



# CITY OF HIGHLAND

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

## **NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

**PUBLICATION OF THIS NOTICE DOES NOT IMPLY THE REVIEWING AUTHORITY (CITY OF HIGHLAND) HAS MADE A FINAL DECISION TO ADOPT THE NEGATIVE DECLARATION**

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

Contact:  
Ignacio Rincon, Senior Planner  
(909) 864-8732, Ext. 210

The City of Highland, in its capacity as the Lead Agency for this Project, evaluated the potential environmental impacts of the Project in accordance with the California Environmental Quality Act (CEQA). The City has determined through the preparation of an Initial Study the Project will not result in any significant environmental impacts, and therefore will prepare a Negative Declaration for the Project identified below. The Initial Study meets the requirements of CEQA, and the City of Highland Guidelines for the implementation of CEQA.

We need to know your views as to the scope and contents of the environmental information, which has been included in the Initial Study. If you represent a responsible or trustee agency, we are particularly interested in information germane to your statutory responsibilities. If you are a public agency, you will need to use the Initial Study prepared by our Agency when considering your permit or other approval for the project.

**DUE TO THE TIME LIMITS MANDATED BY STATE LAW, YOUR RESPONSE MUST BE SENT AT THE EARLIEST POSSIBLE DATE, BUT NO LATER THAN THE ENDING DATE SPECIFIED BELOW.**

Project Title: General Plan Amendment and Change of Zone (GPA 17-001 and ZC 17-001) from Low Density (LD) and Single-Family Residential (R-1) to Office Professional (OP) District, and Design Review (DRA 17-005)

Project Location: The Project is located on the east side of Palm Avenue, south of Base Line (7445 Palm Avenue, Highland, CA 92346)  
APN's: 1201-011-02, 03, 04, 05 & 06; 1201-021-01, 02, 03, 04 & 05  
City: Highland County: San Bernardino

Project Description: Fernando Padilla of Precision Engineering (the applicant) is proposing a General Plan Amendment and Change of Zone from Low Density (LD) and Single-Family Residential (R-1) to Office Professional (OP) District. The applicant proposes to operate an Engineering Surveying firm at the parcel located 7445 Palm Ave, which requires a zone change from Single-Family Residential (R-1) to Office Professional (OP) District, which also requires amending the General Plan.

The re-zoning of 10 parcels from Single-Family Residential (R-1) to Office Professional (OP) District is proposed as part of the zone change. The parcels are located adjacent to the proposed project site, on the eastern side of Palm Avenue, between Base Line and Norwood Street.

The proposal also includes the design review for the conversion of a single-family residential unit to a business office and a 2,447 sq. ft. addition. The addition consists of offices, workspace, conference room and a bathroom. The exterior will also be remodeled to include decorative stone, stucco, and roofing that will match existing materials and colors.

The proposed project will be reviewed by the Planning Commission as a public hearing item. A Design Review application will be considered concurrently.

Public Review: General Plan Amendment and Change of Zone (GPA 17-001 and ZC 17-001) from Single-Family Residential (R-1) to Office Professional (OP) District, and Design Review (DRA 17-005) and Initial Study/Negative Declaration, and related documents are available for public review daily during normal business hours. Members of the public may view these documents at City Hall Planning Division, located at 27215 Base Line, Highland, and submit comment at or prior to the Planning Commission hearing. An opportunity will be given at said hearing for all interested persons to be heard.

Public Review Period: Begins: June 20, 2017 Ends: July 11, 2017

Public Hearing(s): Tentative Date: August 1, 2017

Time: 6:00 p.m. or soon thereafter  
Location: Leo Donahue Council Chambers  
27215 Base Line

Comments: All comments and questions should be in writing and directed to:

City of Highland  
Attention: Ignacio Rincon, Senior Planner  
27215 Base Line  
Highland, CA 92346



# CITY OF HIGHLAND

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

## INITIAL STUDY

1. General Plan Amendment and Change of Zone (GPA 17-001 and ZC 17-001) from Single-Family Residential (R-1) to Office Professional (OP) District, and Design Review (DRA 17-005)  
Project Title: Precision Engineering
2. Lead agency name and address:  
City of Highland  
27215 Base Line  
Highland, CA 92346
3. Contact person and phone number:  
Ignacio Rincon, Senior Planner  
Tel: (909) 864-8732, Ext. 210
4. Project location:  
7445 Palm Avenue, Highland, CA 92346  
Located on the east side of Palm Avenue  
APN's: 1201-011-02, 03, 04, 05 & 06; 1201-021-01, 02, 03, 04 & 05
5. Project sponsor's name and address:  
Fernando Padilla  
Precision Engineering  
7231 Boulder Ave, #531  
Highland, CA 92346
6. Description of Project:

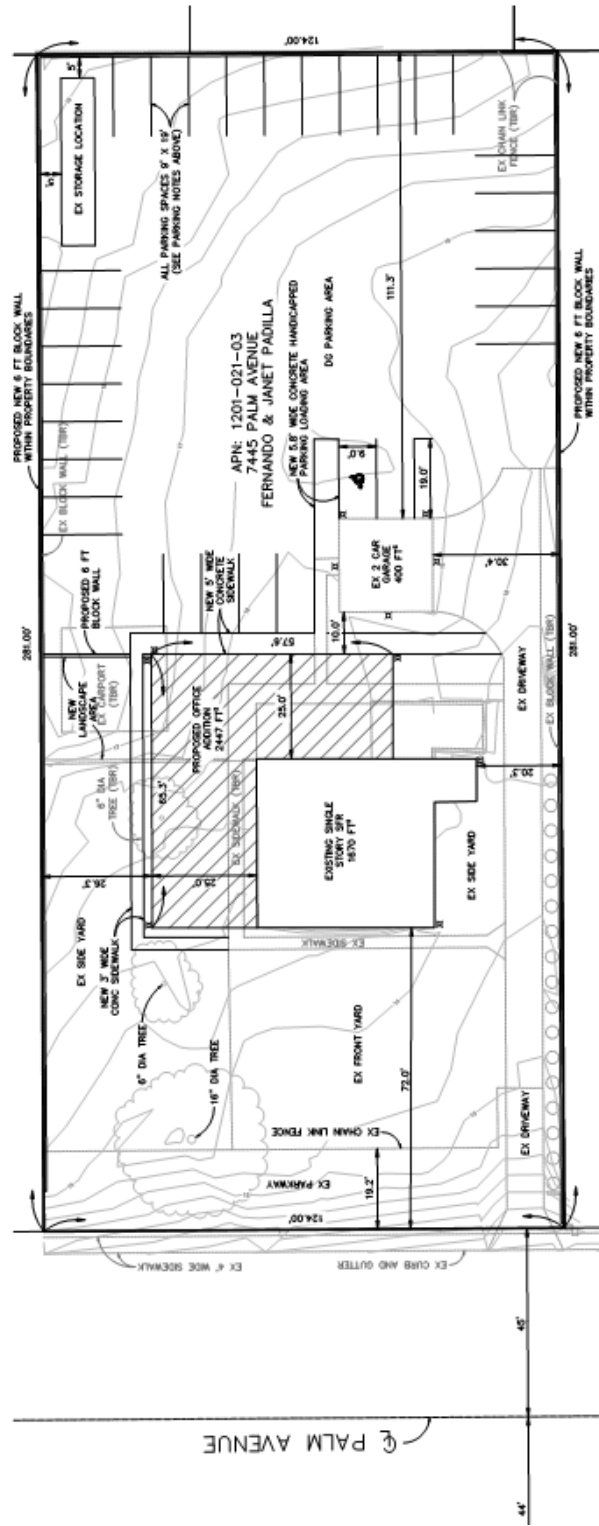
Project Description: Fernando Padilla of Precision Engineering (the applicant) is proposing a General Plan Amendment and Change of Zone from Low Density (LD) and Single-Family Residential (R-1) to Office Professional (OP) District. The applicant proposes to operate an Engineering Surveying firm at the parcel located 7445 Palm Ave, which requires a zone change from Single-Family Residential (R-1) to Office Professional (OP) District, which also requires amending the General Plan.

The re-zoning of 10 parcels from Single-Family Residential (R-1) to Office Professional (OP) District is proposed as part of the zone change. The parcels are located adjacent to the proposed project site, on the eastern side of Palm Avenue, between Base Line and Norwood Street.

