INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

WATER STREET PROJECT

TENTATIVE TRACT MAP NO. 18935 (TTM-14-001)

CITY OF HIGHLAND

SAN BERNARDINO COUNTY, CALIFORNIA

LSA

April 20, 2015

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SAN BERNARDINO COUNTY, CALIFORNIA

Prepared for:

City of Highland
27215 Base Line
Highland, California 92346
(909) 864-8732

Prepared by:

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1500 Iowa Avenue, Suite 200
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(951) 781-9310

LSA Project No. DFD1501

LSA

April 20, 2015

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1.1 PURPOSE AND SCOPE

This Initial Study has evaluated each of the issues contained in the checklist provided in Section 3.0 of this document. The objective of this environmental document is to inform **the City of Highland** decision-makers, representatives of other affected/responsible agencies, and other interested parties of the potential environmental effects that may be associated with the proposed project. This Initial Study serves as the environmental review of the proposed project, as required pursuant to the provisions of the California Environmental Quality Act (CEQA), Public Resources Code 21000, *et seq*. and the State and local CEQA Guidelines. The Initial Study was prepared to identify whether the proposed project will produce significant environmental effects.

If an Initial Study prepared for a proposed project determines that no significant effects on the environment will occur or significant impacts can be reduced to less than significant with implementation of mitigation, the Lead Agency can prepare a Negative Declaration or a Mitigated Negative Declaration pursuant to *CEQA Guidelines*, Sections 15070–15075 *et seq.* A (Mitigated) Negative Declaration is a statement by the Lead Agency attesting that a project will produce less than significant impacts or significant impacts that can be reduced to less than significant with mitigation.

If an Initial Study prepared for a proposed project determines it may produce significant effects on the environment, an Environmental Impact Report (EIR) shall be prepared. This further environmental review is required to address the significant environmental effects of the project and provide mitigation where feasible.

Pursuant to the provisions of CEQA and the State and local CEQA Guidelines, the **City of Highland** is the Lead Agency, and is charged with the responsibility of deciding whether or not to approve the proposed project.

1.2 FINDINGS OF THIS INITIAL STUDY

Pursuant to CEQA and *State CEQA Guidelines*, this Initial Study has been prepared in order to determine whether implementation of the proposed project will result in significant environmental impacts, which would require the preparation of an EIR.

This Initial Study is based on an Environmental Checklist Form (Form), as suggested in Section 15063 (d)(3) of the *State CEQA Guidelines*. The Form is found in Section 3.1 of this Initial Study. It contains a series of questions about the proposed project for each of the listed areas. The Form is used to evaluate whether or not there are any significant environmental effects associated with implementation of the proposed project.

Following the Form in Section 3.2 is an explanation for each answer on the Form. The Form and accompanying evaluation of the responses provide the information and analysis upon which the City of Highland may make its determination as to whether or not an EIR may be required for the project. The Form is used to review the potential environmental effects of the proposed project for each of the following areas:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Mineral Resources
- Noise
- Population and Housing
- Public Services

- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use Planning
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

1.3 CONTACT PERSON

The Lead Agency for the Initial Study for the proposed project is the City of Highland. Any questions about the preparation of this Initial Study, its assumptions, or its conclusions should be referred to the following:

Megan Irwin, Senior Planner
City of Highland
27215 Base Line
Highland, California 92346
(909) 864-6861 Ext. 210

2.1 PROJECT SITE SETTING

The proposed 27.24-acre project site is located in the eastern portion of the City of Highland in San Bernardino County. The site is identified by the Assessor's Parcel Numbers (APNs) 1210-371-03 and 1210-371-37. The project is bounded by Water Street to the north, Alpin Street to the west, North Fork Road to the east, and Santa Ana Canyon Road to the south. The site is approximately 2.5 miles east of State Route 210 (SR-210). Land uses adjacent to the project site to the east and west are single-family residential. Cram Elementary School is located to the north on Water Street and Aurantia Park to the south of Santa Ana Canyon Road. The approximate geographic center of the site is identified by the coordinates 34° 06' 52" north latitude and 117° 09; 19" west longitude. As shown on the U.S. Geological Survey (USGS) 7.5-minute *Redlands, California* topographic quadrangle, the parcel lies in the west half of the southwest quarter of Section 1, Township 1 South, Range 3 West of the San Bernardino Base and Meridian. Figure 1 illustrates the location of the proposed project.

The City of Highland General Plan designates the project site land use as Low Density (2.1-6.0 dwelling units per acre). The site is also zoned as R-1 10,000 Single Family Residential. The northern portion of the project site largely consists of bare, recently tilled, soil with some small trees and scattered dry weeds. An abandoned single-family residence, barn structure and other features are located in the central portion of the site. These structures will be demolished during project construction. An occupied single-family residence and two associated farm structures are located near the east-central border of the project site. The structures at this location will be retained. The southern half contains a citrus grove. The topography of the site gently slopes toward the south at an overall gradient of approximately 7 percent. Elevations on site range from approximately 1,580 to 1,450 feet above sea level.

Structures onsite include an abandoned single-family residence and dilapidated barn in the central portion of the site and a single-family residence that is currently occupied. Features associated with the abandoned residence include an aboveground storage tank, a cement fountain (not in use), bird bath, a cement pond filled with soil and leaves, animal pen, corral, underground vault, irrigation standpipes, weir box, and various agricultural implements. There is an underground septic system east of the abandoned single-family residence. A chain link fence surrounds the property. The abandoned property is accessed by a dirt driveway extending to the north off of Santa Ana Canyon Road. The dilapidated barn is located approximately 100 feet north of the abandoned residence. The barn rises one and a half stories in height and is wood framed with a corrugated steel roof. The septic system associated with this residence will be removed during project construction.

An occupied single-family residence and associated barn structures are located along the east-central portion of the site. The residence is surrounded by a chain link fence. The property includes historic-age orange trees, ornamental trees, agricultural features such as flumes and stand pipes, and two red wooden barn structures with metallic roofs. The property currently uses a septic system and is accessed by the dirt driveway extending north from Santa Ana Canyon Road. The structures at these locations will be retained on-site during construction. The septic system at this residence will be removed and the residence will be connected to the development's proposed sanitary sewer system.

2.2 PROJECT DETAILS

The proposed project would demolish on-site structures with the exception of the single-family residence and associated features located on the east-central boundary of the site. he existing abandoned residence, barn, and associated structures located in the central portion of the site would be demolished during project construction. The existing citrus grove will also be removed as part of the project site preparation.

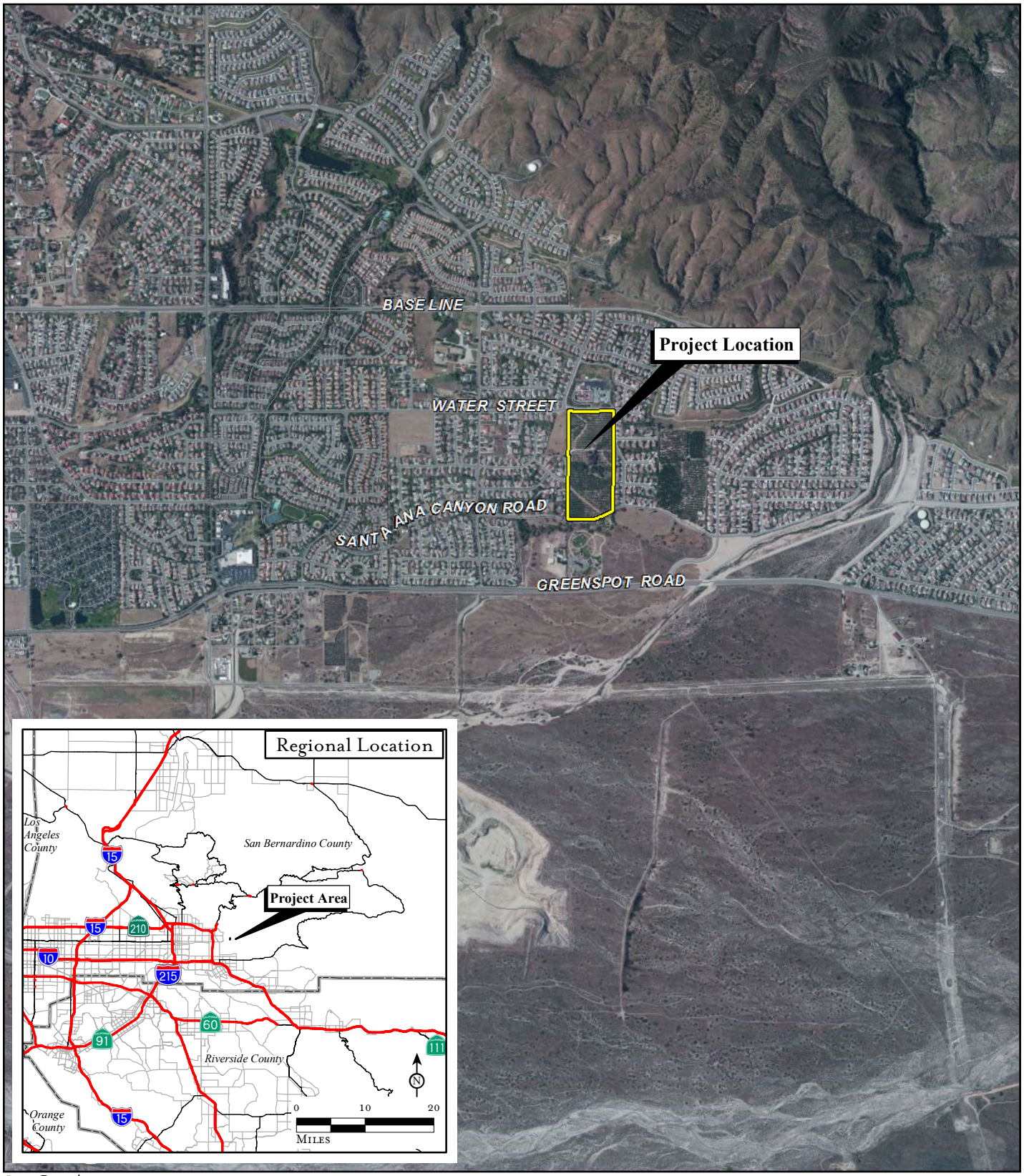

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FIGURE 1

Tentative Tract Map 18935

Regional and Project Location

SOURCE: Bing Aerial, 2010; ESRI Streetmap, 2013.

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The proposed project would develop the site as a single-family residential subdivision with 71 single-family lots and a water quality basin located in the southwestern corner of the property. While not located within the boundaries of the proposed project, the water quality basin located within approved Tract 16745 (directly west of the future extension of Aplin Street) has been designed to accept flows from the northern portion of this project site. Impacts associated with the development of this water quality management basin have been previously addressed in the project-specific document prepared for Tract 16745.

The project would have an overall lot density of 2.61 lots per acre with a minimum lot size of 10,000 square feet. In addition, the proposed homes would range between 2,300 and 3,200 square feet. See Figure 2.

The project includes the construction of five new public roadways and the construction of the half width of Aplin Street from Santa Ana Canyon Road to Water Street. The tract (TT 16745) located west of the site is conditioned to construct the half-width of Aplin Street (plus an additional 10 feet.) Per discussion with the developer of TT 16745, water and wastewater improvements required for TT 16745 are currently being installed with the construction of the western half-width of Aplin Street to follow. The half-width construction of Aplin Street required for TT 16745 has been previously considered in the project-specific document prepared for the tract. The proposed community would be accessible from both the north and south intersections of Aplin Street, at Water Street and Santa Ana Canyon Road. The project would also be accessible from the existing intersection of Carro Amano Lane and Aplin Street. Lastly, the site would be accessible from the proposed “A” Street, which would intersect with Santa Ana Canyon Road and proposed “E” Street, which would intersect with North Fork Road.
On-site utility improvements and connections to existing utilities are also proposed as part of the project. Utility providers to the site include East Valley Water District, Southern California Edison, Southern California Gas, and Verizon.

2.3 PROJECT APPROVALS

The following approvals and permits are required from the City to implement the proposed project:

- Approval of a tentative and final tract map (TTM 18935) and associated Mitigated Negative Declaration;
- Design Review Application (DRA) approval for the site layout, precise grading, landscaping, walls/fences, and architecture;
- Storm Water Pollution Prevention Plan (SWPPP) to mitigate site runoff during construction; and
- Water Quality Management Plan (WQMP) to mitigate post-construction runoff flows.

