259
4. Project location: 29300 Baseline Street, Highland, CA, on the north side of Baseline Street, between Club View Drive and Weaver Street. (APN: 0288-562-03)
5. Project applicant/sponsor: 29300 Baseline Partners, LLC, Ray Dorame, 20201 SW Birch St., Ste. 100 Newport Beach, CA 92660
6. Description of project:

The applicant 29300 Baseline Partners is proposing a General Plan Amendment and a Change of Zone from Medium Density Residential and Two-Family Residential (R-2) respectively to Planned Development to permit a 46-lot subdivision on 7.66 acres. This application also includes: Conditional Use Permit for the implementation of the Planned Development with its unique standards to permit separate lot development and project site amenities, standards for residential product design and floorplan concepts; TTM 19915 with 46 single-family lots, one neighborhood park serving dual purpose as a water quality basin, roadways, landscaped slopes, and utilities; an Environmental Assessment for review of any possible environment impacts associate with the property site or potential development impacts.

7. Present Land Use: Vacant single-family home with storage buildings and animal shelters.
8. General Plan designation: Medium Density Residential
9. Zoning: R-2 (Two-Family District)

10. Is the proposed action a "project" as defined by CEQA? (See Section 2.6 of State CEQA Guidelines. If more than one project is present in the same area, cumulative impact should be considered) Yes No
11. If "yes" on 10, does the project fall into any of the Emergency Projects listed in Section 15269 of the State CEQA Guidelines? Yes No
12. If "no" on 10, does the project fall under any of the Ministerial Acts listed in Section 15268(b) of the State CEQA Guidelines? Yes No
13. If "no" on 12, does the project fall under any of the Statutory Exemptions listed in Article 18 of the State CEQA Guidelines? Yes No
14. If "no" on 13, does the project qualify for one of the Categorical Exemptions listed in Article 19 of the State CEQA Guidelines? (Where there is a reasonable probability that the activity will have a significant effect due to special circumstances, a categorical exemption does not apply). Yes No
15. Surrounding land uses and setting (briefly describe the project's surroundings):
- North: Single-Family Residences
 South: Single-Family Residences
 East: Single-Family Residences
 West: Single-Family Residences
16. Surrounding General Plan and Zoning:
- North: Planned Development / Planned Development
 South: Planned Development / Planned Development
 East: Agricultural Equestrian / Agricultural Equestrian
 West: Planned Development / Planned Development

17. Is the proposed project consistent with (if answered “yes” or “n/a”, no explanation is required):
- | | |
|--|--|
| City of Highland General Plan | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> |
| Applicable Specific Plan | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> |
| City of Highland Zoning Code | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| South Coast Air Quality Management Plan | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> |
| San Bernardino International Airport Master Plan | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> |
| Other: East Highlands Ranch Planned Unit Development, Development Standards Report | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> |
18. Are any of the following studies required?
- | | |
|---------------------------|---|
| Soils Report | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Slope Study | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Geological Report | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Traffic Study | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Air Quality Study | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Hydrology | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Sewer Study | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Biological Study | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Noise Study | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Hazardous Materials Study | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Housing Analysis | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Archaeological Report | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Groundwater Analysis | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Water Quality Report | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Other | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

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

East Valley Water District, Southern California Edison Co, The Gas Company Co, Redlands Unified School District, Verizon Telephone Company, Regional Water Control Board

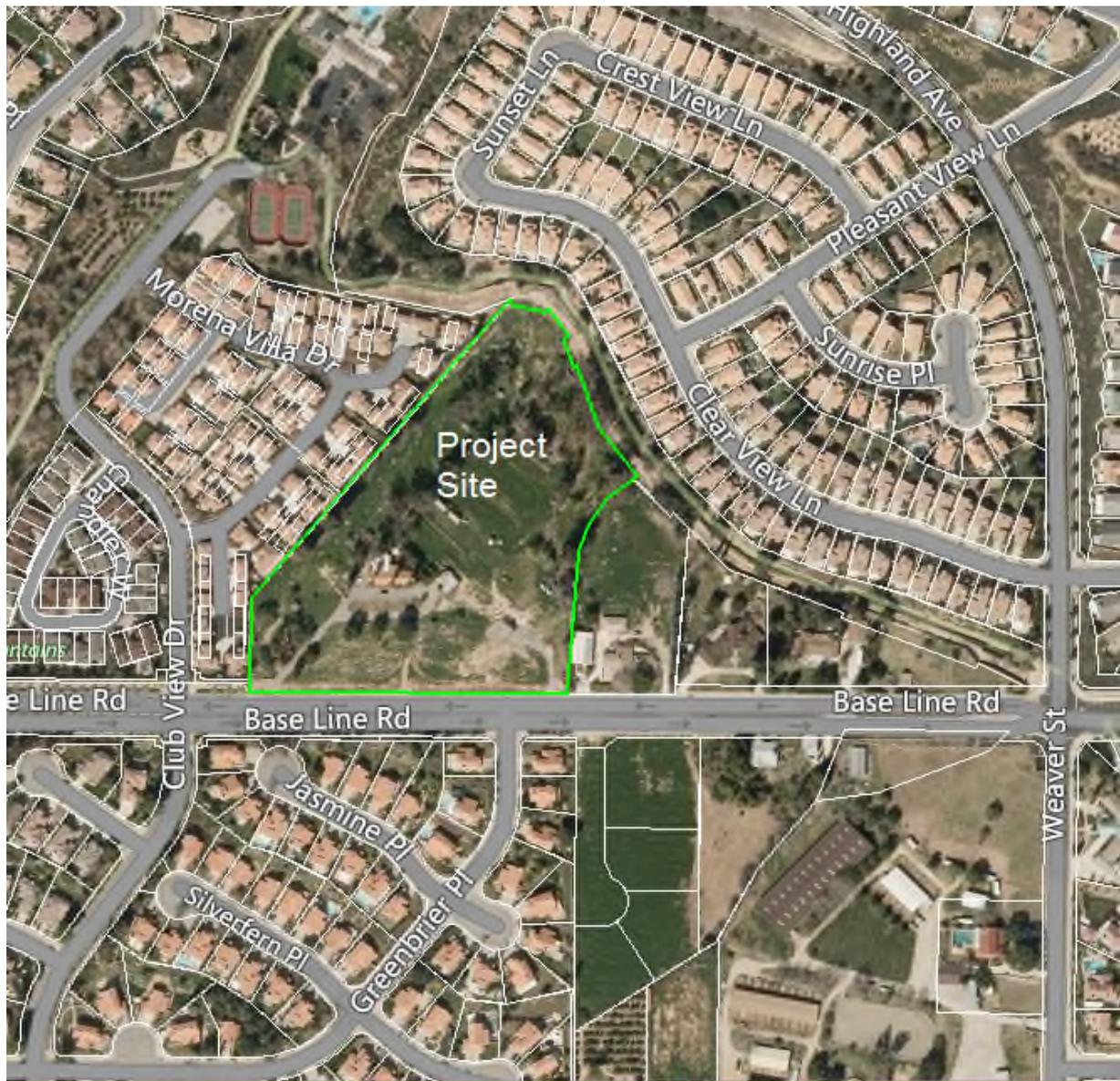
Responses:

17. This project is only inconsistent with City of Highland General Plan because the Highland Municipal Code requires that General Plan Land Use must be Planned Development to permit a Zone Changes to Planned Development.

INFORMATION SOURCES CITED: The documents below are incorporated herein by reference and are available for review at Highland City Hall, located at 27215 Base Line, California.

1. City of Highland General Plan and Environmental Impact Report, Adopted by the City Council March 14, 2006.
2. City of Highland Municipal Code
3. Flood Insurance Rate Map Number 06071C8706H, dated August 28, 2008.
4. "San Bernardino County Important Farm Land 2010" Sheet 2 of 2. Farmland Mapping and Monitoring Program.
5. Phase I Environmental Assessment, 29300 Baseline Street, prepared by PETRA Geotechnical, Inc., 40880 County Center Drive, Suite R, Temecula, CA 92591, January 31, 2014
6. Report of Limited Phase II Environmental Assessment, Near Surface Soil Testing, 29300 Baseline Street, prepared by PETRA Geotechnical, Inc., 40880 County Center Drive, Suite R, Temecula, CA 92591, March 10, 2014
7. Preliminary Geotechnical Evaluation, PETRA Geotechnical, Inc., 29300 Baseline Avenue, 40880 County Center Drive, Suite R, Temecula, CA 92591, April 15, 2014
8. Phase I Cultural Resources Survey for the Highland 44 Project, Tentative Tract 19915, prepared by Brian F. Smith and Associates, Inc., 14010 Poway Road, Suite A, Poway, California 29064
9. Paleontological Resource Assessment, Highland 44, prepared by Brian F. Smith and Associates, Inc., 14010 Poway Road, Suite A, Poway, California 29064
10. Tentative Tract 19915 Preliminary Hydrology Report, January 5, 2015, prepared by MDS Consulting, 17320 Redhill Ave., Suite 350, Irvine, CA 92614
11. Highland Park Air Quality Impact Analysis, City of Highland, prepared by Urban Crossroads, Inc., 41 Corporate Park, Suite 300, Irvine, California 92606
12. Highland Park Greenhouse Gas Analysis, prepared by Urban Crossroads, Inc., 41 Corporate Park, Suite 300, Irvine, California 92606
13. Highland Park Noise Impact Analysis, prepared by Urban Crossroads, Inc., 41 Corporate Park, Suite 300, Irvine, California 92606
14. Highland Park Trip Generation Assessment, prepared by Urban Crossroads, Inc., 41 Corporate Park, Suite 300, Irvine, California 92606

Attachment 1 Area Map



1. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

Explanation:

1a Less Than Significant Impact: The project site is surrounded by residential development and the nearest scenic vistas defined in the City's General Plan are approximately one mile away and generally consist of background views. While the Project would not impact views of the mountains from surrounding uses, the views from the surrounding uses would change from an approximately 8-acre property with only one home and accessory buildings to a residential use. The layout of the homes would no further obstruct views from the surrounding properties that currently exist although it would change the view from the current single home and accessory structures to multiple homes. However, this residential development would be consistent with views of development already surrounding the proposed Project. No mitigation measures are required.

1b No Impact: The project site is not located along a designated state scenic highways

and the nearest officially designated State Scenic Highway is Route 38, more than ten (10) miles to the east of the Project site. Therefore, the Project does not have the potential to damage trees, rock outcroppings, or historic buildings within state scenic highways. No mitigation measures are required.

- 1c Less Than Significant Impact: The visual character of the Project site is a single residents with accessory structures spread over approximately eight acres. Most of the site consists of overgrown grasses, weeds and a mix of palm, pine, and other small trees and shrubs. This view would be replaced by multiple single family homes and a heavily landscaped street frontage and slops visible to traveling motorist and neighboring properties. All homes proposed for development will meet the established design guidelines keeping with the look and character of the surrounding residential development. Therefore, no significant impacts to the existing visual character or quality of the Site and its surroundings would occur as a result of the proposed Project. No mitigation measures are required.
- 1d Less Than Significant Impact: Project site, with its one single-family home, is not a substantial source of light and glare. Development of the site with multiple single-family homes would introduce new sources of light from the homes and required streetlights. All required lighting would be in compliance with city standards so any light increase will be similar that in the surrounding residential development. No mitigation measures are required.