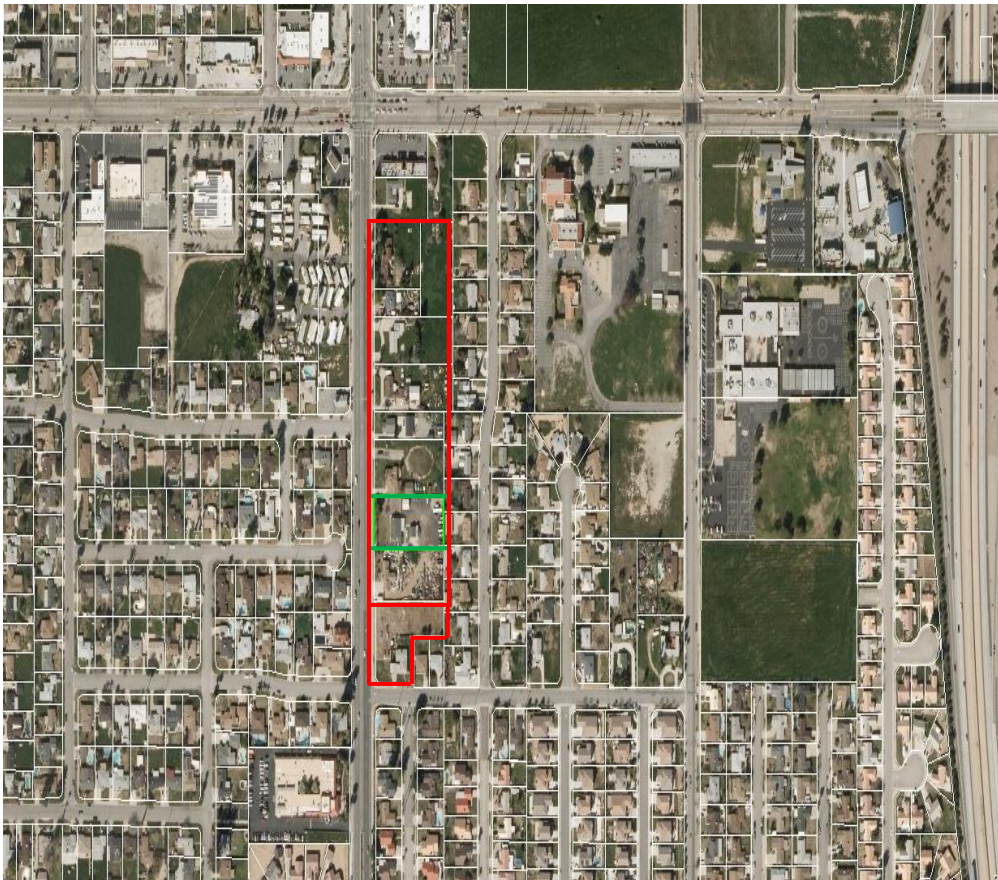
The proposal also includes the design review for the conversion of a single-family residential unit to a business office and a 2,447 sq. ft. addition. The addition consists of offices, workspace, conference room and a bathroom. The exterior will also be remodeled to include decorative stone, stucco, and roofing that will match existing materials and colors.

The proposed project will be reviewed by the Planning Commission as a public hearing item. A Design Review application will be considered concurrently.

# Site Plan (Exhibit 1)



Aerial Photo (Exhibit 2)



**Project Location**



**Zone Change Boundary**

7. Present Land Use: Single-Family Residence
8. General Plan designation: Low Density (LD)
9. Zoning: Single-Family Residential (R-1)
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" above, 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: Mixed-Use  
South: Single-Family Residence  
East: Single-Family Residence  
West: Single-Family Residence & Mixed-Use
16. Surrounding General Plan and Zoning:
- North: Low Density (LD) / Single-Family Residential (R-1)  
South: Low Density (LD) / Single-Family Residential (R-1)  
East: Low Density (LD) / Single-Family Residential (R-1)  
West: Low Density (LD) / Single-Family Residential (R-1) & Mixed-Use

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 type="checkbox"/> No <input checked="" 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 type="checkbox"/> No <input checked="" type="checkbox"/> |
| Slope Study               | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Geological Report         | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Traffic Study             | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Air Quality Study         | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Hydrology                 | Yes <input type="checkbox"/> No <input checked="" 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 type="checkbox"/> No <input checked="" 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 type="checkbox"/> No <input checked="" type="checkbox"/> |
| Groundwater Analysis      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Water Quality Report      | Yes <input type="checkbox"/> No <input checked="" 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).

City – Engineering  
City – Building & Safety  
City – Public Services

20. 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
2. City of Highland Municipal Code



## 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.

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Agriculture Resources         | <input type="checkbox"/> Air Quality                 |
| <input type="checkbox"/> Biological Resources               | <input type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Geology /Soils              |
| <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality   |
| <input type="checkbox"/> Land Use / Planning                | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                       |
| <input type="checkbox"/> Population / Housing               | <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                  |
| <input type="checkbox"/> Transportation/ Traffic            | <input type="checkbox"/> Tribal Cultural Resources     | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance |  |  |

## 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.

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

\_\_\_\_\_  
Ignacio Rincon, Senior Planner

\_\_\_\_\_  
Date

**EVALUATION OF ENVIRONMENTAL IMPACTS**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS -- Would the Project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- 1a **No Impact:** Scenic vistas are generally considered to be greater than one (1) mile from a receptor and generally consist of background views. For the City of Highland, the San Bernardino Mountains are considered the backdrop for the City of Highland. The new proposed addition will be constructed on the property and be similar in height to all existing structures and would not hinder views of the San Bernardino Mountains. Therefore, the proposed project would not create an impact on scenic vistas. No mitigation measures are required.
  