The following permits are required from the State of California to implement the proposed project:

- General Construction Permit issued by the Santa Ana Regional Water Quality Control Board

2.4 DOCUMENTS INCORPORATED BY REFERENCE

Various technical reports have been prepared to assess specific issues that may result from the construction and operation of the proposed project. As relevant, information from these technical reports has been incorporated into the Initial Study. The following technical reports (provided as PDF files on the accompanying CD-ROM) are included as appendices to this Initial Study:

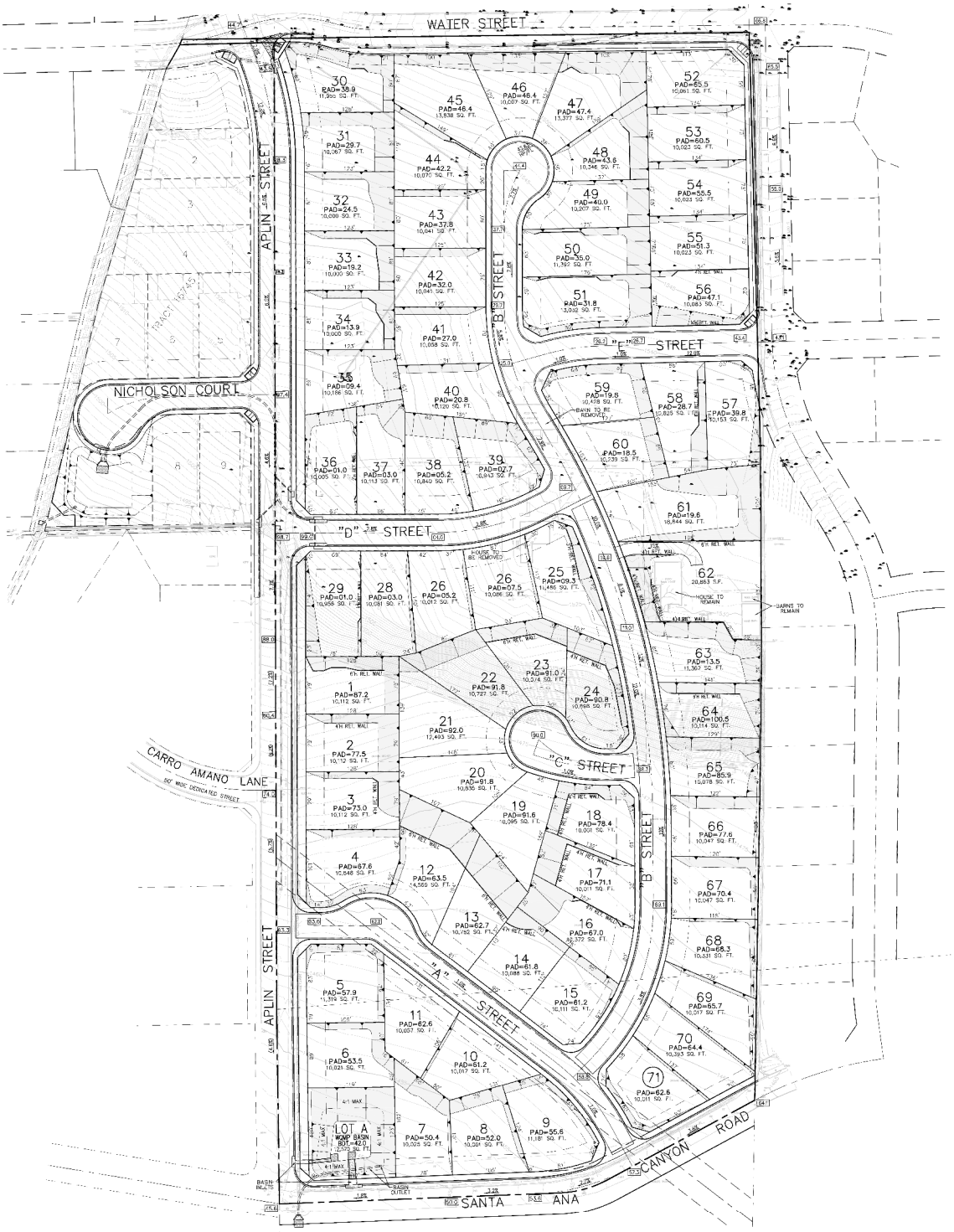

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FIGURE 2

N

0 110 220

FEET

Tentative Tract Map 18935

SOURCE: Site Tech, Inc. 01/30/15.

Proposed Tentative Tract Map

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Appendix A	CalEEMod Summary
Appendix B	Highland Raptor Survey Memos. Biological Survey for Nesting/Breeding Raptors and Other Biological Resources of Concern in Support of a Housing Development on APN 1210-371-03 and 1210-371-37 in Highland, San Bernardino County, California, ECORP Consulting, Inc., December 19, 2014, and March 26, 2015
Appendix C	Cultural Resources Report
Appendix D	Geotechnical Report and Grading Plan
Appendix E	Phase I Environmental Site Assessment
Appendix F	Storm Water Infiltration Study and Drainage Map
Appendix G	Traffic Impact Analysis

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These reports/studies/letters are available for review at:

Public Service Counter
City of Highland
Planning Division
27215 Base Line
Highland, California 92346

Hours: Monday–Thursday: 7:30 a.m. to 5:30 p.m.
Friday–Sunday: Closed

2.5 SUMMARY OF MITIGATION MEASURES

The following is a list of mitigation measures determined to be applicable to the proposed project to reduce impacts to less than significant as analyzed in Section 3.0 of this Initial Study.

BIOLOGICAL RESOURCES

BIO-1: To ensure compliance with California Fish and Game Code and the MBTA, and to avoid potential impacts to other nesting birds, the proposed project site shall be cleared of vegetation outside the general bird nesting season (February 1 through August 31). If vegetation cannot be removed outside the bird nesting season, a pre-construction nesting bird survey by a qualified biologist is required prior to vegetation removal. Should nesting birds be found, an exclusionary buffer shall be established by the biologist. This buffer shall be clearly marked in the field by construction personnel under guidance of the biologist, and construction or clearing shall not be conducted within this zone until the biologist determines that the young have fledged or the nest is no longer active.

CULTURAL RESOURCES

CUL-1 If cultural resources are discovered during project grading by the project contractor, 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 a significant archaeological resource(s) is discovered on the property, ground-disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan and/or preservation plan shall be

prepared by the archaeological monitor and reviewed by representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Department and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The landowner shall relinquish ownership of all archaeological artifacts that are of Native American origin found on the project site to the culturally affiliated Native American Tribe(s) for proper treatment and disposition. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City Planning Department and the appropriate Native American Tribe(s).

CUL-2 Excavation of areas identified as likely to contain paleontological resources, such as any undisturbed subsurface Pleistocene sediments, will be monitored by a qualified paleontological monitor. If paleontological resources (fossils) are discovered during project grading, work will be halted in that area until a qualified paleontologist can assess the significance of the find. The project paleontologist shall monitor remaining earthmoving activities at the project site and shall be equipped to record and salvage fossil resources that may be unearthed during grading activities. The paleontologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources. Any fossils found shall be evaluated in accordance with the CEQA Guidelines and offered for curation at an accredited facility approved by the City of Highland. A report of findings, including, when appropriate, an itemized inventory of recovered specimens and a discussion of their significance, should be prepared upon completion of the steps outlined above. The report and inventory, when submitted to the appropriate lead agency, would signify completion of the program to mitigate impacts on paleontological resources. This measure shall be implemented to the satisfaction of the City Planning Department.

HAZARDS AND HAZARDOUS MATERIALS

HAZ-1 Prior to issuance of a grading permit, a qualified contractor shall test on-site soils for contamination by agricultural chemicals (Dieldrin and DDE). If present in concentrations above California Office of Environmental Health Hazard Assessment Soil-Screening Levels for residential, these materials shall be removed and transported to an appropriate landfill by a licensed contractor. This measure shall be implemented to the satisfaction of the Planning Division including written documentation indicating no contaminated soils are present, or review and approval of documentation of disposal of contaminated soils if contaminated soils are encountered in conformance with all applicable regulations.

HAZ-2 During grading, stained soils identified in the Phase I Environmental Site Assessment shall be removed from the site by a qualified environmental contractor and hauled to an approved hazardous waste disposal facility. Cleanup shall be performed under the oversight of the City Planning Division and chemical testing shall be performed to verify cleanup to the satisfaction of the City Planning Division.

HAZ-3 Prior to issuance of a grading permit, the existing aboveground storage tank (AST) shall be removed and disposed of by a qualified environmental contractor. If there is any product in the tank, it shall be evaluated and properly disposed of as a hazardous waste. This measure shall be completed to the satisfaction of the City Planning Division.

HAZ-4 Prior to issuance of a grading permit, asbestos and lead-based paint surveys of the abandoned house and barn shall be performed by a qualified environmental contractor. Remediation, if required, shall be in accordance with the recommendations of the environmental contractor. This measure shall be implemented to the satisfaction of the City Planning Division.

NOISE

NOS-1 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.

This measure shall be implemented to the satisfaction of the City Planning Division.

3.1 ENVIRONMENTAL CHECKLIST FORM

Background

Project Title: Water Street Project (Tentative Tract Map No. 18935) TTM-14-001

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

Contact Person and Phone Number:

Project Location: City of Highland, adjacent and south of Water Street, east and adjacent to Alpin Street, west of North Fork Road, and north of Santa Ana Canyon Road.

Project Sponsor's Name and Address: City of Highland
27215 Base Line
Highland, California 92346

General Plan Designation: Low Density (2.1 – 6.0 dwellings units/acre)

Zoning: Single Family Residential, 10,000 square feet minimum lot size (R-1 10,000)

Description of Project: The proposed project would develop the site as a single-family residential subdivision with 71 lots. Minimum lot size is 10,000 square feet. The proposed homes range between 2,300 and 3,200 square feet. The project also includes on-site utility and roadway improvements, including the eastern half-width of Aplin Street from Santa Ana Canyon Road to Water Street.

Surrounding Land Uses and Setting: The proposed project is bordered by single-family residential housing to the east and west. A vacant area also exists to the west. Cram Elementary School is located to the north of the project. Aurantia Park is located south of the project.

Other Public Agencies Whose Approval Is Required: California Regional Water Quality Control Board: Statewide Construction Activity General Permit

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	☐ Agricultural and Forest Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology and Soils
☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials	☐ Hydrology and Water Quality
☐ Land Use and Planning	☐ Mineral Resources	☐ Noise
☐ Population and Housing	☐ Public Services	☐ Recreation
☐ Transportation and Traffic	☐ Utilities and Service Systems	☐ Mandatory Findings of Significance

Determination (To Be Completed By the Lead Agency)

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.