Mitigation Measures: Not Required

2. AGRICULTURE RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- 2a **No Impact:** Based on recent and past aerial photographs and Site it has been uses as a single-family residents for several decades. The Site is void of any agricultural uses or contracts. Based on the California Department of Conservation Farmland Mapping and Monitoring Program’s map “San Bernardino County Important Farmland 2010. Sheet 2 of 2,” the proposed development is located within an area designated "Urban and Built-Up Land". Urban and Built-Up Land is defined, as areas were land is developed to a minimum of 1 unit to 1.5 acres of land. Therefore, Project implementation would not convert Prime, Unique, or Farmland of Statewide Importance. No mitigation measures are required.
- 2b **No Impact:** The proposed Project Site is currently zoned Two-Family Distric (R-2). The propose Project is not under a Williamson Act contract. No impacts would occur in this regard. No mitigation measures are required.
- 2c **No Impact:** As stated previously, the subject property contains a single home and is void of any agricultural uses or contracts. Implementation of the proposed Project would therefore not result in any further conversion of farmland to non-agricultural production on the Site, as the property is vacant. No mitigation measures are required.

Mitigation Measures: Not Required

3. AIR QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

- 3a No Impact: The proposed Project is a residential development located within the City of Highland. The proposed development is consistent with the population projections set forth by SCAG for the City of Highland and is intended to accommodate growth. It is also consistent with the established population or growth projections and is consistent with the goals of the City of Highland. Furthermore, the Project would not produce long-term significant quantities of criteria pollutants or violate ambient air quality standards. As such, the Project would not conflict with or obstruct implementation of the Air Quality Management Plan. No mitigation measures are required.
- 3b Less Than Significant: The Project includes the construction and occupancy of forty-six (46) single-family units. Air pollutant emissions associated with the Project could occur over the short-term from site preparation and construction activities to support the proposed land use. It is also consistent with the established population or growth projections and is consistent with the goals of the City of Highland General Plan. No mitigation measures are required.
- 3c Less Than Significant: The CEQA Guidelines require that projects be evaluated with respect to their contribution to the cumulative baseline conditions. The Project proposes a residential land use which is generally consistent with this designation based on the City of Highland's General Plan Land Use Element which states, "Within the Planned Development designated areas, all residential land uses are considered to be appropriate." It should be noted that the proposed residential development would not exceed regional thresholds for construction and operational emissions. In addition, Project construction source emissions would not exceed localized thresholds and would therefore be considered to have a less than significant impact. Thus it is assumed that the Project is consistent with the growth projections included in the AQMP. No mitigation measures are required.
- 3d Less Than Significant: As stated above, the proposed Project is not expected to exceed the threshold for construction and operational emissions. As a result, no substantial pollutant concentrations would occur with Project implementation. No mitigation measures are required.
- 3e Less Than Significant: The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities, and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. No mitigation measures are required.

Mitigation Measures: Not Required

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

Explanation:

4a Less than Significant with Mitigation: The Project Site consists of an approximately 8 acre site with a variety of large eucalyptus and non-native trees and other vegetative habitat that can support raptors and other migratory birds. Therefore, it is possible that nesting birds could be present in the vegetation located on site that may attract birds which are protected under the federal Migratory Bird Treaty Act. It is also possible that burrowing owl, identified by the California Department of Fish and Game (CDFG) as a species of special concern and protected under the Federal Migratory Bird Treaty Act, will find suitable habitat on this site.

During the avian breeding/nesting season (typically February 1 through August 31), large trees (greater than 15 to 70 feet) may be used by hawks, ravens, or other large birds for nesting. Trees, shrubs, and other vegetation may provide nest sites for

smaller birds, and burrowing owls may nest in abandoned ground squirrel burrows, pipes, or similar features. Most birds and their active nests are protected from “take” (meaning destruction, pursuit, possession, etc.) under the Migratory Bird Treaty Act (USFWS 2002) and/or Sections 3503–3801 of the California Fish and Game Code (CDFG 2007). Activities that cause destruction of active nests, or that cause nest abandonment and subsequent death of eggs or young, may constitute violations of one or both of these laws.

To avoid potential impacts Mitigation Measures BIO 4.1 & 4.2 shall be implemented prior to the start of any construction related activities on site. Compliance with these measures will reduce this potential impact to below a level of significance. Therefore, no significant impacts related to protected or sensitive species will result from the proposed project.

- 4b **No Impact:** The Project Site consists of an approximately 8 acre site with one single-family residence and some accessory buildings. There is existing residential development to the east, west, north, and south. According to Figure 5-1 Biological Sensitivity Map, of the City of Highland General Plan this Site is not potential habitat for endangered or protected species or riparian habitat. No mitigation measures are required.
- 4c **No Impact:** There is no Corps jurisdictional riparian habitat or wetlands on Site, and therefore, no need for a 404 Permit. No mitigation measures are required.
- 4d **No Impact:** The proposed Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Therefore, the proposed Project would not create a significant impact to wildlife corridors. No mitigation measures are required.
- 4e **No Impact:** The removal of trees on the subject Site does not conflict with any policies for tree preservation with in the City of Highlands General Plan. No mitigation measures are required.
- 4f **No Impact:** The proposed Project is not within or adjacent to a conservation plan or any other approved local, regional, or state Habitat Conservation Plan (HCP), and as stated in 4a,b above, no California gnatcatchers, San Bernardino Kangaroo Rat (SBKR), and Stephen’s Kangaroo Rat (SKR) are expected to occur on the Site. No mitigation measures are required.

Mitigation Measures:

Mitigation Measure BIO 4.1

A pre-construction burrowing owl survey shall be performed within 30 days prior to the commencement of ground disturbing activities. It shall include both winter (December 1 – January 31) and nesting (April 15 – July 15) season surveys. The project site does not have long-term conservation value, therefore, if burrowing owls are found to be present passive relocation of the owls can be conducted by a qualified biologist.

Mitigation Measure BIO 4.2

If construction activities cannot avoid the bird-breeding season (February 1 through August 31) a qualified biologist shall conduct a nesting bird survey. The survey shall occur not more than 2-5 days prior to the commencement of the construction activities to minimize the potential that nests are not initiated after the survey and prior to construction. If occupied nests are observed within the construction zone, the qualified biologist shall conspicuously flag off the area(s) supporting bird nests, providing a buffer (size of buffer will be dependent on the species found to be nesting), between the nest(s) and limits of construction. The construction crew shall be instructed to avoid any activities in this zone until the birds' nest(s) is/are no longer occupied, per a subsequent survey by the qualified biologist. Monitoring of the nest may be required to ensure that no "take" is resulted by construction.

5. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation:

5a No Impact: The Project consists of an approximately 8 acre site with one single-family residence and accessory buildings. An archeological investigation and records search of data obtained from the Archeological Information Center (AIC) at the San Bernardino County Museum found at no historic resources are associated with this site. Therefore, no mitigation measures are required.

5b No Impact: Figure 5-2 Archeological Resources of the City of Highland General Plan identifies the subject Site as an area within a sensitive Archeological Resources. The project is located in an area of high cultural resource sensitivity, as suggested by known site density and predictive modeling. The majority of recorded sites in the vicinity of the project are historic ranches and farmsteads. Only one prehistoric isolate, a metate, is recorded within one mile of the project area. Sensitivity for cultural resources in a given area is usually indicated by known settlement patterns, which in the southwest San Bernardino County area is focused around environments with accessible food and water.

The archaeological investigation of the subject property included a review of

archaeological records search information provided by the Archaeological Information Center (AIC) at the San Bernardino County Museum (SBCM). The records search provided information regarding previous archaeological studies in the project area and any previously recorded sites within the project boundaries, or in the immediate vicinity. According to the data obtained from the AIC, although no previously recorded sites were identified within the project area, a total of 16 historic archaeological sites and one prehistoric isolate have been recorded within a one-mile radius of the project area.

The archaeological survey of the project area was conducted on November 18, 2014. Survey conditions were generally good and ground visibility ranged from fair to good in most areas. The property has been disturbed and graded in the past, and previous impacts to the property include a residence and related property improvements. No prehistoric or historic cultural resources were identified during the survey. The proposed project will not impact any cultural resources, and consequently, mitigation measures will not be required as a condition of approval for this project. No mitigation measures are required.

5c No Impact: No paleontological resources or unique geologic features were identified with the Project Site. No mitigation measures are required.

5d Less Than Significant with Mitigation Incorporated: No human remains are known to exist on the Project Site. However, should any human remains be uncovered during construction activities, implementation of the following mitigation measures CUL 5.1 will reduce this potential impact to below a level of significance. Therefore, no significant impacts related to human remains will be result from the proposed project.

Mitigation Measures:

Mitigation Measure CUL 5.1

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 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.

6. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2001), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- 6a) i) **No Impact:** The City of Highland General Plan identifies in Figure 6-2, Potential Geological Hazards. The San Andres Fault System is located approximately 750 feet north of the Site. No active or potentially active faults are known to project through the Site and the Site lies just outside the bounds of an Earthquake Fault Hazard Zone as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act. No mitigation measures are required.
- 6a) ii) **Less Than Significant Impact:** The site is located in a seismically active area of Southern California and will likely be subjected to very strong seismically related ground shaking over the anticipated life span of the project. Structures within the site should therefore be designed and constructed to resist the effects of strong ground motion in accordance with the most recent California Building Code and the seismic parameters include in the Preliminary Geotechnical Evaluation prepared by PETRA for the project site. No mitigation measures are required.
- 6a) iii) **No Impact:** Figure 6.3 of the City of Highland General Plan shows that the Proposed Site is not located within the High Liquefaction Susceptibility Area. Based on the Preliminary Geotechnical Evaluation prepared by PETRA dated April 15, 2014, the liquefaction potential on this Site is considerable negligible due to the moderately hard older alluvial fan materials that underlie the site. No mitigation measures are required.
- 6a) iv) **No Impact:** According to Figure 6.3 of the City of the Highland General Plan the Proposed Site is not susceptible to landslide. No mitigation measures are required.
- 6b) **Less Than Significant Impact:** The Project may result in minor soil erosion or loss of topsoil during construction activities from wind and water erosion. The City will condition the project to submit grading plans and a Storm Water Pollution and Prevention Plan, as well as, be in conformity with the Water Quality Management Plan (WQMP) for post-construction drainage. No mitigation measures are required.

- 6c Less Than Significant Impact Based on the Preliminary Geotechnical Evaluation prepared by PETRA dated April 15, 2014, a significant geotechnical factor affecting the project site is the presence of near-surface compressible undocumented fill and young alluvial fan deposits. Such materials in their present state are not considered suitable for support of fill or structural loads. Accordingly, these materials will require removal to the competent older alluvial fan deposit soils and replacement with properly compacted fill. Removals of these soils are on the order of 5 to as many as 10 feet below existing grades as observed during site exploration. Earthwork should be performed in accordance with the most recent California Building Code and to the site-specific recommendations included in the Preliminary Geotechnical Evaluation prepared by PETRA for the project site adopted as a condition of approval for the project. No mitigation measures are required.
- 6d No Impact: Site excavated on the site to the depths explored consisted of silty sands and clayey sands soils which have a very low expansion potential. Based on the Preliminary Geotechnical Evaluation prepared by PETRA dated April 15, 2014, the Proposed Site poses a very low expansion potential. No mitigation measures are required.
- 6e No Impact: The proposed Project will connect to the local water and sewer delivery system, therefore no impacts. No mitigation measures are required.

Mitigation Measures: Not Required

7. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explanation:

- 7a Less Than Significant: While grading and construction activities of the proposed Project may involve the limited transport, storage, use or disposal of hazardous materials, such as demolition material from the residence and other on-site structures and containers, and in the fueling/servicing of construction equipment on-site, these activities would be short-term or one-time in nature and would be subject to Federal, State, and local health and safety requirements. Long-term use of the project consists of residential uses and would not involve the routine transport, use, and disposal of hazardous materials. Therefore, impacts would be less than significant. No mitigation measures are required.
- 7b Less Than Significant: No significant quantities of hazardous materials are known to be located on the site although materials may be discovered during the demolition of the residence and the removal of other on-site structures, equipment, tanks, and containers. Soils testing conducted on site found some diesel-range residues and motor-oil residues contamination but test results reported concentrations below the residential soil threshold and no further evaluations and/or testing is warranted.
- 7c No Impact: The proposed project is for the development of a forty-six (46) single-family residential type use. Therefore, the proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials. Any hazardous materials on Site would be those typically associated with residential developments including household cleaners, lawn care chemicals, and automotive care products. None of these hazardous materials would pose a hazard to the existing school. No mitigation measures are required.
- 7d No Impact: The Applicant submitted a Hazardous Waste Site Certificate. The Site is not known to have been listed as a Site with Hazardous Materials. No mitigation measures are required.