- 1b **No Impact:** There are no designated state scenic highways in the vicinity of the Project Site. The closest eligible State Scenic Highway is State Route 330, (State Route 330 is not designated a Scenic Highway), and is located approximately one (1) mile to the north of the project site. As stated above in 1a, project implementation would not hinder views of the San Bernardino Mountains. Therefore, project implementation would not substantially damage scenic resources, including trees, rock outcroppings, and historic buildings within state scenic highways. No other scenic resources are located within the development area. No mitigation measures are required.
  
- 1c **No Impact:** The proposed project is for a General Plan Amendment and Zone Change for 10 parcels and Design Review for the conversion of a single-family residence to a business office and a 2,447 sq. ft. addition. The exterior will be remodeled to include decorative stone, stucco, and roofing material that will match the existing roofing material and colors. The proposed project will be reviewed by the City's Planning Commission to ensure that the projects design is complimentary to the surrounding development on-and-off-site. Therefore, the proposed project would not impact the existing visual character or quality of the site and its surroundings as a result of the proposed Project. No mitigation measures are required.

1d **No Impact:** New security lights are proposed as part of the project. The new lights will provide a new source of light and glare. The City of Highland Municipal Code, Title 16 regulates all lighting standards to ensure less than significant impacts on adjacent properties and streets. The submitted plan depicts illumination levels at the property lines for the project that depicts compliance with the illumination level of a 0.5 foot-candle at the property line. All lights will need to meet the City of Highland Municipal Code, Title 16 Table 16.40.160, which includes conditions for all lighting. All proposed security lights will not create any new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Therefore, No mitigation measures are required.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

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:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanation:

2a **No Impact:** The designation of this property is represented as Low-Density (LD) property that is fully urbanized and therefore does not have agricultural value. No mitigation is required.

2b **No Impact:** The proposed project site is currently zoned Single-Family Residential (R-1) District. The proposed project is not under a Williamson Act contract. No impacts would occur in this regard. No mitigation measures are required.

2c-e No Impact: All parcels within the affected Zone Change and General Plan Amendment area are currently developed with Single-family residences and are 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, not result in the loss of forest land or conversion of forest land to non-forest, as the property is developed. No mitigation measures are required.

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
---	---	---	----------------------

3. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?  | <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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanation:

3a-e No Impact: The proposed project is for a General Plan Amendment and Zone Change for 10 parcels and Design Review for the conversion of a single-family residence to a business office and the addition of 2,447 sq. ft. Once rezoned, the proposed project will be consistent with the City of Highland Municipal Code and General Plan and will be a permitted use. Again, a total of 10 parcels are part of the zone change proposal, in which the existing single-family homes will overtime be also converted to offices. It is not anticipated that the proposed project will conflict or obstruct implementation of the applicable air quality plan, violate any air quality standard or contribute substantially to an existing or projected air quality violation, 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, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors affecting a substantial number of people . Therefore, no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. BIOLOGICAL RESOURCES -- Would the Project:</b>				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 b **No Impact:** The City of Highland General Plan, Figure 5-1, Biological Sensitivity Map does not identify the proposed project site as being an area in which sensitive, or special status species exist within the City. The site is currently developed with Residential units. In addition, there is no riparian or other natural community located within the proposed project site. The subject site is within a fully developed urbanized residential area with no vegetation. The project site is characterized as an area of residential development associated with similar surrounding uses. Therefore, the site has no potential habitat for endangered or protected species or riparian habitat. No mitigation measures are required.

4c **No Impact:** There is no U.S. Army Corps jurisdictional drainage or wetlands on site, and therefore, no need for a 404 Permit. No mitigation measures are required.

- 4d **No Impact:** As stated above, based on the City of Highland's General Plan, Figure 5-1, Biological Sensitivity Map there are no biological constraints associated with the project site. 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 an impact to wildlife corridors, and no mitigation measures are required.
- 4e **No Impact:** There are no trees on site, in the area of construction, that are determined to be heritage trees. However, one tree will be removed as part of the construction of the proposed addition. The City of Highland Municipal Code requires a tree removal permit be acquired from the City of Highland prior to the removal of any trees. No mitigation measures are required.
- 4f **No Impact:** The proposed project is not within a conservation plan or any other approved local, regional, or state Habitat Conservation Plan, and as stated in 4a and 4b above, no biological constraints associated with the site. No mitigation measures are required.