Megan Irwin — Signature

4/20/15 — Date

Megan Irwin, Senior Planner — Printed Name and Title

City of Highland — Lead Agency

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off site as well as on site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
   (a) Earlier Analysis Used. Identify and state where they are available for review.
   (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead Agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans and zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and Lead Agencies are free to use different formats; however, Lead Agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL ISSUES	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?	☐	☐	■	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway or local scenic expressway, scenic highway, or eligible scenic highway?	☐	☐	☐	■
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	■	☐
d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	☐	☐	■	☐
2. AGRICULTURAL AND FOREST 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 Mode (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiles by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	■	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	■
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Public Resources Code Section 51104(g)?	☐	☐	☐	■
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	■
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?	☐	☐	■	☐

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district 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?	☐	☐	■	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	■	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	■	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	■	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	■	☐
4. BIOLOGICAL RESOURCES: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	■	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	■
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?	☐	☐	☐	■
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?	☐	☐	☐	■
e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	☐	☐	☐	■

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	■
5. CULTURAL RESOURCES: Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of the CEQA Guidelines?	☐	☐	■	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 of the CEQA Guidelines?	☐	■	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	■	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	■	☐
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.	☐	☐	☐	■
ii) Strong seismic ground shaking?	☐	☐	■	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	■	☐
iv) Landslides?	☐	☐	■	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	■	☐
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?	☐	☐	■	☐
d) Be located on expansive soil, as defined by Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	■	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	■

ENVIRONMENTAL ISSUES	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 emission, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	■	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing greenhouse gases?	☐	☐	■	☐
8. HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	■	☐
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?	☐	■	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter-mile of an existing or proposed school?	☐	☐	■	☐
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?	☐	■	☐	☐
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?	☐	☐	☐	■
f) For a project located within the vicinity of a private airstrip, heliport, or helistop, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	■	☐
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?	☐	☐	■	☐
9. HYDROLOGY AND WATER QUALITY: Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	■	☐

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	☐	☐	■	☐
c) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on site or off site?	☐	☐	■	☐
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 site or off site?	☐	☐	■	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of pollutant runoff?	☐	☐	■	☐
f) Otherwise substantially degrade water quality?	☐	☐	■	☐
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?	☐	☐	☐	■
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	■
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?	☐	☐	☐	■
j) Expose people or structures to inundation by seiche or mudflow?	☐	☐	■	☐
10. LAND USE AND PLANNING: Would the project				
a) Physically divide an established community?	☐	☐	☐	■
b) Conflict with any applicable land use plan, policy, or regulation of any 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?	☐	☐	☐	■
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	■

ENVIRONMENTAL ISSUES	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?	☐	☐	■	☐
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?	☐	☐	☐	■
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?	☐	■	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	■	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	■	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	■	☐	☐
e) For a project located within an airport land use plan, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■
f) For a project within the vicinity of a private airstrip, heliport or helistop, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■
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 the extension of roads or other infrastructure)?	☐	☐	■	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	■	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	☐	☐	■	☐
b) Police protection?	☐	☐	■	☐
c) Schools?	☐	☐	■	☐
d) Parks?	☐	☐	■	☐
e) Other public facilities?	☐	☐	■	☐
15. RECREATION: Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	■	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	■
16. TRANSPORTATION AND TRAFFIC: Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	■	☐
b) Conflict with an applicable congestion management program, including not limited to a level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	■	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or change in location that results in substantial safety risks?	☐	☐	☐	■
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	■	☐
e) Result in inadequate emergency access?	☐	☐	■	☐

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	■
17. UTILITIES AND SERVICE SYSTEMS: Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	■	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	■	☐
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?	☐	☐	■	☐
d) Have sufficient water supplies available to serve the project (including large scale developments as defined by Public Resources Code Section 21151.9 and described in Question No. 20 of the Environmental Checklist) 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?	☐	☐	■	☐
18. 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?	☐	■	☐	☐

ENVIRONMENTAL ISSUES	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.)	☐	☐	■	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	■	☐

3.2 ENVIRONMENTAL ANALYSIS

This section is intended to provide evidence to substantiate the conclusions set forth in the Environmental Checklist. The section will discuss whether or not the proposed project is consistent with the existing General Plan policies and conclusions.

1. AESTHETICS

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

Less Than Significant Impact. The proposed project is located within an area dominated by single-family residential development. According to the City's General Plan, unique visual features within the City include topographic features, local flora, and historic buildings. Scenic resources in the project area include views of the San Bernardino Mountains to the north and east, as well as boulder-strewn wash areas in the Plunge Creek channel. However, no City or State designated significant visual resource is located within or adjacent to the project limits. The proposed residences would not substantially exceed the heights of surrounding single-family residential development. Therefore, the project would not significantly obstruct views in the project area. A less than significant impact related to this issue would occur and no mitigation is required.

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

***No Impact*.** The proposed project is not located along a state scenic highway and there are no state scenic highways located within the project vicinity. The proposed site does not contain any trees, rock-outcroppings, historic buildings of significance, or other feature that has been identified as a scenic resource by either the City or State. As no impact to an identified scenic resource would result from development of the proposed project, no impact associated with this issue would occur. No mitigation is required.

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

Less Than Significant Impact. Views of the project site currently include bare ground and weeds in the northern half, an abandoned residence and dilapidated barn in the center of the site, and an

orange grove in the southern half of the site. These views would be replaced by those of single-family residential development. As the project area contains similar single-family development, it would be consistent with surrounding visual character. The proposed project would be required to comply with established design criteria for single-family development. Therefore, no significant impact related to the change to the existing visual character of the project site would occur and no mitigation is required.

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

Less Than Significant Impact. Currently, the site contains an orange grove and one occupied single-family dwelling and is not a source of substantial light or glare. Development of single-family housing would create a new source of nighttime lighting from use of lighting by residents, vehicle lights, and installation of streetlights along roadway improvements. The project would introduce new light sources that are similar in character to surrounding residential development. All lighting shall comply with applicable City standards related to the installation and operation of lighting features. Because lighting will comply with applicable City design requirements and will be similar to existing lighting in the project vicinity, the project is not expected to generate lighting to the extent that it would substantially alter nighttime views in the area. In addition, the proposed single-family homes would not be constructed with reflective material that would create substantial glare. Therefore, the project would have a less than significant additional impact associated with lighting and glare and no mitigation is required.

2. AGRICULTURAL RESOURCES

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 Resource Agency, to non-agricultural use?

Less Than Significant Impact. The California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP), compiles Important Farmland maps pursuant to the provisions of Section 65570 of the California Government Code. These maps utilize data from the United States Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS) soil survey, and current land use information using eight mapping categories and represent an inventory of agricultural resources within San Bernardino County. The maps depict currently urbanized lands and a qualitative sequence of agricultural designations. Maps and statistics are produced using a process that integrates aerial photo interpretation, field mapping, a computerized mapping system, and public review. Mapping of county farmland categories is conducted every two years.

The project site contains an existing citrus grove, abandoned home, an occupied home, and dilapidated barn. Based on the San Bernardino County Important Farmland Map (Farmland Mapping and Monitoring Program), the project site is designated as Prime Farmland. Land adjacent to the proposed project is designated as “Urban” (land occupied by structures with a building density of at least one unit to each 1.5 acres). The General Plan land use designation for the project site is Low Density (residential). The zoning for the site is R-1 10,000 Single Family Residential. According to the City’s General Plan Conservation and Open Space Element, due to the high demand for housing and high costs of water that have made agricultural uses less cost effective, there has been a steady loss in agricultural land throughout the City. Impacts to Prime Farmland, Unique Farmland, and Farmland of Statewide Importance within the City of Highland have already been addressed and mitigated for in the City’s General Plan EIR. For this reason, the proposed project’s impacts to farmland have already been addressed and mitigated in the City’s General Plan EIR. Therefore, the project will have a less than significant impact to farmland and no mitigation is required.

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

No Impact. Williamson Act[1] contracts restrict land development of contract lands. The contracts typically limit land use in contract lands to agriculture, recreation, and open space, unless otherwise stated in the contract. The property is not in the Williamson Act Conservation Contract database.[2] Because the project site is not part of a Williamson Act contract, no impacts associated with this issue will occur with the development of the proposed project. No mitigation is required.

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

No Impact. There are no parcels within the City that are zoned as forest land or timberland. Therefore, the proposed project would have no impact on forest or timberland and no mitigation is required.

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

No Impact. There is no forest land or any land that is designated to the conservation of forest land within the City of Highland. Therefore, the proposed project would not have an impact on forest or timberland and no mitigation is required.

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?

Less Than Significant Impact. Please refer to responses 2(a) and 2(b). The proposed project site currently contains a citrus grove on the southern portion of the site. Impacts to farmland have already been addressed and mitigated for in the City's General Plan EIR. Therefore, a less than significant impact with respect to conversion of agricultural lands to non-agricultural uses would occur and no mitigation is required.

3. AIR QUALITY

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

Less Than Significant Impact. The proposed project is located within the South Coast Air Basin (Basin) and is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. It includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties.

The SCAQMD formulates the Air Quality Management Plan (AQMP) for the Basin. To meet ambient air quality standards, the SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments and State and Federal agencies to reduce emissions from stationary, mobile, and indirect sources. The current AQMP for the Basin was adopted by the SCAQMD on December 7, 2012, and approved by the California Air Resources Board (CARB) on January 23, 2013. The 2012 AQMP incorporates the latest scientific

[1] The Williamson Act is a procedure authorized under state law to preserve agricultural lands as well as open space. Property owners entering into a Williamson Act contract receive a reduction in property taxes in return for agreeing to protect the land's open space or agricultural values.

[2] Department of Conservation, Division of Land Resource Protection, Williamson Act Program metadata, 2004.

and technological information and planning assumptions, including the 2012 Regional Transportation Plan/Sustainable Communities Strategies and updated emission inventory methodologies for various source categories. The AQMP is based on assumptions provided by the CARB and SCAG related to the most recent motor vehicle[1] and demographic information. The 2012 AQMP assumes that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with the population growth projections identified by SCAG.

The AQMP incorporates local General Plan land use assumptions and regional growth projections developed by SCAG to estimate stationary and mobile source emissions associated with projected population and planned land uses. If a new land use is consistent with the local General Plan and the regional growth projections adopted in the AQMP, then the added emissions generated by the new project have been evaluated, are contained in the AQMP, and would not conflict with or obstruct implementation of the regional AQMP. The existing General Plan designates the project site for low density residential uses, which is consistent with the single-family housing proposed by the project. Implementation of the proposed project would not require the rezoning of the project site or an amendment to the City's General Plan. Since the proposed project is consistent with the General Plan, it is also consistent with the AQMP. Therefore, a less than significant impact associated with this issue would occur and no mitigation is required.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less Than Significant Impact. On-site grading and construction activities would result in localized increased levels of short-term emissions and particulates. After construction, operation of the project would generate increased vehicle trips in the project area leading to increased long-term emissions and air pollutants. Additionally, the consumption of electricity and natural gas by the proposed on-site uses would also generate long-term air pollutant emissions.

Short-Term. The most recent version of the CalEEMod model (Version 2013.2.2) was used to calculate the construction emissions for the proposed project. Emissions calculated include VOC, NO_X, CO, SO_2, PM_{10}, and $PM_{2.5}$. As shown in Table A, all calculated peak daily emissions were found to be lower than SCAQMD thresholds. Since no exceedances of any criteria pollutants are expected, no significant impacts would occur for project construction. However, construction would be required to comply with regional fugitive dust reduction practices (SCAQMD Rule 403) that assist in reducing short-term air pollutant emissions. Among the requirements under this rule, fugitive dust must be controlled so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. This is achieved by requiring actions to prevent, reduce, or mitigate dust emissions. Adherence to Rule 403 is a standard requirement for any construction activity occurring within the Basin. With compliance with Rule 403, short-term emissions are considered less than significant and no mitigation is required.

Table A: Short-Term Regional Construction Emissions

Construction Phase	Total Regional Pollutant Emissions (lbs/day)								
					PM_{10}		$PM_{2.5}$		
	VOC	NO_X	CO	SO_2	Fugitive	Exhaust	Fugitive	Exhaust	CO_2e
Demolition	4.6	49	37	0.043	0.32	2.5	0.071	2.3	4,400
Site Preparation	5.3	57	44	0.042	7.2	3.1	3.9	2.8	4,400
Grading	6.9	79	52	0.065	3.6	3.8	1.5	3.5	6,800

[1] EMFAC modeling, which is CARB's tool for estimating emissions from on-road vehicles.

Table A: Short-Term Regional Construction Emissions

Construction Phase	Total Regional Pollutant Emissions (lbs/day)								
					PM_{10}		$PM_{2.5}$		
	VOC	NO_X	CO	SO_2	Fugitive	Exhaust	Fugitive	Exhaust	CO_2e
Building Construction	4.5	34	30	0.049	1.3	2.2	0.36	2.1	4,700
Architectural Coating	14	2.5	3.2	0.0058	0.22	0.2	0.059	0.2	520
Paving	2	20	16	0.024	0.17	1.1	0.045	1	2,500
Peak Daily Emissions	19	79	52	0.065	10		6.7		6,800
Regional Construction Thresholds	**75**	**100**	**550**	**150**	**150**		**55**		**No Threshold**
Exceeds Regional Thresholds?	**No**	**No**	**No**	**No**	**No**		**No**		

Source: LSA Associates, Inc., April 2015.
Note: Peak daily emissions are based on a worst-case assumption that the Building Construction and Architectural Coating phases would overlap.

CO = carbon monoxide
CO_{2e} = carbon dioxide equivalent
lbs/day = pounds per day
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
VOC = volatile organic compounds
SO_2 = sulfur dioxide

Long-Term. Long-term project emissions were also calculated using the CalEEMod model (Version 2013.2.2). See Appendix A. Sources include vehicular emissions, architectural coatings, consumer products, and landscaping. Energy sources include natural gas consumption for heating. Long-term emissions were calculated for VOC, NO_X, CO, SO_2, PM_{10}, and $PM_{2.5}$. As shown in Table B, no calculated project-related criteria pollutants would exceed the corresponding SCAQMD daily emission thresholds for any criteria pollutants. Therefore, project-related long-term air quality impacts would be less than significant and no mitigation is required.