- 7e & f **Less Than Significant Impact:** The proposed Project is located approximately 2.5 miles away from Redlands Municipal Airport and approximately 3.5 miles from the San Bernardino International Airport. At these distances the residences are outside of zones requiring additional safety considerations. Although aircraft flyovers may occur, they will not significantly impact the proposed Project. Less than significant impacts would occur. No mitigation measures are required.

- 7g **Less Than Significant Impact:** The primary access to the Project Site is from Base Line. Since this project site is within the Fire Severity Zone the configuration of the length of cul-de-sacs must be limited to no more than 350 feet unless designed with a secondary emergency access. Internally the roadways loop together and a secondary, emergency only ingress/egress has been included west of the primary access. This emergency egress along with the primary access meets the criteria for an implementable emergency evacuation plan. Development of the site would not involve extensive street closures during construction operations and would not impair implementation or interfere with an adopted emergency response plan within the City. No mitigation measures are required.

- 7h **No Impact:** The proposed Project is located within the southernmost limits of a Fire Severity Zone. Approximately, one-half mile of residential development separates the project site from the nearest wildlands. As detailed in 7g above, the project's street configuration and the emergency egress permit two points of entry/exiting routes from the tract should the need arise. The construction methods utilized in the development of the residential units will be in compliance with all current building codes and regulations designed for safe development in a Fire Severity Zones. With the proposed circulation plan and building construction to building and fire code standards no persons or structures will be placed at significant risk of loss, injury or death involving wildland fires. Therefore, no mitigation measures are required.

Mitigation Measures: Not Required

8. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunامي, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanation:

8a & f **No Impact:** As a standard condition, the proposed Project is required to comply with Storm Water Regulations for new developments. Construction related impacts are regulated by a Storm Water Pollution Prevention Plan (SWPPP), while long-term impacts generated from the residential development are regulated through the project specific Water Quality Management Plan (WQMP) for City compliance. Compliance with existing regulations and standard conditions reduce the opportunity for violations. No mitigation measures are required.

8b **Less Than Significant Impact:** Water service for the Project site will be provided by East Valley Water District (EVWD), which provides water to an approximately 28 square mile area in San Bernardino County. A will serve letter for the Project Site has been provided by East Valley Water District (EVWD). The District derives its water sources from local ground water and surface sources and supplements these sources with imported water from the San Bernardino Valley Municipal Water District (MWD). Based on the sites development of small single-family lots and their limited landscape area subject to the City’s Drought Tolerant Landscaping, water use is expected to be lower than typical residential development. Since the development of these 46 residences are within expected usage quantities the project’s water demands are negligible. Therefore not significant impacts would occur from the implementation of

the Project. No mitigation measures are required.

- 8c,d **No Impact:** Although, the site will be graded and improved the proposed Project will not significantly alter drainage patterns on or off the Site. No mitigation measures are required.
- 8e **No Impact:** The Development of the Site as proposed will not directly connect to the existing Storm Drain. Storm water run-off will be discharged into on-site detention basis where polluted run-off can settle out before water levels reach the overflow inlet to the storm drain system. With the Implementation of the Water Quality Management Plan (WQMP) the proposed development will not increase off-site runoff. No mitigation measures are required.
- 8g,h **Less than Significant:** The proposed Project is located in Zone X of the Flood Insurance Rate Map (FIRM) Panel 06071C8706H, dated August 28, 2008. Zone X Areas are determined to be outside 500-year floodplain, determined to be outside the 1% and 0.2% annual chance floodplains. No mitigation measures are required.
- 8i **No Impact:** The Project Site is located outside the Seven Oaks Dam inundation area. The Seven Oaks Dam is a single purpose flood control project located just outside the Highland's northeastern boundary. The Dam is a major feature of the Santa Ana River Mainstem Project designed to protect Orange, Riverside, and San Bernardino County from flood. The Dam is able to resist an earthquake measuring 8.0 on the Richter scale with any point able to sustain a displacement of four feet without causing any overall structural damage; therefore impacts to the area are remote. No mitigation measures are required.
- 8j **No Impact:** Seiche are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. No such water storage facilities are planned on-site or nearby. As a result, the proposed development would not be adversely impacted by the reservoirs. No tsunamis and mudflows are anticipated due to the distance from ocean waves and natural channels. Mitigation Measures: Not Required.

Mitigation Measures: Not Required

9. LAND USE AND PLANNING - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanation:

- 9a **No Impact:** The proposed Project would result in the conversion of vacant land to residential uses. Residential land of similar Land Use intensity as proposed abuts the property on the north, south, and west side. The east side is zoned Agricultural Equestrian. This Project is considered an in-fill residential development as permitted in the City’s Development Code and General Plan. No mitigation measures are required.
- 9b **No Impact:** This project requires a General Plan Amendment because the Highland Municipal Code requires the compatibility of General Plan Land Use be Planned Development to permit a Zone Changes to Planned Development. The proposed Project is located within the Two-Family District (R-2), and the project proposes to use a Planned Development program to establish site specific development standards similar to those of R-2. In accordance with the City’s General Plan Update adopted on March 14, 2006, the Project Site is designated as Medium Density Residential. The intent of this land use area is to facilitate a mix of attached and detached single-family residential units on individual lots. No mitigation measures are required.
- 9c **No Impact:** As mentioned above under 4f, the project is not part of any Habitat Conservation Plan or Natural Community Conservation Plan. No mitigation measures are required.