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
--	---------------------------------------	---	-------------------------------------	------------------

5. CULTURAL RESOURCES -- 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanation:

5a-d **No Impact:** The subject project site is not identified by the City of Highland General Plan, Figure 5-2, Archeological Resources, as an area of archeological sensitivity and the site has been previously disturbed by development. Minimal ground disturbance resulting from the building addition and improvements related to the conversion is expected. However, the City will condition the current and future projects to require the following "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". Therefore, no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. GEOLOGY AND SOILS -- Would the Project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<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:

6ai **No Impact:** The City of Highland General Plan identifies in Figure 6-2, Potential Geological Hazards. The San Andres Fault System is located approximately two (2) miles east of the site. No active or potentially active faults are known to cross the site and the site does not lie within the bounds of an Earthquake Fault Hazard Zone as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act. Therefore, due to the lack of known fault lines on the subject property impacts are considered negligible. No mitigation measures are required.

6aii **No Impact:** The San Andreas Fault zone is designated to be an Alquist-Priolo Fault Rupture Hazard Zones. Motion along the San Andreas Fault zone is primarily right lateral (i.e., strike-slip faulting), although a vertical component may also be present. The San Andreas Fault zone is considered active, with major ruptures occurring between 20 and 300-year intervals at magnitudes of between 6.8-8.0. The project as conditioned will be required to comply with the Uniform Building Code so structure is designed to withstand severe seismic ground



shaking and applicable grading remediation may be required by a required soils and geotechnical report; impacts from strong ground shaking is considered negligible. No mitigation measure is required.

6aiii No Impact: According to Figure 6.3, High Liquefaction and Landslide Susceptibility, of the City of Highland General Plan, the proposed Site is not located within an area of the High Liquefaction Susceptibility. No mitigation measures are required.

6aiv, c d

No Impact: According to Figure 6.3, of the City of Highland General Plan, the proposed site is located outside of an area of Landslide Susceptibility. Therefore, no impacts to potential landslides are expected. No mitigation measure is required.

6b No Impact: Wind or rain during the grading of the site may cause minor erosion during construction, however, the City's Building and Safety Division will be inspecting the grading and construction of the surveying facility to ensure substantial erosion or loss of topsoil does not occur. No mitigation measures are required.

6e No Impact: The proposed project is connected to existing Sewer service. No mitigation measure required.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

7. GREENHOUSE GAS EMISSIONS. Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable plan, policy or <a href="#">regulation</a> adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanation:

7 a&b No Impact: The proposed project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, and/or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. HAZARDS AND HAZARDOUS MATERIALS – Would the Project:</b>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation:**

8a b No Impact: The proposed project is for a General Plan Amendment and Zone Change for 10 parcels, and Design Review for the conversion of a single-family residence to a business office and addition of 2,447 sq. ft. The proposed project will not require a Water Quality Management Plan. No hazardous material will need to be transported or disposed from the site. Therefore, no mitigation measures required.

8c No Impact: Although the proposed project is located within one-quarter (1/4) mile of St. Adelaide Church and Thompson Elementary School, it will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within the existing school. Therefore, no mitigation measures are required.

- 8d No Impact: The site of the proposed project is not known to be on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. No mitigation measures are required.
- 8e No Impact: The closest airports to Highland are Redlands Municipal Airport adjacent to the City in the southeast, and the SBIA to the southwest. No private airstrips are located within or in close proximity to Highland. No heliports are located within Highland.<sup>1</sup>

The San Bernardino International Airport (SBIA) is located within the City of San Bernardino, adjacent to the southwestern boundary of the City of Highland and approximately one (1) mile to the easterly boundary of the Project Site. The SBIA was formerly known as the Norton Air Force Base until its closure in 1994. The Airport is currently owned and operated by the Inland Valley Development Agency (IVDA) and San Bernardino International Airport Authority (SBIAA), regional Joint Powers Authorities formed in 1990 and 1992, respectively. The SBIA is an FAA Part 139 commercial airport, rated for Stage 2 aircraft. Stage 2 aircraft meet the noise levels prescribed by Federal Aviation Regulations (FAR) Part 36 and are less stringent than those established for the quieter designation (Stage 3). Its infrastructure is supported with a 10,000-foot runway, a new state-of-the-art Instrument Landing System and an Automated Weather Observation System III. This facility consists of a 10,000-foot runway, provides 24-hour armed security, and contains 80 commercial and industrial businesses, and two aircraft maintenance facilities. A Comprehensive Land Use Plan (CLUP) and Airport Master Plan have not been adopted for the SBIA. By resolution on October 24, 2006, Highland's City Council decided to pursue the development of an Airport Land Use Compatibility Plan (ALUCP) for areas in proximity to the SBIA.