Table B: Opening Year Regional Operational Emissions

Construction Phase	Total Regional Pollutant Emissions (lbs/day)					
	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Site Preparation	7.7	0.069	5.9	0.00031	0.13	0.13
Energy Sources	0.071	0.61	0.26	0.0039	0.049	0.049
Mobile Sources	2.6	7.7	30	0.077	5.3	1.5
Total Project Emissions	**10**	**8.4**	**36**	**0.081**	**5.5**	**1.7**
Regional Operational Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Exceeds Regional Thresholds?	**No**	**No**	**No**	**No**	**No**	**No**

Source: LSA Associates, Inc., April 2015.

CO = carbon monoxide
PM_{10} = particulate matter less than 10 microns in size
VOC = volatile organic compounds
SO_2 = sulfur dioxide
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
lbs/day = pounds per day
NO_X = nitrogen oxides

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)?

Less Than Significant Impact. The cumulative area for air quality impacts is the Basin. The Basin is in nonattainment for PM_{10}, $PM_{2.5}$, and ozone at the present time. As stated in Checklist Response 3(b), the project's short-term air quality impacts would be less than significant. In evaluating the cumulative effects of the project, Section 21100(e) of CEQA states that "previously approved land use documents including, but not limited to, general plans, specific plans, and local coastal plans, may be used in cumulative impact analysis." In addressing cumulative effects for air quality, the AQMP utilizes approved general plans and, therefore, is the most appropriate document to use to evaluate cumulative impacts of the project. This is because the AQMP evaluated air quality for the entire Basin using a future development scenario based on population projections and set forth a comprehensive program that would lead the region, including the project, into compliance with all Federal and State air quality standards. Since the project is in compliance with the AQMP and both short-term and long-term air quality impacts are less than significant, the project's cumulative impact to air quality is considered less than significant.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term healthcare facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities. The proposed project is bordered by sensitive receptors on all sides: an elementary school to the north, residences to the east and west, and a community park to the south.

As detailed in Tables C and D, construction pollutant emissions would not exceed the SCAQMD's construction and operation localized significance thresholds (LSTs). These LSTs are based on the project's Source Receptor Area (SRA) as defined by the SCAQMD. Using meteorological data, the SCAQMD has identified 37 Source Receptor Areas (SRAs) within its jurisdiction. The project is located in the Central San Bernardino SRA. The LST analysis uses thresholds that represent the maximum air quality impacts for the project that would not cause or contribute to an exceedance of the most stringent applicable national or State ambient air quality standard. Since the project emissions are far below localized thresholds, it would not expose sensitive receptors to substantial pollutant concentrations. Therefore, during construction and operation, project emissions of NO_2, CO, PM_{10}, and $PM_{2.5}$ would not expose sensitive receptors to substantial pollutant concentrations, resulting in a less than significant impact.

Table C: Construction LST Emissions

Emissions Sources	NO_X	CO	PM_{10}	$PM_{2.5}$
On-site Emissions	79	51	10.1	6.7
LST Thresholds	**270**	**1,746**	**14.0**	**8.0**
Exceeds LST Thresholds?	**No**	**No**	**No**	**No**

Source: LSA Associates, Inc., April 2015.
SRA: Central San Bernardino Valley, 5 acres, 82-foot distance

CO = carbon monoxide
PM_{10} = particulate matter less than 10 microns in size
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
lbs/day = pounds per day
SO_2 = sulfur dioxide

Table D: Long-Term Operational LST Emissions

Emissions Sources	NO_X	CO	PM_{10}	$PM_{2.5}$
On-site Emissions	0.45	7.4	0.4	0.21
LST Thresholds	**270**	**1,746**	**4.0**	**2.0**
Exceeds LST Thresholds?	**No**	**No**	**No**	**No**

Source: LSA Associates, Inc., April 2015.
SRA: Central San Bernardino Valley, 5 acres, 82-foot distance

CO = carbon monoxide
PM_{10} = particulate matter less than 10 microns in size
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
lbs/day = pounds per day
SO_2 = sulfur dioxide

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

Less Than Significant Impact. During construction, the various diesel-powered vehicles and equipment in use on the site may create odors from exhaust emissions. Additionally, the installation of asphalt may generate odors. These odors are temporary and not likely to be noticeable beyond the project boundaries. SCAQMD standards regarding the installation of asphalt surfaces are sufficient to reduce temporary odor impacts to a less than significant level. The proposed project is constructing a new residential development, which is not anticipated to generate long-term objectionable odors. Therefore, impacts related to creation of objectionable odors affecting substantial numbers of people would to be less than significant and no mitigation measures are required.

4. BIOLOGICAL RESOURCES

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

Less Than Significant with Mitigation Incorporated. A Biological Survey for Nesting/Breeding Raptors and Other Biological Resources of Concern was completed for the project site by ECORP Consulting, Inc. (see Appendix B).[1] The survey determined that while the project site contained hundreds of burrows, none housed burrowing owls. In addition, no active raptor nests were observed on site during the survey. A nest was observed 550 feet west of the project site. However, due to the distance from the project site, this nest would not be affected by the construction and operation of the proposed project.

Although the project site does not currently contain any nesting birds or raptors, due to the presence of trees and the existing citrus grove within the site, several bird species may potentially use the site for the purposes of nesting in the future. Nesting bird species are protected by the Migratory Bird Treaty Act (MBTA) (16 USC 703-711) and Section 3503 California Fish and Game Code. These laws make it unlawful to take, possess, or needlessly destroy the nest or eggs of any migratory bird or bird of prey. The proposed project would be subject to compliance with the MBTA. To avoid potential impacts to nesting birds and to ensure compliance with MBTA, it is recommended that the limits of the proposed project be cleared of vegetation outside the general bird nesting season (February 1 through August 31). If vegetation cannot be removed outside the bird nesting season, a pre-

[1] *Biological Survey for Nesting/Breeding Raptors and Other Biological Resources of Concern in Support of a Housing Development on APN 1210-371-03 and 1210-371-37 in Highland, San Bernardino County, California*, ECORP Consulting, Inc., March 26, 2015 (Appendix A).

construction nesting bird survey by a qualified biologist is recommended prior to vegetation removal. Therefore, the following mitigation measure is required.

Mitigation Measure

BIO-1: To ensure compliance with California Fish and Game Code and the MBTA, and to avoid potential impacts to other nesting birds, the proposed project site shall be cleared of vegetation outside the general bird nesting season (February 1 through August 31). If vegetation cannot be removed outside the bird nesting season, a pre-construction nesting bird survey by a qualified biologist is required prior to vegetation removal. Should nesting birds be found, an exclusionary buffer shall be established by the biologist. This buffer shall be clearly marked in the field by construction personnel under guidance of the biologist, and construction or clearing shall not be conducted within this zone until the biologist determines that the young have fledged or the nest is no longer active.

With the above mitigation, the proposed project would not have any significant impacts to nesting birds and no further mitigation is required.

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

No Impact. The project site does not contain any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. Therefore, the project will not have a significant impact on any riparian habitat or other sensitive natural communities and no mitigation is required.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The project site does not contain any wetlands and would not have any impacts related to this issue. No mitigation is required.

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

No Impact. The project site does not contain any rivers, creeks, or waterways. Therefore, the site would not provide any migratory corridors for any fish species. In addition, the project site is surrounded by urban built up land to the north, east, and west. The area south of the project is developed with Aurantia Park. Limited open space is located southeast of the project site and further open space is located south of Greenspot Road. However, wildlife species are unlikely to use the project site as a migratory corridor due to the urban nature of the surrounding areas. In addition, Oak Creek is located south of the project and connects to Plunge Creek, which then connects to the Santa Ana River. These creek beds and riverbeds are much more likely to be used as migratory corridors than the project site. For this reason, the project will have no impact on any wildlife migratory corridors and no mitigation is required.

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

No Impact. The proposed project will not conflict with any local policies or ordinances protecting biological resources (e.g., tree preservation policy or ordinance). The adopted ordinance for protection of trees in the City is limited to heritage trees.[1] The City does not identify any such trees within the project site. For this reason, no impacts associated with this issue would occur and no mitigation is required.

f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?

No Impact. The project site is not subject to any adopted habitat conservation plan and is therefore subject to regulation by local, State, and Federal laws on a case-by-case basis. As there is no adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan applicable to the project site, there will be no impact and no mitigation is required.

5. CULTURAL RESOURCES

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of the CEQA Guidelines?

Less Than Significant Impact. A Cultural Resources Inventory and Evaluation[2] was completed for the project site (see Appendix C). This report included a cultural resources records search, intensive pedestrian survey of the project site, archival research, and site evaluations for eligibility to the California Register of Historical Resources (CRHR). As a result of the two rounds of field surveys, three historic-period sites were identified within the project area. These include two historic-period home/agricultural sites (WTS-1 [Aplin/Cram property] and WTS-3 [Kiel property]), and one linear grouping of agricultural features (WTS-2). The Aplin/Cram property is the abandoned residence that will be demolished under the project, and the Kiel property is the occupied property that will not be disturbed by the project. Because the Aplin/Cram house will be affected by the proposed development, archival research and an architectural historical study/CRHR evaluation were conducted for this property. Evaluations for the CRHR were also conducted for WTS-2 and the Kiel Property (WTS-3). The Kiel property will be subdivided into two sections, one containing the main house and barn structures, and one containing the orchards and agricultural features. Because the main house and barns will remain in place under the project, these structures were not recorded in detail and were not evaluated for the CRHR as part of the current project. The proposed project will be constructed around the Kiel property. Rather, only the agricultural features located to the south of the house and barn structures were evaluated for the CRHR.

As a result of the CRHR evaluations, WTS-1, the Aplin/Cram property, and WTS-2, the linear agricultural site, are not eligible for the CRHR. For WTS-3 (the Kiel property), the associated agricultural features were evaluated separately from the main residence and are not eligible for the CRHR.

Because the Aplin/Cram property, agricultural features, and the portion of the Kiel Property that lies within the project area are not eligible for the CRHR, the alteration or removal of the recorded

[1] Title 8 Health and Safety, Chapter 8.36 Heritage Trees, City of Highland Municipal Code, City of Highland, current through Ord. 399, passed January 27, 2015.

[2] Cultural Resources Inventory and Evaluation for the Water Street Project in the City of Highland, ECORP Consulting, Inc. April 2015. (Appendix C).

features associated with these three sites as a result of the proposed redevelopment of the project area would not result in a significant impact to a historical resource and no mitigation measures are required.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant with Mitigation Incorporated. A Cultural Resources Assessment[1] was prepared to identify and determine if any archaeological resources could be present within the project limits (Appendix C). No archaeological sites were identified during the cultural resources records search or field surveys. In addition, a Native American Heritage Council Sacred Lands File search was completed and also did not identify any Native American culturally sensitive sites. However, in the event that any prehistoric archaeological materials (e.g., stone tools or milling-related artifacts like manos or metates) are encountered during ground-disturbing construction activities, all activities must be suspended in the vicinity of the find until the deposits are recorded and evaluated by a qualified archaeologist.

The project area is not identified by the City of Highland as containing unique paleontological resources or geologic features. However, according to the Geotechnical Report[2] the southern portion of the site is underlain by Pleistocene deposits (Appendix D). There is some limited potential for paleontological resources to be located in this type of deposit. In the event the ground-disturbing activities unearth a paleontological resource, work will be halted in the area until a qualified paleontologist can assess the significance of the find.

To ensure the preservation of any significant archaeological or unique paleontological resources the following mitigation measures are required.

Mitigation Measures

CUL-1 If cultural resources are discovered during project grading by the project contractor, 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 a significant archaeological resource(s) is discovered on the property, ground-disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan and/or preservation plan shall be prepared by the archaeological monitor and reviewed by representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Department and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The landowner shall relinquish ownership of all archaeological artifacts that are of Native American origin found on the project site to the culturally affiliated Native American Tribe(s) for proper treatment and disposition. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City Planning Department and the appropriate Native American Tribe(s).

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1 Cultural Resources Inventory and Evaluation for the Water Street Project in the City of Highland, ECORP Consulting, Inc. April 2015. (Appendix C).