Mitigation Measures: Not Required

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

10a,b Less Than Significant Impact: The proposed Project is located within a Mineral Resource Zone 3 (MRZ-3). MRZ-3 Category 3 represents areas whose significance cannot be evaluated from available data. Existing mineral extraction activities are confined to the Santa Ana River Wash Basin, which is designated as open space in the City General Plan. Impacts related to the mineral extraction activities will further be mitigated with the adoption of the Upper Santa Ana River Habitat Conservation and Land Use Plan. No mitigation measures are required.

Mitigation Measures: Not Required

11. NOISE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11a Less Than Significant with Mitigation Incorporated: Noise increases from the proposed project would be generated on a short-term and long-term basis. Roadways internal to the project, once built, will generate some background noise while used by motorized vehicles. However, due to distance, contours, low volume/speed, the internal traffic noise will not make a significant contribution to the noise environment.

With the development of the Project, homes will be located along the north side of Base Line, an arterial highway, where the inhabitants will be subject to significant exterior and interior noise levels as reported in the Noise Study as defined by the Highland General Plan and Zoning Code. Those units adjacent to Base Line will be exposed to high levels of traffic noise. To satisfy the City's exterior noise level

standard for single-family residential land use, the construction of a 3-foot high noise barrier is required on Lot 1 along its east and south property boundary adjacent to Base Line. With the recommend noise barrier the future noise levels will be reduce to acceptable standards. The masonry block wall proposed along lot 1's south and east property line is considered an acceptable noise barrier and mitigation measure NOS-1 this impact to less than significant. To assure compliance a mitigation measure is included assuring that a solid block wall or other acceptable barrier is installed based on the recommendations of the Noise Study and achieved with Mitigation Measure NOS-01.

The City also requires that the interior noise level from exterior sources not exceed 45 dBA CNEL. Standard construction methods will achieve a significant reduction but those lots adjacent to Base Line (lots 1 & 38-46) will need addition mitigation to assure that interior noise is reduced to an acceptable level. Mitigation Measure NOS-2 achieves the recommendation of the Noise Study.

Mitigation Measures NOS-1

The installation of a minimum 3-foot high noise barrier is required on Lot 1 along its east and south property boundary adjacent to Base Line. The noise barrier may be constructed using one of the following materials:

- Masonry block
- Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot
- Earthen berm
- Any combination of these construction materials

The barrier must present a solid face from top to bottom.

Mitigation Measures NOS-2

In order to meet the City of Highland 45 dBA CNEL interior noise standards the Project shall provide the following or equivalent noise mitigation measures:

- Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27.
- Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.
- Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) shall be provided which satisfies the requirements of the Uniform Mechanical Code.

11b Less Than Significant Impact: Only minimal ground borne vibration or noise would be

created during the Project site's grading and during home construction. No significant vibration impacts are expected to result from project development. No excessive ground borne vibration or noise would be created by the operation of the proposed single-family residence. No mitigation measures are required.

- 11c Less Than Significant Impact: The CEQA Guidelines requires that projects be evaluated with respect to their contribution to the existing ambient noise levels. The Project Site with approximate 8 acres and its single-family residence would have produced very low noise levels. Development of the Site with 46 single-family residential units would increase the existing noise environment through stationary noise and mobile noise sources. The project is estimated to generate four-hundred-and-nineteen (419) vehicular trips per day. Roadways internal to the project will generate some background noise, however, due to distance, contours, low volume/speed, the traffic noise will not make a significant contributions to the noise environment. The proposed project associated noise levels are consistent with the surrounding residential development and the existing use of the site. Impacts related to permanent increase in ambient noise levels in the project vicinity are less than significant level and no mitigation is required.
- 11d Less Than Significant with Mitigation Incorporated: Short-term noise levels are associated Project development will include excavation, grading, roadway construction, and home building. Short-term noise levels would be higher than existing ambient noise levels in the project area, but would cease upon project completion. Based on the City of Highland's Municipal Code and General Plan Noise Element the noise standard for residential uses is 45 CNEL (dBA) for interior noise. For exterior noise standards, there are two standards: 55 CNEL (dBA) between 10:00 p.m. and 7:00 a.m., and 60 CNEL (dBA) between 7:00 a.m. and 10:00 p.m.

Based on similar types of projects, construction activities would generate periodic excess of noise levels at the nearest residential uses. This noise level may occasionally exceed the City of Highland allowable interior noise standard of 45 dBA and exterior standard of 60 dBA for residential uses. Because construction activities would generate noise in excess of City noise standards, Mitigation Measure NOS-3 has been identified. Adherence to these measures in addition to compliance with City noise regulations would reduce impacts related to this impact to a less than significant level.

Mitigation Measures NOS-3

Prior to grading, the project contractor shall submit to the City a noise management plan that shall include, but not be limited to, the following noise abatement measures:

- All construction equipment, fixed or mobile, will be equipped with properly operating and maintained mufflers consistent with manufacturers' standards.
- The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors.
- During all project site construction activities, the construction contractor shall limit all construction-related activities to between the hours of 7:00 a.m. and

6:00 p.m. Monday through Saturday. No construction activities shall be allowed on Sundays and public holidays.

- 11e Less Than Significant Impact: The proposed Project is located approximately 3.5 miles from the San Bernardino International Airport. The Noise Study prepared by Urban Crossroads shows that the Project is located outside of the 65 dBA CNEL *Aircraft Noise Exposure* contours for the San Bernardino International Airport and the Redlands Airport. Although aircraft flyovers may be heard, they will not significantly impact the proposed Project. Less than significant impacts would occur. No mitigation measures are required.
- 11f Less Than Significant Impact: The proposed Project is located approximately 2.5 miles away for Redlands Municipal Airport and exposure to aircraft noise will not have a significant impact as discussed in 11e above. Less than significant impacts would occur. No mitigation measures are required.

Mitigation Measures: Required

12. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- 12a Less Than Significant Impact: The proposed Project would result in the conversion of approximately 8 acres of land with one residence to residential use with a maximum of forty-six (46) residential dwelling units resulting in a population of one-hundred-and-forty-nine (149) individuals. The proposed Project population projection has been planned for within the City’s General Plan Update and is not considered significant. No mitigation measures are required.
- 12b No Impact: The proposed Project would result in the conversion of approximately 8 acres of land with one residence to a property with 46 residential units. The proposed project does not have the potential to displace existing housing, as only one home exists on the Project Site and it is being replaced with the on-site development. No impacts to housing would occur. No mitigation measures are required.

12c **No Impact:** As stated above the Project is currently vacant and does not have the potential to displace people, as none reside on Site. In addition, the proposed Project is a residential development that would result in the construction of new dwelling units. Therefore, no impacts necessitating the construction of replacement housing elsewhere would occur. No mitigation measures are required.

Mitigation Measures: Not Required

13. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

13a **No Impact:** Fire suppression, prevention, and medical services are critical to the protection of people, property, and the natural environment. The California Department of Forestry and Fire Protection (CDF) provides fire protection and emergency medical services to the City of Highland through a cooperative agreement. The City has three (3) fire stations: Station 541 located at 26974 Base Line; Station 542 located at 29507 Base Line; and Station 543 located at 7469 Sterling Avenue. Impacts on Fire protection due to the construction of the Project are negligible. No mitigation measures are required.

13b **No Impact:** The protection of City's residents, visitors, businesses, and property from crime depends on the adequate provisions of law enforcement services, supporting facilities, and prevention strategies. The City of Highland contracts with the San Bernardino County Sheriff's Department for its law enforcement and police services. Impacts on Police protection due to the construction of the Project are negligible. No mitigation measures are required.

13c. **No Impact:** The proposed Project is located within the service boundaries of the

Redlands Unified School District. School fees are required to be paid to the Redlands Unified School District for every unit constructed. No mitigation measures are required.

13d Less Than Significant Impact: The proposed residential development located outside a half-mile radius service area determined by Figure 5.5 Park Service Areas in the City of Highland General Plan, however, the project proposes a Home Owners Association park for their use. The inclusion of this park is also a necessary element for the Planned Development as its community amenity. No mitigation measures are required.

13e No Impact. The proposed Project would coordinate with Southern California Edison Co, Southern California Gas Co., the East Valley Water District, and Verizon regarding the location of existing utility lines and hookups in order to finalize improvement plans. Initial correspondence indicates that utility providers will be able to serve the Project. No mitigation measures are required.

Mitigation Measures: Not Required

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

14a,b Less Than Significant Impact: All residential development has an incremental impact on park and recreational facilities. Based on the size of this project with 46 units is will have negligible impacts recreation facilities. As stated above under 13d, the future occupants are not conveniently located to existing neighborhood and regional parks and recreational facilities. However, this project proposes a Home Owners Association park for their use to meet the requirement for community amenities as a necessary element for the Planned Development project. This proposed park area is part of the total project under consideration and it will not physically effect the environment beyond the project's impacts considered in their entirety.. No mitigation measures are required.

Mitigation Measures: Not Required

15. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

15a Less Than Significant Impact: The County of San Bernardino Congestion Management Program (CMP) requires residential developments of two hundred and fifty (250) dwelling units or more to conduct a formal traffic study. The maximum build out of forty-six (46) dwelling units would not trigger the mandate to conduct a formal traffic study. Therefore, the size of the Project and the traffic it generates do not exceed the CMP, or City thresholds and therefore, project generated traffic impacts are less than significant. No mitigation measures are required.

15b. Less Than Significant Impact: Four-hundred-and-forty (440) daily vehicular trips are projected to be generated from the Site, and is not considered a substantial increase in peak traffic that could cause an LOS standard to be exceeded. Therefore, impacts to roadway segments are not considered significant. No mitigation measures are required.

15c No Impact: The proposed Project would not result in a change in air traffic patterns

although the San Bernardino International Airport is located approximately three and a half (3.5) miles and the Redlands Municipal Airport is located approximately three and a half (2.5) miles from the Project Site and will not alter air traffic patterns. This residential development is outside the Airport safety zone and will not conflict with the use of the airport nor put occupants on the project site at substantial risk. Buildout of forty-six (46) residential units does not have the potential to increase traffic. No mitigation measures are required.

- 15d **No Impact:** The proposed Project would include a new street connection to Base Line. The two streets in the project loop together and have sidewalks that connect to on Base Line to keep pedestrians off the roadways. No mitigation measures are required.
- 15e **No Impact:** The proposed Project includes a looped/cul-de-sac street with one primary access point to Base Line. An emergency egress drive provides the required secondary access from the looped street to Base Line. Therefore, with the secondary (emergency) access the length of the cul-de-sacs is less than 350 feet when connected to the internal looped streets, thus the primary and secondary emergency ingress and egress are considered acceptable for emergency access. No mitigation measures are required.
- 15f **No Impact:** The proposed Project would comply with the City’s Municipal Code Chapter 16.52.020 for the required number of off-street parking requirements for dwelling units. For single-family detached residential uses, the minimum off-street parking requirement is two (2) spaces per unit and the homes must be provided with an enclosed garage. The design of this project meets this standard. No mitigation measures are required.
- 15g **No Impact:** The Project has one (1) access point to Base Line (classified as a Special Secondary Highway). No bus turnouts are proposed for the Project; however, it will comply with the City’s Municipal Code Chapter 16.40.470, Transportation Control Measures. No mitigation measures are required.

Mitigation Measures: Not Required

16. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g) Comply with federal, state, and local statutes and regulations related to solid waste?

Explanation:

- 16a Less Than Significant: The proposed Project would construct forty-six (46) single-family residential dwelling units. According to East Valley Water District (EVWD) and City of San Bernardino Municipal Water Department (SBMWD), the sewerage system has adequate capacity to serve the development. Therefore, operation of the Site as a residential development would not result in an accedence of wastewater treatment requirements of the SARWQCB. No mitigation measures are required.
- 16b No Impact: The proposed Project would construct forty-six (46) single-family residential dwelling units. According to EVWD, the wastewater service provider (SBMWD) has adequate capacity to serve the development. No additional facilities would be required to handle the flows from the proposed development. No mitigation measures are required.
- 16c No Impact: The Proposed Project will manage onsite water flow and it will not be required to construct a new Storm Drain. No mitigation measures are required.
- 16d No Impact: Service for the Project area would be provided by the EVWD, which provides water to an approximately twenty-eight (28) square mile area in the San Bernardino County area. A Will Serve letter has been provided to the applicant stating the District will provide water and sewer collection services to property for domestic, fire protection, and sanitary sewer purposes pending the payment of specific fees to the district. No mitigation measures are required.
- 16e No Impact: As stated above, the Site would be connected to the municipal sewer and wastewater system treated at the San Bernardino Wastewater Treatment Plant. Will serve letters have been provided from the San Bernardino Valley Municipal Water district in regard to this project. No mitigation measures are required.
- 16f No Impact: The proposed Project would not generate a significant amount of solid waste. Implementation of the Project would generate one-hundred-and-fifty-nine (159) occupants associated with a residential build out of forty-six (46) dwelling units would generate approximately eighty-seven (87) tons per year of solid waste (3 lbs/per person/day). Assuming the City of Highland would continue to divert fifty percent (50%) of its waste generated from local landfills, the project would contribute forty-

three and a half (43.5) tons per year to landfills. Additional landfill space would not be needed. No mitigation measures are required.

- 16g **No Impact:** The Site will be conditioned to be in compliance with all federal, state, and local statutes and regulations including those in regards to solid waste. No mitigation measures are required.

Mitigation Measures: Not Required

17. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation:

- 17a **Less Than Significant Impact:** The proposed Project involves a change from a single residential (vacated) use to a multiple unit residential use. The Project does not have the potential to significantly degrade the environment, substantially reduce the habitat of a fish or wildlife species, cause fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or plant or animal or eliminate important examples of the major periods of California history or prehistory. No mitigation measures are required.
- 17b **Less Than Significant Impact:** As discussed in the respective issue areas of this study, the proposed Project would not have cumulatively considerable environmental impacts.

Any potential significant impacts would be mitigated to a level of insignificance. The Project would have no cumulatively considerable environmental impacts. No mitigation measures are required.

- 17c Less Than Significant Impact with Mitigation Incorporated: This report analyzed the proposed Project's potential impacts related cultural, geology, noise, and traffic issues. As explained in the previous sections of the report, cultural and noise had the only potentially significant impacts but those impacts can be mitigated to a level of insignificance with the implementation of the mitigation measures CUL-1, NOS-1 through NOS-3. Therefore, the Project would have no substantial adverse effects on human beings, either directly or indirectly.

Mitigation Measures: CUL-1 and NOS-1 through NOS-3

18. LISTED BELOW ARE THE PERSON(S) WHO PREPARED OR PARTICIPATED IN THE PREPARATION OF THE INITIAL STUDY:

DETERMINATION

On the basis of this initial evaluation:

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

Tom Thornsley, Associate Planner

Date

Mitigation Monitoring Reporting Program

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/Reporting Method	Compliance Verification (Initials/Date)
Biological Resources	a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	MM BIO 4.1 A pre-construction burrowing owl survey shall be performed within 30 days prior to the commencement of ground disturbing activities. It shall include both winter (December 1 – January 31) and nesting (April 15 – July 15) season surveys. The project site does not have long-term conservation value, therefore, if burrowing owls are found to be present passive relocation of the owls can be conducted by a qualified biologist.	30 days prior to commencement of any ground disturbing activities, including but not limited to issuance tree removal permit or grading permit.	Planning Department	Qualified biologist/ burrowing owl survey	
		MM BIO 4.2 If construction activities cannot avoid the bird-breeding season (February 1 through August 31) a qualified biologist shall conduct a nesting bird survey. The survey shall occur not more than 2-5 days prior to the commencement of the construction activities to minimize the potential that nests are not initiated after the survey and prior to construction. If occupied nests are observed within the construction zone, the qualified biologist shall conspicuously flag off the area(s) supporting bird nests, providing a buffer (size of buffer will be dependent on the species found to be nesting), between the nest(s) and limits of construction. The construction crew shall be instructed to avoid any activities in this zone until the birds’ nest(s) is/are no longer occupied, per a subsequent survey by the qualified biologist. Monitoring of the nest may be required to ensure that no “take” is resulted by construction.	2-5 days prior to commencement of any ground disturbing activities, including but not limited to issuance tree removal permit or grading permit.	Planning Department	Qualified biologist/ nesting bird survey	
Cultural Resources	d) Disturb any human remains, including those interred outside of formal cemeteries?	MM CUL 5.1 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 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.	During project construction	Planning Department	Qualified archaeologist	
Noise	a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	MM NOS-1 The installation of a minimum 3-foot high noise barrier is required on Lot 1 along its east and south property boundary adjacent to Base Line. The noise barrier may be constructed using one of the following materials: <ul style="list-style-type: none"> • Masonry block • Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot • Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot • Earthen berm 	Plan check and construction	Planning & Building Department	Building inspections	

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/Reporting Method	Compliance Verification (Initials/Date)
		<ul style="list-style-type: none"> Any combination of these construction materials <p>The barrier must present a solid face from top to bottom.</p> <p>MM NOS-2 In order to meet the City of Highland 45 dBA CNEL interior noise standards the Project shall provide the following or equivalent noise mitigation measures:</p> <ul style="list-style-type: none"> Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27. Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick. Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space. Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) shall be provided which satisfies the requirements of the Uniform Mechanical Code. 	Plan check and construction	Planning & Building Department	Building inspections	
	d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<p>MM NOS-3 Prior to grading, the project contractor shall submit to the City a noise management plan that shall include, but not be limited to, the following noise abatement measures:</p> <ul style="list-style-type: none"> All construction equipment, fixed or mobile, will be equipped with properly operating and maintained mufflers consistent with manufacturers' standards. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors. During all project site construction activities, the construction contractor shall limit all construction-related activities to between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday. No construction activities shall be allowed on Sundays and public holidays. 	Prior to grading	Planning & Building Department	Site inspection	