Redlands Municipal Airport is a general aviation airport located approximately 6 miles southeast of the project site. Ontario International Airport, located approximately 30 miles west of Highland, serves as the nearest commercial airport providing air carrier (passenger) and air cargo operations. This airport is home base for approximately 425 commercial operations daily. It provides over 14 major passenger airlines and 11 major U.S. airfreight carriers transporting over 6.5 million passengers and 547,461 tons of freight, respectively.

Airport operations and their accompanying noise and safety hazards require careful land use planning on adjacent lands to ensure the safety of residents and passengers alike, and to protect Highland businesses and property owners to the greatest extent possible from the potential hazards that could be created by operations from the San Bernardino International Airport, especially by arriving and departing flights that fly over the southern portion of Highland. The City of

---

<sup>1</sup> California Department of Transportation, Division of Aeronautics, California Heliports List, <http://www.dot.ca.gov/planning/aeronaut/htmlfile/heliport-list.php>.

Highland General Plan Figure 6-7, Redlands Municipal Airport Compatibility Map shows the Redlands Municipal Airport Influence Area and Area of Special Compatibility Concern for this airport. A small portion of Highland lies within the area designated as an Area of Special Compatibility Concern on the Redlands Municipal ALUC Plan (1997), however it is approximately six (6) miles from the project site. In addition March AFRB Airport located approximately twenty-seven (27) miles from the project site. No mitigation measures are required.

The General Plan retains the industrial and commercial land uses designations for the area north and northeast of the SBIA, which would prohibit any new residential uses that could be affected by the airport. The project does not propose any residential uses. Therefore, no mitigation measures are required.

8f No Impact: The proposed project is not located within the vicinity of a private airport. Therefore, no mitigation measures are required.

8g No Impact: Access to the project site is from the 210 Freeway and Base Line. The proposed project will not require street closures during construction operations. Therefore, the proposed project would not impair implementation or interfere with an adopted emergency response plan within the City. No mitigation measures are necessary.

8h No Impact: According to Figure 6.6, Fire Hazard and Safety Overlay Areas, of the City of Highlands General Plan, the proposed project is not located in an area designated as a Fire Zone. Even though this project is not located within a Fire Safety Zone the City's Fire Marshall will require specific Fire Prevention Measure be implemented as part of this Project. Therefore, no mitigation measures are required.

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>9. HYDROLOGY AND WATER QUALITY -- Would the Project:</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

9a No Impact: The proposed project is for a General Plan Amendment and Zone Change, for 10 parcels, and Design Review for the conversion of a single-family residence to a business office and addition of 2,447 sq. ft. The proposed project will require a Water Quality Management Plan to be reviewed and approved by the City of Highland, Public Works Division. That said, the proposed project will not violate any water quality standards. Therefore, no mitigation measures are required.

9b No Impact: The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Therefore, no mitigation measures are required.

9c d No Impact: The proposed project will not significantly alter drainage patterns on-or-off the site. Therefore, no mitigation measures are required.

9e No Impact: The proposed development will not extend any existing storm water facilities nor cause a need for the expansion of existing facilities. Therefore, no mitigation measures are required.

9g h No Impact: The proposed project is located in Zone X shaded of the Flood Insurance Rate Map (FIRM) Panel 06071C8702H, dated August 28, 2008. Zone X shaded is described to be "Areas of 0.2% annual chance flood, areas of 1%

annual chance flood with average depths of less than 1 foot or with drainage area of less than one square mile; and areas protected by levees for 1% annual chance flood.” Due to the fact that the property is located within a Zone X, no mitigation measures are required.

9i No Impact: The project site is located within 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 are remote. In addition, the project is not being developed with an intense Land Use. Therefore, no mitigation measures are required.

9j No Impact: Seiche is 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. As a result, the proposed development would not be adversely impacted by the reservoirs; however, as mentioned above the project site is located within the Seven Oaks Dam inundation area. The Dam is designed as a flood control project. No tsunamis and mudflows are anticipated do to the distance from ocean waves and natural channels. Therefore, no mitigation measures are required.

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

10a b No Impact: The applicant is proposing a General Plan Amendment and Zone Change from Low Density (LD) and Single-Family Residential (R-1) to Office Professional (OP) District, for 10 parcels, and the conversion of a single-family residence to a business office and addition of 2,447 sq. ft. The applicant proposes to operate an Engineering Surveying business office at the subject parcel located 7445 Palm Ave, which requires a zone change from Single-Family Residential (R-1) to Office Professional (OP) District.