2 Geotechnical Investigation. RMA Group, November 6, 2013.

CUL-2 Excavation of areas identified as likely to contain paleontological resources, such as any undisturbed subsurface Pleistocene sediments, will be monitored by a qualified paleontological monitor. If paleontological resources (fossils) are discovered during project grading, work will be halted in that area until a qualified paleontologist can assess the significance of the find. The project paleontologist shall monitor remaining earthmoving activities at the project site and shall be equipped to record and salvage fossil resources that may be unearthed during grading activities. The paleontologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources. Any fossils found shall be evaluated in accordance with the CEQA Guidelines and offered for curation at an accredited facility approved by the City of Highland. A report of findings, including, when appropriate, an itemized inventory of recovered specimens and a discussion of their significance, should be prepared upon completion of the steps outlined above. The report and inventory, when submitted to the appropriate lead agency, would signify completion of the program to mitigate impacts on paleontological resources. This measure shall be implemented to the satisfaction of the City Planning Department.

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

Less Than Significant Impact. No evidence is in place to suggest the proposed project alignment has been used for human burials. The California Health and Safety Code (Section 7050.5) states that if human remains are discovered on site, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98, including coordination with local Native American Indians if the remains are identified as prehistoric. Adherence to applicable California Health and Safety Code and Public Resource Code requirements is standard for all projects; therefore, no mitigation is required. The California Health and Safety Code (Section 7050.5) states that if human remains are discovered on site, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98, including coordination with local Native American Indians, if the remains are prehistoric. As adherence to State regulations and General Plan Goal 5.8, Policy No. 2 are required for all development, impacts associated with this issue are less than significant.

6. GEOLOGY AND SOILS

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 evidences of known fault? (Refer to Division of Mines and Geological Special Publication 42.)

***No Impact*.** The Alquist-Priolo Earthquake Fault Zoning Act (Act) mitigates fault rupture hazards by prohibiting the location of structures for human occupancy across the trace of an active fault. The Act requires the State Geologist to delineate “Earthquake Fault Zones” along faults that are “sufficiently active” and “well defined.” The boundary of an “Earthquake Fault Zone” is generally 500 feet from major active faults and from 200 to 300 feet from well-defined minor faults. These maps are distributed to all affected cities, counties, and State agencies for their use in developing planning policies and controlling renovation or new construction. Based on the City of Highland’s General Plan,

the proposed project site is not identified as being within an Alquist-Priolo Earthquake Fault Zone.[1] No fault rupture impact would result from the implementation of this project and no mitigation is required.

(ii) Strong seismic ground shaking?

Less Than Significant Impact. Like all of southern California, the project site has and will continue to be subject to ground shaking generated from activity on local and regional faults. Particular aspects of the project site may reduce the hazards associated with ground shaking relative to a typical urban location. The California Building Code (California Code of Regulations, Title 24) established engineering standards appropriate for the seismic zone in which development may occur. Adherence to these existing Uniform Building Code and the California Building Code standards would ensure potential ground shaking impacts are reduced to a less than significant level and therefore no mitigation is required.

(iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. Based on the City of Highland's General Plan, the project site is identified as being within an area susceptible to liquefaction.[2] According to the Geotechnical Study prepared by RMA GeoScience (RMA) (see Appendix D) for the project site, the U.S. Geologic Survey indicates that during a Magnitude 8.0 earthquake on the San Andreas Fault the northwest portion of the site will have a high susceptibility to liquefaction. The rest of the site is underlain by older Pleistocene alluvium and will not be susceptible to liquefaction. However, for liquefaction to occur at the project site, a groundwater depth of less than 50 feet must underlay the site. Through literature review and the MRA's general knowledge of the on-site soils, groundwater is located more than 50 feet below the existing grade and the liquefaction hazard is less than significant and no mitigation is required.

(iv) Landslides?

Less Than Significant Impact. The proposed project is within an area developed with urban uses and is not located adjacent to or near any geographical feature identified by the City that would be susceptible to landslides.[3] Because the proposed project is not located within close proximity of any geographical feature that would be susceptible to producing landslides, the occurrence of a landslide near or on the project site is low. Therefore, impacts associated with landslides are anticipated to be less than significant and no mitigation measures are required.

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

Less Than Significant Impact. Soils are classified by the United States Natural Resource Conservation Service into four hydrologic soils groups based on the soil's runoff potential. "Hydrologic soil group" is a term that represents a group of soils having similar runoff potential under similar storm and cover conditions. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for bare soil after prolonged wetting. The project site contains one type of soil, the Greenfield sandy loam, 2 to 9 percent slopes.[4] This soil has an erosion factor K, which has a

1 Figure 6-2: "Potential Geologic Hazards," Safety Element, City of Highland General Plan, City of Highland, March 2006.

2 Figure 6-3: "High Liquefaction and Landslide Susceptibility Areas, City of Highland General Plan Safety Element, City of Highland, March 2006.

3 Figure 6-3: "High Liquefaction and Landslide Susceptibility Areas, City of Highland General Plan Safety Element, City of Highland, March 2006.

4 *Web Soil Survey,* United States Department of Agriculture, http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx, website accessed April 3, 2015.

maximum erosion value of 0.69. This is considered a low erosion value. Therefore, these soils are considered to have a low runoff or erosion potential.

Although the project site soils have a low runoff or erosion potential, the proposed project would require the excavation and movement of on-site soils, which could result in runoff or erosion issues. However, construction projects resulting in the disturbance of 1.0 acre or more are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit issued by the Regional Water Quality Control Board (RWQCB). The project's construction contractor would be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) that identifies Best Management Practices (BMPs) to limit the soil erosion during project construction. Adherence during construction to provisions of the NPDES permit and applicable BMPs contained in the SWPPP would ensure that potential impacts related to this issue are less than significant. No mitigation is required.

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 landslides, lateral spreading, subsidence, liquefaction, or collapse?

Less Than Significant Impact. Subsidence is the sudden sinking or gradual downward settling of the earth's surface with little or no horizontal motion. Subsidence is caused by a variety of activities, which include (but is not limited to) withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction, and hydro-compaction. The project does not include the on-site removal of groundwater. Minor ground subsidence is expected to occur in the soils due to the removal of on-site soils and replacement with compacted fill. The actual amount of subsidence is expected to be low at approximately 0.8 percent of the height of fill added to the site. Adherence to City and engineering requirements and standards would reduce potential impacts associated with this issue to a less than significant level. No mitigation is required.

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

***Less Than Significant Impact*.** Expansive soils generally have a significant amount of clay particles which can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings and other loads placed on these soils. The extent of shrink/swell is influenced by the amount and kind of clay in the soil. The occurrence of these soils is often associated with geologic units having marginal stability. The distribution of expansive soils can be widely dispersed and they can occur in hillside areas as well as low-lying alluvial basins.

According to the Geotechnical Report (Appendix D), the soils occurring on the project site are generally characterized as being granular. In addition, based on expansion testing completed on the project site by RMA, the project site consists of soils with very low expansion classification. This means that expansion is very unlikely to occur. Therefore, development of the proposed project site will be required to adhere to City design and engineering standards and impacts associated with this issue are considered less than significant. No mitigation is required.

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

***No Impact*.** The project site currently contains two septic tanks: one associated with the abandoned residence and one in use by the occupied residence. Under the project, both septic systems would be removed. The occupied residence and all residences proposed by the project would be connected to the City sewer system. As the use of septic tanks is not proposed by the project, there would no impact related to the ability of on-site soils to support the use of septic tanks. No mitigation is required.

7. GREENHOUSE GAS EMISSIONS

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

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

Less Than Significant Impact. On-site grading and construction activities would generate greenhouse gas (GHG) emissions. After construction, operation of the project would generate increased vehicle trips in the project area, leading to generation of GHG emissions. Additionally, the consumption of electricity and natural gas by the proposed on-site uses would generate GHG emissions. Currently, there are no adopted thresholds for GHG emissions that apply to the project. The SCAQMD has recommended GHG screening thresholds to determine whether a project is cumulatively significant. Based on the project's residential uses, the applicable screening threshold would be 3,000 tons per year of CO_2e.[1] Tables E and F identify the project's GHG emissions during construction and operation, respectively.

Table E: Construction-related Greenhouse Gas Emissions

Construction Phase	Total Regional Pollutant Emissions (MT/year)			
	CO_2	CH_4	N_2O	CO_2e
Demolition	60	0.015	0	60
Site Preparation	39	0.011	0	39
Grading	140	0.04	0	140
Building Construction	540	0.086	0	540
Architectural Coating	60	0.0054	0	60
Paving	39	0.011	0	39
Total Annual Emissions	**880**	**0.17**	**0**	**880**

Source: LSA Associates, Inc., April 2015.
Note: Numbers in table may not appear to add up correctly due to rounding of all numbers to two significant digits.
CH_4 = methane CO_2 = carbon dioxide CO_2e = carbon dioxide equivalent
MT = metric tons N_2O = nitrous oxide

Table F: Operational Greenhouse Gas Emissions

Construction Phase	Total Regional Pollutant Emissions (MT/year)			
	CO_2	CH_4	N_2O	CO_2e
Construction emissions amortized over 30 years	42	0.0077	0	43
Operational Emissions				
Area Sources	18	0.0015	0.00031	18
Energy Sources	280	0.0096	0.0038	290
Waste Sources	990	0.039	0	990
Water Usage	28	0.15	0.0038	32
Total Project Emissions	**1,400**	**1.2**	**0.0079**	**1,400**

Source: LSA Associates, Inc., April 2015.
Note: Numbers in table may not appear to add up correctly due to rounding of all numbers to two significant digits.
CH_4 = methane CO_2 = carbon dioxide CO_2e = carbon dioxide equivalent
MT = metric tons N_2O = nitrous oxide

[1] SCAQMD Draft Guidance Document – *Interim CEQA Greenhouse Gas Significance Threshold* (October 2008).

As the proposed project's GHG emissions are below the SCAQMD recommended screening threshold, its GHG emissions are not considered cumulatively significant. Therefore, the project would not generate significant GHG emissions and impacts are less than significant. No mitigation is required.

The City has no plans, policies, or regulations adopted specifically for the purpose of reducing greenhouse gases. The General Plan does contain policies that act to promote multi-modal travel. As discussed in Section XVI of this Initial Study, the project is within one mile of a bus stop and includes sidewalk improvements; these features would encourage multi-modal travel and reduce dependence on automobiles. The project is consistent with the General Plan and would be required to implement City, regional, and State policies adopted for the purpose of reducing GHGs. With compliance with existing regulations, the project would not conflict with an applicable plan, policy, or regulation adopted for the purposed of reducing greenhouse gases.

8. HAZARDS AND HAZARDOUS MATERIALS

a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. The proposed project would result in the construction of 71 single-family homes. Potentially hazardous materials such as fuel, paint products, lubricants, solvents, and cleaning products may be used and/or stored on site during the construction of the proposed project. In addition, the only hazardous waste expected after construction of the homes maybe small amounts of domestic chemicals such as lawn products or household cleaning products. The transport, use, and storage of hazardous materials during the construction and operation of the site would be conducted in accordance with all applicable State and Federal laws. Compliance with all applicable laws and regulations would reduce the potential impact associated with the routine transport, use, storage, or disposal of hazardous materials to a less than significant level. No mitigation is required.

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

Less Than Significant with Mitigation Incorporated. A Phase I Environmental Site Assessment[1] (Phase I) was completed by RMA Group (RMA) (see Appendix E) for the proposed project site. As part of the Phase I investigation, soil samples from the site were tested for pesticides, herbicides, and heavy metals. The Phase I determined that the site contained concentrations of pesticides (Dieldrin and DDE) in soil samples exceeding California Office of Environmental Health Hazard Assessment Soil-Screening Levels for residential scenario. In addition, the project site contains an abandoned single-family residence and dilapidated barn, which date to the 1900s. An aboveground storage tank also exists behind the barn. Due to the age of the house and barn, it is likely that the existing structures may contain asbestos and lead-based paint. The proposed project would demolish these structures, which could potentially expose workers and the public to asbestos and lead via inhalation of demolition dust. The Phase I reconnaissance of the site identified stained soil both inside and outside the barn and under the storage tank that smelled of motor oil. The reported levels of pesticides, soil staining, storage tank, and potential asbestos and lead based paint are all potentially significant impacts that require mitigation.

[1] *Phase I Environmental Site Assessment for APN 1210-371-03,* RMA Group, November 12, 2013.

Mitigation Measures

HAZ-1 Prior to issuance of a grading permit, a qualified contractor shall test on-site soils for contamination by agricultural chemicals (Dieldrin and DDE). If present in concentrations above California Office of Environmental Health Hazard Assessment Soil-Screening Levels for residential, these materials shall be removed and transported to an appropriate landfill by a licensed contractor. This measure shall be implemented to the satisfaction of the Planning Division including written documentation indicating no contaminated soils are present, or review and approval of documentation of disposal of contaminated soils if contaminated soils are encountered in conformance with all applicable regulations.

HAZ-2 During grading, stained soils identified in the Phase I Environmental Site Assessment shall be removed from the site by a qualified environmental contractor and hauled to an approved hazardous waste disposal facility. Cleanup shall be performed under the oversight of the City Planning Division and chemical testing shall be performed to verify cleanup to the satisfaction of the City Planning Division.

HAZ-3 Prior to issuance of a grading permit, the existing aboveground storage tank (AST) shall be removed and disposed of by a qualified environmental contractor. If there is any product in the tank, it shall be evaluated and properly disposed of as hazardous waste. This measure shall be completed to the satisfaction of the City Planning Division.

HAZ-4 Prior to issuance of a grading permit, asbestos and lead-based paint surveys of the abandoned house and barn shall be performed by a qualified environmental contractor. Remediation, if required, shall be in accordance with the recommendations of the environmental contractor. This measure shall be implemented to the satisfaction of the City Planning Division.

After implementation of **Mitigation Measures HAZ-1** through **HAZ-4** the project will have a less than significant impact related to reasonably foreseeable upset and accident conditions involving the release of hazardous materials.

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

Less Than Significant Impact. The nearest school to the project site is Cram Elementary School, located on the north side of Water Street north of the project site. Arroyo Verde Elementary School is also located approximately 0.65 mile west of the project site. While the proposed project site is located within 0.25 mile of an existing school, the project is a residential project that does not include the emission or handling of hazardous or acutely hazardous materials, substances, or waste; therefore, a less than significant impact associated with this issue would occur and no mitigation is required.

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

Less Than Significant With Mitigation Incorporated. Based on the Phase I conducted for the proposed project,[1] the project site is not included on a list of hazardous materials sites identified by Government Code Section 65962.5.[2] Although the project site is not identified on a list of hazardous

[1] *Phase I Environmental Site Assessment for APN 1210-371-03,* RMA Group, November 12, 2013.

[2] Transportation of Hazardous Materials: Designated, Preferred, and Restricted Routes, Federal Register Volume 65, No. 233, Federal Motor Carrier Safety Administration, Department of Transportation, December 2000.

materials sites, it does contain an aboveground storage tank, stained soil, and potentially asbestos and lead-based paint. See 8(b) for further discussion and mitigation. In addition, no hazardous sites are located in the immediate vicinity of the project site. Therefore, with the implementation of mitigation measures **HAZ-1** through **HAZ-4,** a less than significant impact associated with this issue would occur and no additional mitigation is required.

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?

No Impact. The closest airports to the project site are Redlands Municipal Airport located adjacent to the southeast of the City limits, and the San Bernardino International Airport (SBIA) located to the southwest. No private airports or heliports[1] are located within or in close proximity to the City. The SBIA is located in the City of San Bernardino, adjacent to the southwestern boundary of the City of Highland and approximately 3.7 miles southwest of the project site. Redlands Municipal Airport is a general aviation airport located approximately 2.1 miles south of the project site. The project site is not within the airport influence area for either SBIA or the Redlands Municipal Airport. Therefore, the project would not result in a safety hazard for people residing or working in the project area. No mitigation is required.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The project is not located within the vicinity of a private airstrip or heliport (refer to response to 8(e). Consequently, no impacts associated with this issue would occur and no mitigation is required.

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

Less Than Significant Impact. The proposed project would be designed, constructed, and maintained in accordance with applicable standards associated with vehicular access, resulting in the provision of adequate vehicular access that will provide for adequate emergency access and evacuation. Construction activities that may temporarily restrict vehicular traffic would be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. Adherence to these measures would reduce potential impacts related to this issue to a less than significant level, and no mitigation is required.

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 residents are intermixed with wildlands?

Less Than Significant Impact. The project site is located within Fire Severity Zone I as identified by the City of Highland.[2] Areas surrounding the project site consist of urban and built areas. Because of lack of abundant vegetation and the extensive amount of development within the vicinity of the project site, on-site and adjacent areas do not have the capability to support a wildfire. Nonetheless, due to the site's location within a Fire Severity Zone, the construction of the proposed residences will be required to conform to the applicable building zone standards for such a zone. City and Fire Department review and approval of the construction and building documents would sufficiently ensure

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1 *California Airport Land Use Planning Handbook*, State of California, Department of Transportation, Division of Aeronautics, January 2002.

2 Figure 6-6: "Fire Hazards and Safety Overlay Areas," General Plan Safety Element, City of Highland, March 2006.

that on-site structures incorporate all required fire prevention and protection features. As development will occur per the approved plans, no significant wildland fire hazard would occur and no mitigation is required.

9. HYDROLOGY AND WATER QUALITY

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

Less Than Significant Impact. Construction projects resulting in the disturbance of 1.0 acre or more require a National Pollutant Discharge Elimination System (NPDES) permit. The project proponent is required to file a Notice of Intent (NOI) to comply with the NPDES Construction Activity General Permit. A component of the NPDES permit is the preparation of a Storm Water Pollution Prevention Plan (SWPPP). The purpose of an SWPPP is to identify and implement Best Management Practices (BMPs) to reduce impacts to surface water from contaminated stormwater discharges. Compliance with the project-specific SWPPP would reduce construction impacts related to this issue to a less than significant level.

Once the proposed project is completed, operation or ongoing activities of the project may contribute to long-term water quality impacts. To prevent such impacts, the project must implement a Water Quality Management Plan (WQMP). New development is required to meet or exceed pre-project conditions for storm water discharge, and the proposed project would be required to retain any additional runoff on site and discharge it to the storm drain system at rates that do not exceed pre-project conditions.

The WQMP would be required to identify BMPs (including design criteria for treatment control) that may be applicable when considering any map or permit for which discretionary approval is sought. The project-specific WQMP would address management of urban runoff in terms of the amount and quality of water leaving the project site. The primary objective of the WQMP, by addressing site design, source control, and treatment control BMPs applied on a project-specific and/or sub-regional or regional basis, is to ensure that the land use approval and permitting process of each City would minimize the cumulative regional impact of urban runoff. The WQMP would be required to be incorporated by reference or attached to the project's SWPPP as the Post-Construction Management Plan.

Because adherence to the requirements of the NPDES permit, the SWPPP, and WQMP would be required by the City prior to, during, and after construction, the project's potential water quality impacts would be reduced to a less than significant level.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Less Than Significant Impact. The project would not substantially contribute to groundwater depletion, nor discernibly interfere with groundwater recharge. Water is provided to City by the East Valley Water District (EVWD). EVWD obtains its water supply from local groundwater, surface water from the Santa Ana River, and imported water from the State Water Project. EVWD has assessed its supplies and found that it could reliably meet 2035 water supply needs without substantially depleting groundwater supplies.[1] Since the project is consistent with planned growth in the service area, the

[1] *2014 Water System Master Plan*, East Valley Water District. February 2014.

project would not utilize water supplies beyond what has already been accounted for by the EVWD. While implementation of the project would increase impervious surfaces at the site and thus interfere with groundwater recharge, the site has not been designated as an important groundwater recharge location. In addition, the project will build an infiltration basin in the southwest corner of the project site. With project features, impacts are less than significant and no mitigation is required.

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 site or off site?

Less Than Significant Impact. The proposed project site has been previously developed as an orange grove and no streams, rivers, or ephemeral drainage features exist on site. Runoff on site moves in a sheet flow fashion toward the southwest. The proposed project shall incorporate BMPs, including the planned water quality basin in the southwest corner, which will prevent substantial erosion or siltation. In addition, flows in the northern portion of the site would be routed to an infiltration basin located in the residential development east of the project. With implementation of BMPs as outlined in the project SWPPP and WQMP, impacts are less than significant and no mitigation is required.

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 site or off site?

Less Than Significant Impact. Please refer to Checklist Question 9(c) response. Implementation of the proposed project would not significantly alter the existing drainage pattern of the project site, resulting in a less than significant impact to drainage. No mitigation is required.

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact. Development of the project site would result in an increase in the number of impervious surfaces in the form of single-family housing and roadways. Conditions resulting from this change could degrade existing water quality due to increased runoff volumes and velocity; reduce infiltration; increase flow frequency, duration, and peak; and result in faster time to reach peak flow. However, implementation of the proposed project would include the implementation of BMPs that would remove pollutants from runoff coming from the project site. Because BMPs would be installed, impacts associated with this issue would be reduced to below a level of significance. No mitigation would be required.

f) Otherwise substantially degrade water quality?

Less Than Significant Impact. Please refer to Checklist Questions 9(d) and 9(e). Implementation of the proposed project would not otherwise substantially degrade water quality, resulting in a less than significant impact to drainage. No mitigation is required.

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

No Impact. The proposed project is not within any of the 100-year flood hazard areas as identified in Figure 6-5 in the General Plan. Therefore, the project would not place housing within a 100-year flood hazard area. No impact related to this issue is anticipated to occur and no mitigation is required.

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

No Impact. As indicated in the previous response, the project is not within a 100-year flood hazard area.[1] Therefore, the project would not place structures that would affect flows in a 100-year flood hazard area. There is no impact and no mitigation is required.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. The nearest dam to the project site is Seven Oaks Dam, located approximately 3.0 miles east of the project site. However, the project site is outside of the inundation area that would occur in the event of a dam failure.[2] Therefore, the project would not expose people or structures to risks associated with dam failure. There is no impact associated with this issue and no mitigation is required.

j) Expose people or structures to inundation by seiche, tsunami, or mudflow?

Less Than Significant Impact. A tsunami is a series of waves generated in a body of water by a pulsating or abrupt disturbance that vertically displaces water. Inundation of the proposed project's site by a tsunami is highly unlikely as the project site is approximately 53.0 miles northeast of the Pacific Ocean. Seiches are oscillations in enclosed bodies of water that are caused by a number of factors, most often wind or seismic activity. There are no enclosed bodies of water within the vicinity of the project. Because the proposed project site is not located adjacent to any enclosed bodies of water, no seiche-related flooding is anticipated to occur on site.

A mudflow occurs when there is fast-moving water and a great volume of sediment and debris that surges down a slope, stream, canyon, arroyo, or gulch with tremendous force. They are similar to flash floods and can occur suddenly without time for adequate warning. Mudflows can ruin substantial improvements with the force of the flow itself and the burying or erosion of improvements by mud and debris. This type of event can be caused by a combination of events which include flooding, landsliding, or earthquake. However, for a mudflow event to occur, there must be fast-moving water and a great volume of sediment and debris. Without these two components, a mudslide is unlikely to occur.

The project site is in an area of the City with low to moderate landslide susceptibility.[3] However, the possibility of a mudslide at the project site is very low due to the distance from mapped landslide areas and relatively level topography at the site. Therefore, impacts related to mudslides are considered less than significant and no mitigation measures are required.

10. LAND USE AND PLANNING

a) Physically divide an established community?

No Impact. The project site is adjacent to residential land uses to the west and east. Cram Elementary School is north of the project site and Aurantia Park is south of the project site. Because the project site is surrounded by development on all sides the construction of a residential community

[1] The term "100-year flood" is a measure of the size of the flood, not how often it occurs. The "100-year flood" is a flooding event that has a one percent chance of occurring in any given year.

[2] Figure 6-5: "Flood Hazards," Safety Element, City of Highland General Plan, City of Highland, March 2006.

[3] Figure 6-3: "High Liquefaction and Landslide Susceptibility Areas," Safety Element, City of Highland General Plan, City of Highland, March 2006.

would continue the existing trend of residential land uses in the area. Therefore, the project would not divide an existing neighborhood, nor would it introduce a barrier between existing or planned residential uses. No impact related to this issue would occur and no mitigation is required.

b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. Implementation of the project does not require any amendments to City zoning designations or General Plan. The project site has the General Plan land use designation of Low Density, which requires residential projects to have a housing density of 2.1–6.0 dwelling units per acre. The project is consistent with this land use designation because it is a residential project that includes a density of 2.61 dwelling units per acre. In addition, the zoning for the project site is R-1 10,000. This zoning designation requires that residential land uses have a minimum lot size of 10,000 square feet. The project is also consistent with this requirement. Because the project is consistent with the General Plan, it would not conflict with any applicable land use plan. Therefore, no impact related to this issue would occur. No mitigation is required.

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

No Impact. As there is no adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan applicable to the project. There will be no significant impact. The project site is not subject to any adopted habitat conservation plan or natural community conservation plan; therefore, no impact related to this issue would occur. No mitigation is required.

11. MINERAL RESOURCES

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Less Than Significant Impact. Mineral resources present in the City of Highland include deposits of iron, decorative rocks, clay, limestone, sand, and gravel construction aggregate. Based on the City of Highland General Plan, the project site is identified as being within Mineral Resource Zone 3 (MRZ-3).[1] The significance of mineral deposits in MRZ-3 areas cannot be evaluated from available data. Significant mineral deposits are not known to occur nor is any mineral resource extraction, recovery or processing activity underway on or adjacent to the project site. Additionally, the project site is located within a residential area, near a school, park, and other residential uses. The site is not designated in the City's General Plan or Zoning Code for any extractive use. Such a use would be incompatible with existing on-site and adjacent land uses. Implementation of the proposed project would therefore not significantly affect the availability of known mineral resources in the project vicinity, a less than significant impact related to this issue would occur, and no mitigation is required.

[1] Figure 5-3: "Mineral Resource Zones," Conservation and Open Space Element, City of Highland General Plan, City of Highland, March 2006.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact. The proposed project site is not classified as an area of locally important mineral resource recovery.[1] No impact related to this issue will occur and no mitigation is required.

12. 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?

Less Than Significant with Mitigation Incorporated. Noise increases from the proposed project would be generated on a short-term and long-term basis. Short-term noise levels are associated with excavation, grading, and roadway construction. Short-term noise levels would be higher than existing ambient noise levels in the project area, but would cease upon project completion. Long-term noise levels would be associated with traffic noise on Water Street, Santa Ana Canyon Road, and Aplin Street. Based on the City of Highland's Municipal Code[2] and General Plan Noise Element,[3] 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 noise levels of up to 86 dBA L_{max} at the nearest residential uses. This noise level would 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-1** 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.

The City General Plan identifies that typical daytime suburban background noise is approximately 50 dBA.[4] The proposed project would add a new permanent source of noise that is similar to surrounding suburban development. Exterior noise would therefore not exceed City standards. With typical building construction, which can reduce noise levels up to 25 dBA with closed windows, interior noise levels in the project vicinity would not exceed 45 dBA. Therefore, the project would not generate noise levels in excess of City standards; impacts are less than significant and no mitigation is required.

Mitigation Measures

NOS-1 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.

1 Mineral Resource, Conservation and Open Space Element, City of Highland General Plan, City of Highland, March 2006.
2 Ordinance No. 324, Chapter 8.50, Noise Control, City of Highland Municipal Code, January 2015.
3 *Table 7.1: City of Highland Interior Noise Standards and Table 7.2: City of Highland Exterior Noise Standards,* Noise Element*,* City of Highland General Plan, City of Highland, March 2006.
4 Figure 7.1: Noise Levels of Familiar Sources, City of Highland General Plan, March 2006.

- 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.

This measure shall be implemented to the satisfaction of the City Planning Division.

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

Less Than Significant Impact. Vibration refers to groundborne noise and perceptible motion. Typical sources of groundborne vibration are construction activities (e.g., blasting, pile driving, and operating heavy-duty earthmoving equipment), steel-wheeled trains, and occasional traffic on rough roads. Groundborne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors, where the motion may be discernable but without the accompanying effects (e.g., shaking of a building).

Construction activities for the proposed project could create perceptible groundborne vibration. However, the project construction will not include activities such as blasting or pile driving that would cause excessive vibration. The greatest potential for groundborne vibration would be caused by large bulldozers, which have a vibration decibel (VdB) level of 87 at 25 feet.[1] The Federal Transit Administration (FTA) has described 80 VdB as the threshold of human annoyance. As there is an occupied residence on the project site, it is possible that sensitive receptors could experience levels of vibration in excess of this threshold when construction equipment is in use near the residence. Vibration would diminish substantially with distance and would be below the FTA human annoyance threshold at approximately 43 feet from the residence.[2] .In addition, the vibration caused by construction would be temporary and intermittent, and not expected to cause any damage to surrounding buildings. Therefore, impacts from construction-related groundborne vibration construction would be less than significant and no mitigation is required.

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

Less Than Significant Impact. Current noise levels on the project site are very low due to the primarily vacant nature of the project site with the exception of the residence and barn located on the east central side of the site. The proposed project would introduce residential development to the site, which would increase ambient noise levels compared to the existing conditions. However, the proposed project associated noise levels are consistent with the surrounding residential development and the planned use of the site. As identified in 12(a), operational noise levels would not exceed City exterior or interior noise standards. Impacts related to permanent increase in ambient noise levels in the project vicinity are less than significant and no mitigation is required.

1 Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006

2 Based on the FTA equation LVdB(D) = LVdB(25 ft) – 30log(D/25), where LVdB(D) is the vibration felt at distance (D), and LVdB(25 ft) is the vibration at 25 feet.

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

Less Than Significant with Mitigation Incorporated. Temporary or periodic increases in ambient noise levels would occur during the construction of the proposed project. Based on similar types of projects, sensitive receptors may be subject to short-term noise reaching up to 86 dBA L_{max} generated by construction activities occurring on the project site. Noise generated during the construction phase is temporary and would cease once construction has been completed. Because construction activities would generate noise in excess of City noise standards, **Mitigation Measures NOS-1** has been identified. Adherence to this measure in addition to compliance with City noise regulations would reduce impacts associated with this issue to a less than significant level.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. Refer to response to question 8(e). Additionally, the proposed project is not within an airport land use plan. No impacts related to this project would occur and no mitigation is required.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The proposed project site is not located within the vicinity of a private airstrip; therefore, no impact associated with this issue would occur and mitigation is not required.

13. POPULATION AND HOUSING

a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?

***Less Than Significant Impact*.** The project proposed to develop 71 single-family residential homes. The City Housing Element found that the City has an average of 3.41 persons per household. At this rate, the project could induce an increase in population growth of approximately 242 people. The General Plan land use for the site is Low Density, with a planned density between 2.1 and 6.0 dwelling units per acre. The project has a density of approximately 2.61 dwellings units per acre. As the proposed project would result in population growth that is consistent with growth projections under the General Plan, this growth is not considered substantial. Impacts related to this issue are less than significant and no mitigation is required.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

***Less Than Significant Impact*.** The proposed project site contains two single-family residences: an abandoned house in the central portion of the site and an occupied residence in the east-central portion. The occupied house will be preserved under the project, while the abandoned residence will be demolished. Although the project would demolish one unoccupied residence, it also proposes to develop 71 single-family lots, thereby eliminating the need for replacement housing elsewhere. Therefore, impacts related to this issue are less than significant and no mitigation is necessary.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

***No Impact*.** The project site contains one occupied residence. This residence would not be removed by the project. Because the proposed project would not result in the displacement of people, the construction of replacement housing is not required. Therefore, no impacts associated with this impact would occur and no mitigation is required.

14. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire Protection?

Less Than Significant Impact. The closest fire station to the project site is Station 2 at 29507 Base Line, which is approximately 0.6 miles northwest of the project site. The proposed project would cause an incremental increase in the need for fire service due to the development of new homes. However, this increase in fire service would not create the need for new or altered fire stations at this time. The generation of approximately 242 new residents would not result exceed the capacity of current fire protection services and facilities. In addition, the proposed project would pay all applicable development impact fees to the City, which would assist in the payment for any future development of fire facilities. Any environmental impacts from the development of future fire facilities would be analyzed in future environmental documents. For these reasons, the project would have a less than significant impact and no mitigation is required.

b) Police Protection?

Less Than Significant Impact. The nearest police station is at 26985 Base Line, which is approximately 3.7 miles away. With development of the proposed residential homes, the proposed project would cause an incremental increase in the need for police service. However, this increase in police service would not create the need for new or altered police stations at this time. The generation of approximately 242 new residents would not exceed the capacity of current police protection services and facilities. In addition, the proposed project would pay all applicable development impact fees to the City, which would assist in the payment for any future development of police facilities. Any environmental impacts from the development of future police facilities would be analyzed in future environmental documents. For these reasons, the project would have a less than significant impact and no mitigation is required.

c) Schools?

Less Than Significant Impact. The proposed project would directly increase the number of student-aged residents in the City, as the project includes the construction of new homes and directly generates new residents. However, the project would generate approximately 242 new residents, which would not substantially increase the number of student-aged residents. Therefore, the project would not create the need for new or altered school facilities at this time. In addition, the proposed project would pay all applicable local school district impact fees, which would assist in the payment for any future development of school facilities. Any environmental impacts from the development of future facilities would be analyzed in future environmental documents. For these reasons, the project would have a less than significant impact and no mitigation is required.

d) Parks?

Less Than Significant Impact. The proposed project would include new homes and would directly generate new residents. Further analysis of this subject can be found below in questions 15(a) and 15(b).

e) Other Public Facilities?

Less Than Significant Impact. The project would pay all applicable development impact fees to the City, which would assist in the payment for any future development of public facilities. Any environmental impacts from the development of future facilities would be analyzed in future environmental documents. For these reasons, the project would have a less than significant impact and no mitigation is required.

15. RECREATION

a) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. The proposed project is a residential project that would add an estimated 242 residents to the City. The addition of new residents could increase the use of existing recreational facilities. The parkland ratio established by the City is 2.5 acres of park land per 1,000 residents, which the City is currently not meeting. The project is not, however, identified as a location of immediate parks needs in the General Plan. Aurantia Park, a 10-acre passive park, is located directly south of the project. The project vicinity therefore has adequate access to park space. In addition, the developer would be required to pay development impact fees to offset any physical deterioration that may occur as a result of the project. Therefore, impacts related to this issue are less than significant with the payments of these fees. No mitigation is required.

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

No Impact. The proposed project is limited to the development of single-family homes and related roadway and utility improvements. The project does not include plans for recreational facilities. As the project does not involve any action related to construction or expansion of recreational facilities, it would not cause an adverse physical effect related to this issue. No impact related to this issue would occur and no mitigation is required.

16. TRANSPORTATION AND TRAFFIC

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Less Than Significant Impact. The proposed project would add some additional traffic along area roadways during the construction phase. However, this traffic would be minimal and temporary in nature. The proposed project is a residential development that would add trips to the surrounding areas due to new residence living on the project site. The project would add approximately 762

average daily trips to the surrounding roadways.[1] This is not a substantial increase in operational traffic and would not cause the existing roadway segment to operate below the City's level of service (LOS) standard of D. Therefore, impacts associated with this issue are considered to be less than significant. No mitigation is required.

b) Conflict with an applicable congestion management program, including not limited to a level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Less Than Significant Impact. Based on the San Bernardino County's Congestion Management Program (CMP) 2003 update, the LOS at an intersection or roadway is considered to be unsatisfactory when the volume-to-capacity ratio (V/C) exceeds 1.00 (indicated as LOS F).[2] Therefore, for CMP purposes, LOS E is the standard for roadway operations. However, the CMP allows local jurisdictions to adopt more stringent LOS standards. The City of Highland has established LOS D as the applicable standard for streets surrounding the project site. As discussed in question 16(a), the project will not substantially increase the traffic in the surrounding areas and will not reduce existing LOS to unsatisfactory levels. A less than significant impact will occur and no mitigation is required.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. Refer to response to question 8(e). The proposed project would not cause any changes to air traffic volumes or air traffic patterns as the project is not in an airport influence area. Therefore, no impact related to this issue would occur and no mitigation is required.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The design of roadways must provide adequate sight distance and traffic control measures. This provision is normally realized through roadway design to facilitate roadway traffic flows. Roadway improvements in and around the project site would be designed and constructed to satisfy all City requirements for street widths, corner radii, intersection control, and incorporate design standards tailored specifically to site access requirements. Adherence to applicable City requirements would make it unlikely that the proposed development would include any sharp curves or dangerous intersections. A less than significant impact would occur and no mitigation is required.

e) Result in inadequate emergency access?

Less Than Significant Impact. The proposed project would be required to be designed, constructed, and maintained to provide for adequate emergency access and evacuation. Construction activities, which may temporarily restrict vehicular traffic, would be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. The proposed project design would be submitted to and approved by the City's Fire and Police Departments prior the issuance of construction permits. A less than significant impact related to this issue would occur and no mitigation is required.

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1 *Tentative Tract Map No. 18935 Traffic Impact Analysis*, Kunzman Associates, Inc., April 2, 2015.

2 V/C ratio 0.00–0.60 = LOS A; V/C ratio 0.61–0.70 = LOS B; V/C ratio 0.71–0.80 = LOS C; V/C ratio 0.81–0.90) = LOS D; V/C ratio 0.91–1.00 = LOS E; V/C ratio >1.00 = LOS F.

f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle lanes, sidewalks, etc.)?

No Impact. The project site is located in an existing neighborhood that contains an extensive network of sidewalks. Bus routes in the City of Highland are run by OmniTrans. OmniTrans Route 15 is located approximately 1.0 mile west of the project site, which is within walking distance of the proposed project. The project as designed would not conflict with adopted transportation policies as indicated in the City General Plan. No impact associated with this issue would occur and no mitigation is required.

17. UTILITIES AND SERVICE SYSTEMS

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less Than Significant Impact. The proposed project would create residential uses that would generate wastewater. All wastewater in the City is collected by the East Valley Water District (EVWD), which transports wastewater for treatment at the City of San Bernardino wastewater reclamation plant (WRP). The proposed project is within EVWD meter basin 911-070, which has an average wastewater generation rate of 70 gallons per capita per day.[1] Based on this rate, the proposed project would generate approximately 16,940 gallons of wastewater per day, which is negligible compared to the 23 million gallons per day (mgd) currently treated. Wastewater generated would consist mainly of domestic sewage and is not expected to pose treatment difficulties for the San Bernardino WRP. The plant employs primary and secondary treatment processes to meet discharge requirements of the Regional Water Quality Control Board (RWQCB). Secondary treated wastewater from the WRP discharges to an off-site tertiary treatment facility operated jointly by the Cities of San Bernardino and Colton. Therefore, the project is not expected to generate wastewater that would exceed wastewater treatment requirements of the RWQCB. Impacts are less than significant and no mitigation is required.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact. The proposed project would generate wastewater that would be treated by the San Bernardino WRP, which is capable of processing 33 mgd of wastewater. The San Bernardino WRP currently treats approximately 23 mgd; therefore, the 16,940 gallons per day of wastewater generated by the project would be within the facility's treatment capacity.[2] The addition of project-generated wastewater would not result in the need for construction or expansion of water treatment facilities. The project also proposes on-site infrastructure to connect to the EVWD collection system; all on-site facilities have been analyzed as part of this Initial Study, which found that there would be no significant environmental impacts. Therefore, impacts are less than significant and no mitigation is required.

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?

Less Than Significant Impact. Development of the proposed project will result in an increase in the number of impermeable surfaces and, therefore, an increase in surface runoff. As previously stated,

1 *Wastewater Collection System Master Plan*. East Valley Water District, October 2013.
2 *Wastewater Collection System Master Plan*. East Valley Water District, October 2013.

construction projects that disturb more than one acre and industrial projects require NPDES permits. Under the NPDES permits, project proponents are required to prepare an SWPPP and WQMP. The project includes a WQMP basin in the southwest corner, which will capture and treat excess runoff. With adherence to the WQMP, post-construction flows shall not exceed pre-construction flows. Therefore, the project would not result in construction or expansion of stormwater drainage facilities; impacts are less than significant and no mitigation is required.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less Than Significant Impact. The proposed project would create demand for potable water supplies. The project is within the service area for EVWD. EVWD's existing water supply sources consist of local groundwater, surface water from the Santa Ana River, and imported water from the State Water Project.[1] The EVWD is expected to have sufficient water supplies available through 2035, based on demand resulting from growth consistent with the City General Plan. Since the project is consistent with growth projections for the City, its supply has been included in future projections of the EVWD. Therefore, sufficient supplies are available and impacts are less than significant. No mitigation is required.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less than Significant Impact. As discussed in question 17(b), the project will not exceed the treatment capacity of the WTP. Therefore, impacts are less than significant and no mitigation is required.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact. The proposed project would generate solid waste from the planned residential uses. The City contracts with Burrtec Waste Industries, Inc. and Cal Disposal Co., Inc. for solid waste disposal services. The contracted haulers would transfer waste to San Bernardino County regional landfills. The County's General Plan EIR found that, with projected growth under the General Plan, adequate landfill capacity would exist for a minimum of 20 additional years.[2] As adequate daily surplus exists at regional landfills, the project would not generate solid waste above landfills' permitted capacities. Therefore, impacts are less than significant and no mitigation is required.

g) Comply with Federal, State, and local statutes and regulations related to solid waste?

Less Than Significant Impact. The proposed project would generate waste both during construction and operation of the proposed residential uses. The proposed project would be required to coordinate with the waste hauler to develop collection of recyclable materials for the project on a common schedule as set forth in applicable local, regional, and State programs. Recyclable materials that could be recycled by the project include paper products, glass, aluminum, and plastic.

Additionally, the proposed project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991) and other applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream

1 *2014 Water System Master Plan*, East Valley Water District. February 2014.

2 County of San Bernardino 2006 General Plan, Final Environmental Impact Report and Appendices, February 2007.

to regional landfills are reduced in accordance with existing regulations. Impacts are considered less than significant and require no mitigation.

18. 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?

Less Than Significant with Mitigation Incorporated. As stated in this Initial Study, although the proposed project would affect the quality of the environment with respect to the habitat of a plant or animal community, the mitigation identified in the Initial Study would reduce such impacts through the provision of adherence to the MTBA and its protection of nesting birds through implementation of **Mitigation Measure BIO-1**. The project does not impact or eliminate important examples of the major periods of California history or prehistory. Impacts to potential on-site archaeological and paleontological resources would be reduced to less than significant levels through **Mitigation Measures CUL-1** and **CUL-2.** Therefore, impacts related to this issue are considered to be less than significant with implementation of mitigation identified.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerate" 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.)

Less Than Significant Impact. The proposed project site is currently developed with an orange grove and single-family dwellings in an urban setting. The project has the potential to result in both short-term and long-term impacts to the environment. Grading and related site preparation activities are expected to generate short-term impacts; however, while short-term impacts are anticipated to occur, the achievement of short-term environmental goals would not be at the expense of long-term environmental goals. Impacts related to short-term construction noise would be reduced to less than significant levels through **Mitigation Measure NOS-1**. As such, impacts related to this issue are considered to be less than significant.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact. Implementation of the of the proposed project may result in direct and indirect impacts to human beings, such as exposure to hazards associated with strong seismic ground-shaking, increased traffic, and increased noise. However, based on the information provided, such impacts are anticipated to be less than significant due to adherence to standard requirements and identified mitigation measures. Impacts related to short-term construction noise would be reduced to less than significant levels through **Mitigation Measure NOS-1**. Therefore, no mitigation would be required.

4.0 Mitigation Monitoring and Reporting Plan

This Mitigation Monitoring and Reporting Plan has been prepared for use in implementing mitigation for the:

Water Street Project
Tentative Tract Map No. 18935 (TTM-14-001)

The program has been prepared in compliance with State law and the Initial Study (IS) prepared for the project by the City of Highland.

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Resource Code Section 21081.6). The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
3) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

This Mitigation Monitoring and Reporting Plan includes mitigation identified in the IS.

MITIGATION MONITORING AND REPORTING PLAN CHECKLIST

Project File Name: **Tentative Tract Map No. 18935 (TTM-14-001)** **Applicant:** **Diversified Pacific**

Prepared by: **City of Highland** **Date:** **April 20, 2015**

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
BIOLOGICAL RESOURCES						
BIO-1: To ensure compliance with California Fish and Game Code and the MBTA, and to avoid potential impacts to other nesting birds, the proposed project site shall be cleared of vegetation outside the general bird nesting season (February 1 through August 31). If vegetation cannot be removed outside the bird nesting season, a pre-construction nesting bird survey by a qualified biologist is required prior to vegetation removal. Should nesting birds be found, an exclusionary buffer shall be established by the biologist. This buffer shall be clearly marked in the field by construction personnel under guidance of the biologist, and construction or clearing shall not be conducted within this zone until the biologist determines that the young have fledged or the nest is no longer active.	Community Development Director or designee	Once prior to site grubbing/ clearing	Prior to site grubbing/ clearing	On-site inspection		Stop Work Order
CULTURAL RESOURCES						
CUL-1: If cultural resources are discovered during project grading by the project contractor, 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 it disposition. If a significant archaeological resource(s) is discovered on the	Community Development Director or designee	Throughout grading	During grading	On-site inspection		Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
property, ground-disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan and/or preservation plan shall be prepared by the archaeological monitor and reviewed by representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Department and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The landowner shall relinquish ownership of all archaeological artifacts that are of Native American origin found on the project site to the culturally affiliated Native American Tribe(s) for proper treatment and disposition. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City Planning Department and the appropriate Native American Tribe(s).						
CUL-2 Excavation of areas identified as likely to contain paleontological resources, such as any undisturbed subsurface Pleistocene sediments, will be monitored by a qualified paleontological monitor. If paleontological resources (fossils) are discovered during project grading, work will be halted in that area until a qualified	Community Development Director or designee	Throughout grading	During grading	On-site inspection		Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
paleontologist can assess the significance of the find. The project paleontologist shall monitor remaining earthmoving activities at the project site and shall be equipped to record and salvage fossil resources that may be unearthed during grading activities. The paleontologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources. Any fossils found shall be evaluated in accordance with the CEQA Guidelines and offered for curation at an accredited facility approved by the City of Highland. A report of findings, including, when appropriate, an itemized inventory of recovered specimens and a discussion of their significance, should be prepared upon completion of the steps outlined above. The report and inventory, when submitted to the appropriate lead agency, would signify completion of the program to mitigate impacts on paleontological resources. This measure shall be implemented to the satisfaction of the City Planning Department.						
HAZARDS AND HAZARDOUS MATERIALS						
HAZ-1: Prior to issuance of a grading permit, a qualified contractor shall test on-site soils for contamination by agricultural chemicals (Dieldrin and DDE). If present in concentrations above California Office of Environmental Health Hazard Assessment Soil-Screening Levels for residential, these materials shall be removed and transported to an	Community Development Director or designee	Once	Prior to grading	Review and Approval of written documentation indicating no contaminated soils are present, or review and		Withhold issuance of Grading Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
appropriate landfill by a licensed contractor. This measure shall be implemented to the satisfaction of the Planning Division including written documentation indicating no contaminated soils are present, or review and approval of documentation of disposal of contaminated soils if contaminated soils are encountered in conformance with all applicable regulations.				approval of documentation of disposal of contaminated soils if contaminated soils are encountered.		
HAZ-2: During grading, stained soils identified in the Phase I Environmental Site Assessment shall be removed from the site by a qualified environmental contractor and hauled to an approved hazardous waste disposal facility. Cleanup shall be performed under the oversight of the City Planning Division and chemical testing shall be performed to verify cleanup to the satisfaction of the City Planning Division.	Community Development Director or designee	Once	During grading	Review and Approval of documentation of disposal of contaminated soils		Withhold issuance of Building Permit
HAZ-3: Prior to issuance of a grading permit, the existing aboveground storage tank (AST) shall be removed and disposed of by a qualified environmental contractor. If there is any product in the tank, it shall be evaluated and properly disposed of as hazardous waste. This measure shall be completed to the satisfaction of the City Planning Division.	Community Development Director or designee	Once	Prior to grading	Review and Approval of documentation of disposal of above ground tank		Withhold issuance of Grading Permit
HAZ-4: Prior to issuance of a grading permit, asbestos and lead-based paint surveys of the abandoned house and barn shall be performed by a qualified environmental contractor. Remediation, if required, shall be in accordance with the recommendations of the environmental	Community Development Director or designee	Once	Prior to grading	Review and Approval of asbestos and lead based paint surveys		Withhold issuance of Grading Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
contractor. This measure shall be implemented to the satisfaction of the City Planning Division.						
NOISE						
NOS-1: 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. This measure shall be implemented to the satisfaction of the City Planning Division.	Community Development Director or designee	Once	Prior to issuance of grading permit	Review and approval of a noise management plan		Withhold issuance of Grading Permit