The re-zoning of 10 parcels from Low Density (LD) and Single-Family Residential (R-1) to Office Professional (OP) District is proposed as part of the zone change to ensure compatibility of land use for the entire block. The parcels are located adjacent to the proposed project site, on the eastern side of Palm Avenue, between Base Line and Norwood Street. Also, a 2,447 sq. ft. addition is proposed.

The northwest (upper-half) portion of Palm Avenue, between 11<sup>th</sup> street and Base Line consists of mixed-use parcels. The southwest (lower-half) portion of Palm Avenue between 11<sup>th</sup> street and Norwood street consists of residential parcels. The southwest portioned parcels are backed to Palm Avenue. The City of Highland feels that the existing land uses along with the proposed land use are consistent with the city’s long-term goals for the Town Center District Goal 2.10 Policy 6. “Provide transition areas/buffers between land uses within the Town Center and with surrounding neighborhoods”.

The proposed project would not physically divide an established community; only established a new land use and zoning area. Therefore, no mitigation measures are required.

10c No Impact: As mentioned above under 4f, the proposed project is not within a conservation plan or any other approved local, regional, or state HCP, and as stated in 4a and 4b above, there are no biological constraints associated with the proposed development. Therefore, no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

11. 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanation:

11a b No Impact. The proposed project is located within a Mineral Resource Zone (MRZ-3). MRZ-3, is an area identified where areas whose significance cannot be evaluated from available data. The General Plan provides for areas within the Santa Ana River Wash as Open Space which allows for mining of sand and gravel. More than half of the City is underlain by MRZ-2 rated mineral resources, with most of the remaining categorized as MRZ-3. Existing mineral extraction activities are confined to the Santa Ana River Wash Basin, which is located approximately three (4) miles south of the project site. Therefore, no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. NOISE – Would the Project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

12a-d

No Impact: The proposed project is for a General Plan Amendment and Zone Change, and Design Review for the conversion of a single-family residence to a business office and addition of 2,447 sq. ft. Short-term impacts will be minor in nature and will be associated with construction equipment and activities. Construction activities shall be restricted to weekdays and Saturdays between 7:00 a.m. and 7:00 p.m. only. No construction, other than interior finish work shall be conducted any time on Sundays. Construction equipment shall be muffled in accordance with the City of Highland’s Building & Safety noise requirements. These short-term impacts should not exceed noise thresholds established in the City's General Plan. No long-term impacts are anticipated as a result of the proposed conversion and addition, or the zone change. All proposed parcels future uses will be occupied as business offices with minimal occupancy noise and/or business related activities. Again, any noise causing activities will need to comply with the City of Highlands General Plan and Highland Municipal Code. No mitigation measures are required.

12e f No Impact: The proposed project is located within one (1) mile of a public airport or public use airport; the project is not located within the vicinity of private use airports. However, the project does not include construction of habitable structures therefore, would not expose people residing in the area to excess noise levels. No mitigation measures are required.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. POPULATION AND HOUSING -- Would the Project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

13a-c No Impact: The proposed project is for a General Plan Amendment and Zone Change, for 10 parcels, and Design Review for the conversion of a single-family residence to a business office and addition of 2,447 sq. ft. No new housing is proposed as part of this project and approximately 9 homes will be displaced as part of the project, to be converted for business office land use. Although residential units will be converted from residential to office professional, the existing housing along with new housing currently being constructed and planned for the future, the residents will be able to relocate elsewhere within the City of Highland. Therefore, no mitigation measures are required.

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

Explanation:

- 14ai 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) provide 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. Therefore, no mitigation measures are required.
- 14aaii 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 for its law enforcement and police services. Impacts on Police protection due to the construction of the project are negligible. Therefore, no mitigation measures are required.
- 14aiiii. No Impact. The proposed project is located within the service boundaries of the San Bernardino City Unified School District. The proposed use of the site is to operate an Engineering Surveying business office and the addition of 2,447 sq. ft. School fees will be assessed by the San Bernardino City Unified School District as appropriate. No mitigation measures are required.
- 14aiv No Impact. The proposed project will not result in the direct addition of new residents to the City of Highland and thus there is no incremental increase in the need for new park facilities. Therefore, there is no addition service need generated by this project, no mitigation measures are required.
- 14av No Impact. Public facilities typically include items such as parks and roadways. The project will not result in the direct increase of residents to the City as is discussed in 14ab. In addition, as discussed in 16ab the increase in traffic volumes as a result of the project will not reduce the surrounding streets to a less than acceptable Level of Service (LOS).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

15. 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanation:

15a b No Impact: The proposed project is for the General Plan Amendment, Zone Change, for 10 parcels, and Design Review for the conversion of a single-family residence to a business office and addition of 2,447 sq. ft. The proposed project will not result in the direct addition of new residents to the City of Highland. Therefore, there is no additional service generated by this Project, no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. TRANSPORTATION/TRAFFIC -- Would the Project:				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result 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 type="checkbox"/>	<input checked="" 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:

16a b No Impact: The proposed project is for the General Plan Amendment, Zone Change and Design Review for the conversion of a single-family residence to a business office and addition of 2,447 sq. ft. No new traffic will be created by the project, as the result of the land use change from residential to office professional, or cause an increase in the Level-of-Service for all existing surface street that surround the existing property. 1. Palm Avenue is classified as a Major Highway per the City of Highland General Plan, Circulation Element. As a result, the proposed residential to office professional zone change designation will not generate additional traffic to the immediate area and surrounding neighborhoods, to cause an impact. Therefore, no mitigation measures are required.

- 16c No Impact: The San Bernardino International Airport is located approximately one (1) mile away and the Redlands Municipal Airport is approximately six (6) miles away from the project site. The proposed project would not result in a change in air traffic patterns. No mitigation measures are required.
- 16d No Impact: The proposed project will not require the redesigning of any street(s). Therefore, the applicant will not increase hazards due to a design feature. Therefore, no mitigation measures are required.
- 16e No Impact: Emergency access will not be altered by this project. No mitigation measures are required.
- 16f No Impact: The proposed project provides a total of twenty-seven (27) parking spaces. The proposed number of parking stalls is consistent with Chapter 16.52 "Parking Regulations" of the Highland Municipal Code for the applicants proposed use of the site. Therefore, no mitigation measures are required.
- 16g No Impact: The project site is bounded on the north by Base Line (classified as Major Highway) and to the west by the 210 Freeway. No bus turnouts are proposed for the project; however, there are several nearby, located at the northeast and southwest corners of Palm Ave. and Norwood St., as well as on Base Line and Palm Ave. the proposed project will comply with the City's Municipal Code Chapter 16.40.470, Transportation Control Measures. Therefore, no mitigation measures are required.

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
---------------------------------------	---	-------------------------------------	------------------

17. TRIBAL CULTURAL RESOURCES -- Would the project result in

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanation:

17ai-ii **No Impact:** The proposed project is for a General Plan Amendment, Zone Change, for 10 parcels, and Design Review for the conversion of a single-family residence to a business office and addition of 2,447 sq. ft. No mitigation measures are required. The proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, as the site is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. Therefore, no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. UTILITIES AND SERVICE SYSTEMS – Would the Project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- 18a b No Impact: The proposed project is for a General Plan Amendment, Zone Change, for 10 parcels, and Design Review for the conversion of a single-family residence to a business office and addition of 2,447 sq. ft., and will not 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. Therefore, no mitigation measures are required.
  
- 18c No Impact: The applicant will not be required to construct storm drains as part of this project. Therefore, no mitigation measures are required.
  
- 18d 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. The applicant is adding to an existing structure. No new water supply will be required to meet the needs of the project. Therefore, no mitigation measures are required.
  
- 18e 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. No new service will be required. Therefore, no mitigation measures are required.
  
- 18f No Impact: Solid waste services to the City of Highland are provided through contracts with Burrtec Waste Industries. The majority of collected waste is disposed in the San Timoteo landfill. The San Timoteo landfill is located approximately 7 miles to the southeast of the City of Redlands, and at present disposal rates, is expected to close in 2022. The San Timoteo landfill is classified as a Class III landfill suitable for disposal of nonhazardous and general municipal waste and it is owned and operated by the County of San Bernardino. Capacity at the local landfills is sufficient to serve the site and impacts from this issue are considered to be non-significant. Therefore, no mitigation measures are required.
  
- 18g No Impact: The site will be conditioned to be in compliance with all federal, state, and local statutes and regulations. No mitigation measures are required.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

19. MANDATORY FINDINGS OF SIGNIFICANCE

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- 19a **No Impact:** The proposed project is for the General Plan Amendment, Zone Change, for 10 parcels, and Design Review for the conversion of a single-family residence to a business office and addition of 2,447 sq. ft. 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.
- 19b **No Impact:** As discussed in the respective issue areas of this study, the proposed project would not have cumulatively considerable environmental impacts.
- 19c **No Impact:** As discussed in the respective issue areas of this study, the proposed project would not have cumulatively considerable environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly.