



CITY OF HIGHLAND

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

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

Contact:
Tom Thornsley, Associate Planner
(909) 864-8732, Ext. 259

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

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

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

Project Title: Smart & Final (Construction of a retail store.)

Case Nos: Design Review Application (DRA 16-007), Conditional Use Permit (CUP 16-003), Tentative Parcel Map 19742 (TPM 16-001), and Environmental Assessment (ENV 16-003)

Project Location: The Site is located on the north side of Base Line between Church Avenue and Buckeye Street. Assessor Parcel Number 1200-421-01
City: Highland County: San Bernardino

Project Description: KZ DEVCO, LP, the Applicant, is proposing the construction of a new Smart & Final Store. The project site is approximately six (6) acres in size and is currently held by Araby Trust. Development is proposed on approximately 3.1 acres of the site which will be subdivided into two lots. The Applicant is proposing to construct a grocery store that is approximately 27,524 square feet in size, as well as, installing parking and landscaping

improvements. Pursuant to the Zoning Designation of the project site development of a new grocery store requires the Applicant to submit a Design Review Application for the review of site design, building elevations, landscaping, and signage being proposed. The Planning Commission will review all items at a Public Hearing.

The City of Highland requires a Conditional Use Permit because this grocery store is requesting a Type 21 Alcohol Beverage License. This application has no proposal for development on the remaining 2.9 acres parcel however; the environmental assessment for this area assumed future residential use.

Public Review: Design Review Application (DRA 16-007), Tentative Parcel Map 19742 (TPM 16-001), Conditional Use Permit (CUP 16-003), Environmental Assessment (ENV 16-003), and related documents are available for public review daily during normal business hours. Members of the public may view these documents at City Hall Planning Division, located at 27215 Base Line, Highland and submit comment at or prior to the Planning Commission hearing. An opportunity will be given at said hearing for all interested persons to be heard.

Public Review Period: Begins: October 17, 2016 Ends: November 14, 2016

Public Hearing(s): Tentative Date: November 15, 2016 or later
Time: 6:00 p.m. or soon thereafter
Location: Leo Donahue Council Chambers
27215 Base Line

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

City of Highland
Attention: Tom Thornsley, Associate Planner
27215 Base Line
Highland, CA 92346



CITY OF HIGHLAND

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

INITIAL STUDY

1. Case Nos: Design Review Application (DRA 16-007), Conditional Use Permit (CUP 16-003), Tentative Parcel Map 19742 (TPM 16-001), and Environmental Assessment (ENV 16-003)

Project title: Smart & Final
2. Lead agency: City of Highland, 27215 Base Line, Highland, CA 92346
3. Contact person: Tom Thornsley, Associate Planner,
Tel: (909) 864-6861, Ext. 259
4. Project location: The Site is located on the north side of Base Line between Church Avenue and Buckeye Street. Assessor Parcel Number 1200-421-01
City: Highland County: San Bernardino
5. Project applicant/sponsor: KZ DEVCO, LP, 18818 Teller Ave., Ste. 100, Irvine, CA 92616
6. Description of project:

The applicant KZ DEVCO, LP. is proposing the construction of a new Smart & Final Store on 3.1 acres of a 6 acre site which will be subdivided into two lots. The Applicant is proposing to construct a grocery store that is 27,524 square feet in size, as well as, installing parking and landscaping improvements requiring approval of a Design Review Application. The City of Highland required the Applicant to submit a Conditional Use Permit because this grocery store needs a Type 21 Alcohol Beverage License. This application has no proposal for development on the remaining 2.9 acre parcel however; the environmental assessment for this area assumed future residential use.
7. Present Land Use: Vacant
8. General Plan Designation: Mixed Use
9. Zoning: Mixed Use (MU)
10. Is the proposed action a "Project" as defined by CEQA? (See Section 2.6 of State CEQA Guidelines. If more than one Project is present in the same area, cumulative impact should be considered) Yes
No
11. If "yes" above, does the Project fall into any of the Emergency Projects listed in Section 15269 of the State CEQA Guidelines? Yes
No

- 12. If “no” on 10., does the Project fall under any of the Ministerial Acts listed in Section 15268(b) of the State CEQA Guidelines? Yes No
- 13. If “no” on 12., does the Project fall under any of the Statutory Exemptions listed in Article 18 of the State CEQA Guidelines? Yes No
- 14. If “no” on 13., does the Project qualify for one of the Categorical Exemptions listed in Article 19 of the State CEQA Guidelines? (Where there is a reasonable probability that the activity will have a significant effect due to special circumstances, a categorical exemption does not apply). Yes No

15. Surrounding land uses and setting (briefly describe the Project’s surroundings):

North: Single Family Residential
South: Base Line / Church & Nursery School
East: Buckeye Street / Vacant Land Single Family Residential
West: Church Avenue / Vacant Land & Single Family Residential

16. Surrounding Designations:

Location	General Plan	Zoning
North:	Low Density Residential	R-1 Single Family Residential
South:	Mixed Use	Mixed Use
East:	Mixed Use & Low Density Residential	Mixed Use (MU) & Single Family Residential (R-1)
West:	Mixed Use & Low Density Residential	Mixed Use (MU) & Single Family Residential (R-1)

17. Is the proposed Project consistent with (if answered “yes” or “n/a”, no explanation is required):

- City of Highland General Plan Yes No N/A
- Applicable Specific Plan Yes No N/A
- City of Highland Zoning Code Yes No N/A
- South Coast Air Quality Management Plan Yes No N/A
- San Bernardino International Airport Master Plan Yes No N/A
- Other: East Highlands Ranch Planned Unit Development, Development Standards Report Yes No N/A

18. Are any of the following studies required?

- | | |
|---------------------------|---|
| Air Quality Study | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Archaeological Report | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Biological Study | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Geological Report | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Greenhouse Gas Analysis | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Groundwater Analysis | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Hazardous Materials Study | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Housing Analysis | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Hydrology | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Noise Study | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Sewer Study | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Slope Study | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Soils Report | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Traffic Study | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Water Quality Report | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

Other

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

None.

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

1. City of Highland General Plan and Environmental Impact Report, adopted by the City Council March 14, 2006.
2. City of Highland Municipal Code
3. Flood Insurance Rate Map Panel 06071C 8702H, dated August 28, 2008.
4. "San Bernardino County Important Farm Land 2014. Sheet 2 of 2." Farmland Mapping and Monitoring Program. December, 2014.
5. Baseline Retail Center, Air Quality and Greenhouse Gas Impact Study, City of Highland, California, Prepared by MD Acoustics, June 17, 2016.
6. Baseline Retail Center, Noise Impact Study, City of Highland, California, Prepared by MD Acoustics, June 17, 2016.
7. Baseline Retail Center – Smart & Final, Traffic Impact Analysis, City of Highland, California, Prepared by TJW Engineering, Inc, June 22, 2016.
8. Conceptual Water Quality Management Plan for Smart & Final, Parcel Map No. 19742, Prepared by Gilbert Engineering Company, Inc.
9. Geotechnical Engineering Investigation, Propose Retail/Residential Development NEC of Church Avenue and Baseline Street, Highland, California, Prepared by NorCal Engineering
10. Phase I Environmental Site Assessment, Base Line Street and Church Avenue, Highland, San Bernardino, California 92346, Date Issued: March 9, 2016, Prepared by UES Consulting Services, Inc.

Exhibit 1 - Project Location Aerial Map

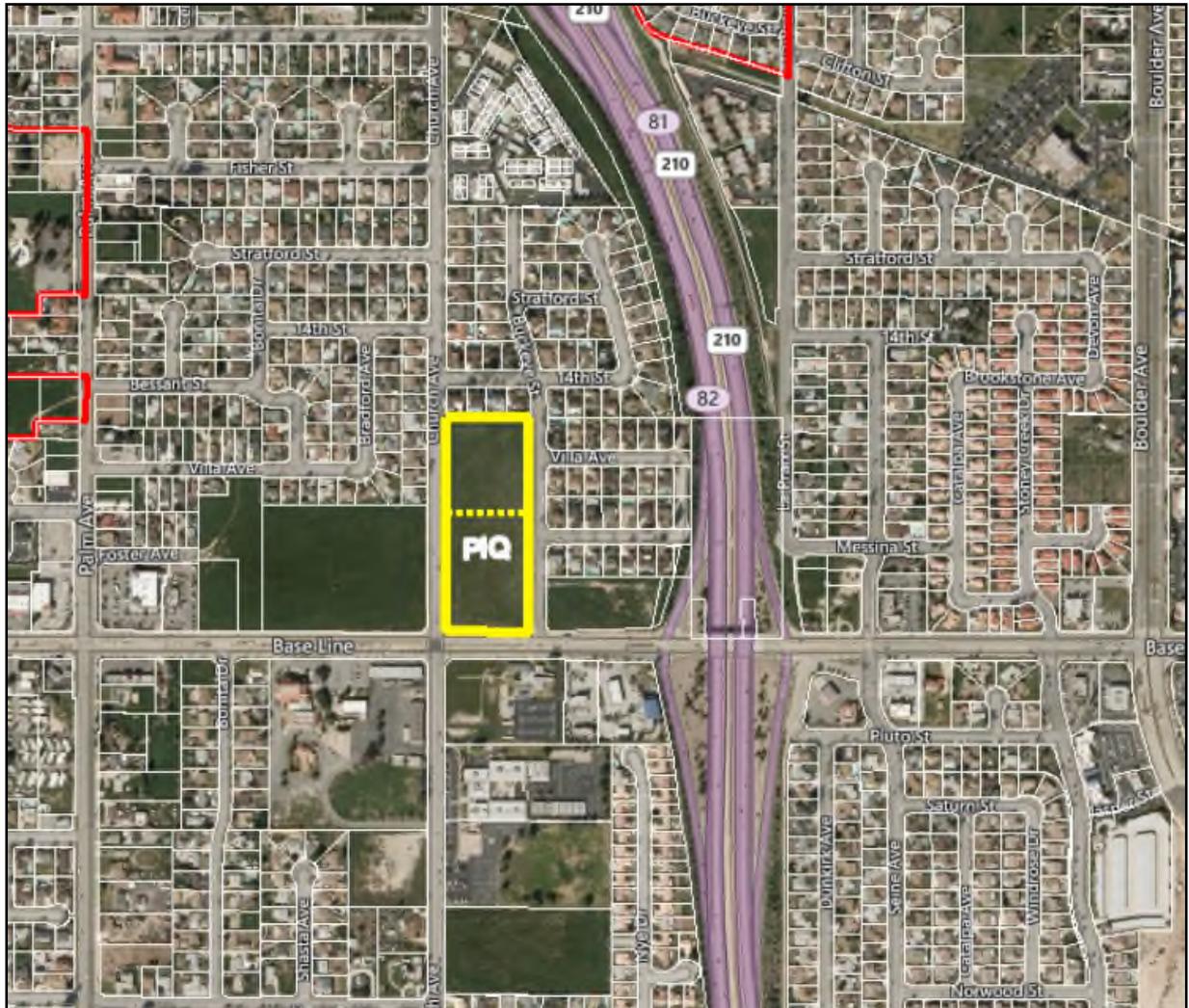
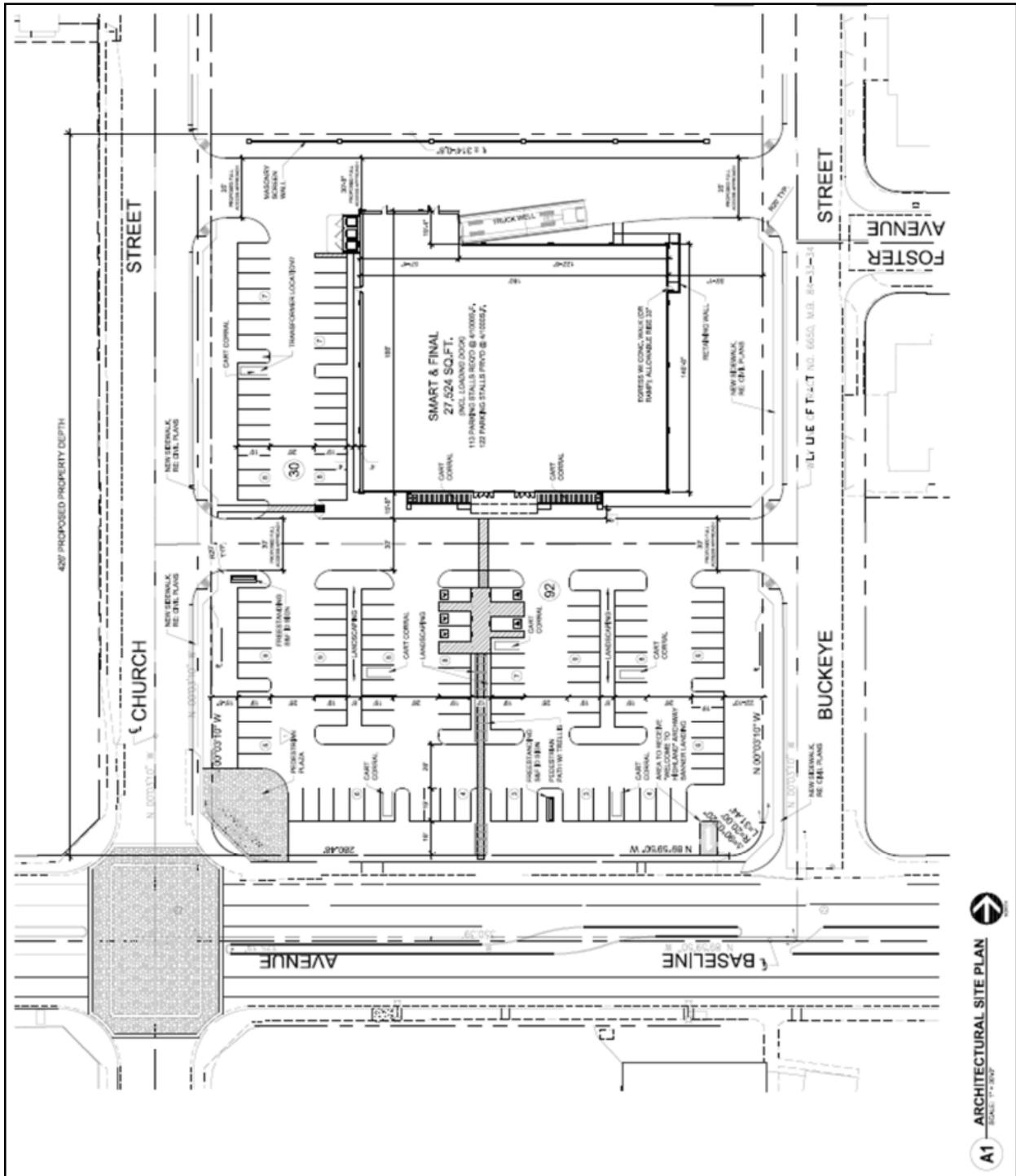


Exhibit 3 – Site Plan



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Listed below are the person(s) who prepared or participated in the preparation of the Initial Study:

Tom Thornsley, Associate Planner

October , 2016
Date

EVALUATION OF ENVIRONMENTAL IMPACTS

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

Explanation:

- 1a **No Impact:** Scenic vistas are generally considered to be greater than one (1) mile from a receptor and generally consist of background views. The Applicant's proposal is to construct a new store that is approximately 27,524 square feet in size, as well as, installing parking and landscaping improvements. The subject Site (APN's: 1200-421-01) is approximately six (6) acres in size. Due to the buildings height and proximity to the surrounding sensitive receptors it would not block the overall view of the surrounding mountains and existing large trees in the area; therefore no mitigation measures are required.
- 1b **No Impact:** The project site is flat, slopes uphill in a northeasterly direction, and is lacking in any unique physical features or trees. There are no designated state scenic highways in the vicinity of the Project site. The closest officially designated State Scenic Highway is Route 38, part of the Rim of the World Scenic Byway in the San Bernardino Mountains, more than five (5) miles to the east of the project site. As stated above in 1a, Project implementation would not hinder views of the San Bernardino Mountains, the dominant natural feature of the area. Therefore, Project implementation would not substantially damage scenic resources, including trees, rock outcroppings, and historic buildings within state scenic highways. No other scenic resources are located within the development area. No mitigation measures are required.
- 1c **No Impact:** The proposed Project would permanently alter the visual character of the project site that is currently vacant. As noted above in Section 1a the Applicant is proposing to construct a new store that is approximately 27,524 square feet in size, as well as, installing parking and landscaping improvements. The Application will be reviewed by the City of Highland as part of the Design Review Process. The Applicant is proposing to enhance the Site with new landscaping and install street frontage landscaping that will enhance the community. The proposed design of the Site will not substantially degrade the existing visual character or quality of the site and its surroundings. No mitigation measures are required.

- 1d No Impact: The Applicant will be required to install lights as part of the proposed project. Conditions of Approval placed on the project will require the applicant's compliance with City of Highland Land Use and Development Code Table 16.40.160.A. "Site Lighting," "Low Activity Lighting Standard." The light levels will be confirmed during the plan check process and verified in the field at the time of building occupancy. The Site will create a new source of light, but compliance with the City of Highland Land Use and Development Code will ensure the Project will not adversely affect day or nighttime views in the area. No mitigation measures are required.

Mitigation Measures: Not Required

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>2. AGRICULTURE RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the Project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

2abc No Impact: The Site is currently undeveloped. As noted above in Section 1a the Applicant is proposing to construct a new store 27,524 square feet in size, as well as, installing parking and landscaping improvements. The Site is void of any agricultural uses or contracts. The "San Bernardino County Important Farm Land 2014," Sheet 2 of 2," Farmland Mapping and Monitoring Program, identifies the proposed project as being located within an area designated "Urban and Built-Up Land". Urban and Built-Up Land is defined, as areas where land is developed to a minimum of 1 unit to 1.5 acres of land. Therefore, Project implementation would not convert farmland of statewide importance. This property is not under a Williamson Act contract. No mitigation measures are required.

Mitigation Measures: Not Required

	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 or air pollution control district may be relied upon to make the following determinations. Would the Project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or Projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

3ab Less Than Significant Impact: The City of Highland is within the South Coast Air Basin (Basin) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD sets the standards for the Air Quality Management Plan (AQMP) and 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 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 development 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 AQMP, and would not conflict with or obstruct implementation of the regional AQMP.

The existing General Plan designates the project site for Mixed Uses of commercial and residential, which is consistent with the commercial retail proposed on a portion of the project site. 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. Furthermore, Project construction-source emissions would not conflict with the Basin Air Quality Management Plan (AQMP). As discussed in the *Air Quality and Greenhouse Gas Impact (AQGGIS)*, the project will comply with all applicable SCAQMD construction-source emission reduction rules and guidelines. Project construction source emissions would not cause or substantively contribute to violation of the California Ambient Air Quality Standards (CAAQS) or National Ambient Air Quality Standards (NAAQS). Therefore, a less than significant impact associated with this issue would occur and no mitigation is required.

- 3c Less Than Significant Impact: Pursuant to the *Air Quality and Greenhouse Gas Impact Study*, the project operational-sourced emissions would not exceed applicable regional thresholds of significance established by the SCAQMD. Project operational-source emissions would not result in or cause a significant localized air quality impact as discussed in the Operations-Related Local Air Quality Impacts section of this report. Additionally, project-related traffic will not cause or result in CO concentrations exceeding applicable state and/or federal standards (CO “hotspots”).

Project operational-source emissions would therefore not adversely affect sensitive receptors within the vicinity of the project. Project operational-source emissions would not conflict with the Basin Air Quality Management Plan (AQMP). The project's emissions meet SCAQMD regional thresholds and will not result in a significant cumulative impact. The project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential operational-source odor impacts are therefore considered less-than significant. Project-related GHG emissions are also considered to be less than significant

- 3d Less Than Significant Impact: Pursuant to the *Air Quality and Greenhouse Gas Impact Study*, the Proposed project would not exceed localized thresholds for CO₂, nitrogen dioxide, PM₁₀, or PM_{2.5} therefore; the project will have a less than significant impact on sensitive receptors.

- 3e Less Than Significant Impact: Pursuant to the *Air Quality and Greenhouse Gas Impact Study*, Heavy-duty equipment in the project area during construction will emit odors; however, the construction activity would cease to occur after individual construction is completed. Potential sources that may emit odors during operations of proposed project would include odors emissions from diesel truck emissions and trash storage areas. Due to the distance of the nearest receptors from the proposed project site and through compliance to SCAQMD's Rule 402, no significant impact related to odors would occur during operation.

Mitigation Measures: Not Required

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

Explanation:

4abdf No Impact: The City of Highland General Plan, Figure 5-1, Biological Sensitivity Map, does not identify the project site as an area of Natural Communities or as potential Habitat Sensitive species. In addition there are no riparian or other natural communities located within the proposed project site as the site is vacant land completely cleared of all vegetation. The proposed Project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Therefore, the proposed Project would not create an impact to wildlife corridors. The proposed Project is not within a conservation plan or any other approved local, regional, or state Habitat Conservation Plan. No mitigation measures are required.

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

4e No Impact: There are no trees located on-site. No mitigation measures are required.

Mitigation Measures: Not Required

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

Explanation:

5a No Impact: Based on the Phase I Assessment's Site History Summary "The subject property has never been developed with any residential or commercial structures. Based on historical records reviewed, there does not appear to be prior uses, tenants, or structures on the subject property that would constitute any recognized environmental conditions. Therefore, no mitigation measures are required.

5b Less Than Significant with Mitigation Incorporated: Figure 5-2 Archeological Resources of the City of Highland General Plan does not identify the subject Site as being in an area of sensitive Archeological Resources. Within the community are areas of high cultural resource sensitivity, as suggested by known site density and predictive modeling. The majority of recorded sites in the vicinity of the project are historic ranches and farmsteads. However, sensitivity for cultural resources in a given area is usually indicated by known settlement patterns, which in the southwest San Bernardino County area is focused around environments with accessible food and water.

The property has been disturbed and graded in the past and no prehistoric or historic cultural resources have been identified with this site. The proposed project is not expected to impact any cultural resources; however, it is possible that resources could be uncovered during construction activities. Past recommendations from Native American groups have indicated that areas of the city have a high sensitivity to cultural resources base on their known past inhabitation in this area. Therefore, implementation of the following mitigation measures **CUL 5.1** and **CUL 5.2** will reduce this potential impact of possible discoveries to below a level of significance.

5c No Impact: No paleontological resources are known to be present nor are there unique geologic features identified within the Project Site. No mitigation measures are required.

5d Less Than Significant with Mitigation Incorporated: No human remains are known to exist on the Project Site. However, should any human remains be uncovered during construction activities, implementation of the following mitigation measures **CUL 5.1** and **CUL 5.2** will reduce this potential impact to below a level of significance. Therefore, no significant impacts related to human remains will be result from the proposed project.

Mitigation Measures:**Mitigation Measure CUL 5.1**

Prior to the start of ground disturbance activities, the developer shall inform all working members on this project site that if cultural resources are discovered during project construction, all work in the area of the find shall cease, and a qualified archaeologist shall be retained by the project sponsor to investigate the find, and to make recommendations on its disposition. If human remains are encountered during construction, all work shall cease and the San Bernardino County Coroner's Office shall be contacted pursuant to Health and Safety Code provisions.

Mitigation Measure CUL 5.2

Limited archaeological monitoring shall be required during the initial phases of mass grading and trenching, by a professional archaeologist meeting the Secretary of the Interior's Standards for Professional Qualification. At the discretion of the archaeologist, and in concurrence with the tribal participant representing the San Manuel Band of Mission Indians, and the City of Highland. Monitoring may cease when it has been determined that no tribal cultural resources have been identified and that the potential for such discoveries is unlikely due to the nature of previous ground disturbance and the nature of subsurface geomorphology. A copy of the draft archaeological monitoring report shall be forwarded to the Tribe for review and comment prior to acceptance by the City.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. GEOLOGY AND SOILS - Would the Project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

6ai Less Than Significant Impact: The City of Highland General Plan identifies in Figure 6-2, Potential Geological Hazards. The San Andres Fault System at its closest locations is located approximately one (1) mile north-east of the Site, the fault system runs in a north-west / south-east direction. No active or potentially active faults are known to Project through the Site and the Site does not lie within the bounds of an Earthquake Fault Hazard Zone as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act. Therefore, due to the lack of known fault lines on the subject Property impacts are considered negligible. No mitigation measures are required.

6aai Less Than Significant Impact: The San Andreas Fault zone is designated to be an Alquist-Priolo Fault Rupture Hazard Zones. Motion along the San Andreas Fault zone is primarily right lateral (i.e., strike-slip faulting), although a vertical component may also be present. The San Andreas Fault zone is considered active, with major ruptures occurring between 20 and 300-year intervals at magnitudes of between 6.8-8.0. The Project as conditioned will be required to comply with the Uniform Building Code so structures are designed to withstand severe seismic ground shaking and applicable grading remediation as may be required by a required soils and geotechnical report, impacts from strong

ground shaking is considered negligible. No mitigation measures are required.

- 6aiii No Impact: The proposed site is not located within an area of susceptible to liquefaction according to Figure 6.3, High Liquefaction and Landslide Susceptibility, of the City of Highland General Plan. Therefore, no mitigation measures are required.
- 6aiv c d No Impact: According to Figure 6.3, of the City of Highland General Plan, the proposed site is located outside of an area of Landslide and High Liquefaction Susceptibility. Therefore, no impact to potential landslides is expected. No mitigation measures are required.
- 6b Less Than Significant Impact: Wind or rain during the grading of the Site may cause minor erosion during construction, however, the City's Public Works Department, Engineering Department, Building and Safety Division will be inspecting the grading and construction to ensure substantial erosion or loss of topsoil does not occur. No mitigation measures are required.
- 6e No Impact: The proposed Project will be connected to sewer service. East Valley Water District has provided the Applicant with Will Serve Letters. No mitigation measures are required.

Mitigation Measures: Not Required

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS - Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

- 7a Less Than Significant Impact: Pursuant to *the Air Quality and Greenhouse Gas Impact Study*, the unmitigated operational emissions for the project are 2,409 metric tons of CO_{2e} per year as shown in Table 16 of the Air Quality Study. These emissions are below the SCAQMD screening threshold for all land uses of 3,000 metric tons of CO_{2e} per year. Therefore the impact is less than significant.
- 7b Less Than Significant Impact: Pursuant to the *Air Quality and Greenhouse Gas Impact Study*, the proposed project is consistent with the CARB Scoping Plan Measures. The project will be subject to the City's policies and ordinances pertaining to air quality and climate change. Although the project would generate greenhouse gas emissions, either directly or indirectly, these emissions are not considered to have a significant impact on the environment. The project will be compliant to current Title 24 building requirements including energy efficient programs (e.g., lighting, appliances, etc) and water conservation strategies.

Mitigation Measures: Not Required

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a Project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- 8a **Less Than Significant Impact:** While grading and construction activities of the proposed Project may involve the limited transport, storage, use or disposal of hazardous materials, such as in the fueling/servicing of construction equipment on-site, these activities would be short-term or one-time in nature and would be subject to Federal, State, and Local health and safety requirements. Long-term use of the Project as a Retail Store would not involve the routine transport, use, and disposal of hazardous materials. Therefore, impacts would be less than significant, and no mitigation measures are required.
- 8b **No Impact:** No significant quantities of hazardous materials would be located on site as a result of the proposed Project, and no significant impacts associated with the accidental release of hazardous materials in the environment are anticipated. No mitigation measures are required.

- 8c No Impact: The proposed Project is located with a quarter mile of St. Adelaide's School, Thompson Elementary School and Highland Methodist Preschool; however the project site is not anticipated to house any hazardous materials. Therefore, no mitigation measures are required.
- 8d No Impact: The site of the proposed Project is not known to be on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. No mitigation measures are required.
- 8e No Impact: The proposed Project is located approximately 1.6 miles from the San Bernardino International Airport. The project site is with the City of Highland's approved Airport Land Use Compatibility Plan for areas in proximity to the San Bernardino International Airport, however the project is outside the Airport-Safety Overlay. The Proposed project is in compliance with the Airport Land Use Compatibility Plan. The Project site is also located outside of all Redland Municipal Airport Flight Safety Zones and traffic pattern zones. No mitigation measures are required.
- 8f No Impact: The proposed Project is not located within the vicinity of a private airport. No mitigation measures are required.
- 8g No Impact: Access to the Project site is from Church Avenue and Buckeye Street. The proposed Project may involve limited street closures during construction operations. The minor nature of these street closures would only result in partial closures of the street and would not impair implementation or interfere with an adopted emergency response plan within the City. No mitigation measures are necessary.
- 8h No Impact: According to Figure 6.6, Fire Hazard and Safety Overlay Areas, of the City of Highlands General Plan, the proposed Project is not located in an area designated as a Fire Hazard Zone. Although, this Project is not located within a Fire Hazard Zone, the City's Fire Marshal will review the subject project and may require Fire Prevention Measures be implemented as part of this Project. Therefore, no mitigation measures are required.

Mitigation Measures: Not Required

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY - Would the Project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

9a,f Less Than Significant Impact: As noted under the "Description of project" the Applicant is proposing to construct a new store that is approximately 27,524 square feet in size, as well as, installing parking and landscaping improvements. The subject Site is approximately six (6) acres in size of which only 3.1 acres are proposed for development. The Project has a preliminarily approved water quality management plan and will be required to ensure all Best Management Practices are maintained on-site and will not violate any water quality standards. Therefore, no mitigation measures are required.

- 9b No Impact: This project will not take up groundwater within the project site. All water supplied to the site will come from East Valley Water District which has issued the applicant a “will serve” letter. The Applicant’s Water Quality Management Plan has proposed a filtration and a recharge chamber to allow the control and clarification of surface water and permitting some ground water recharge. Therefore, no significant impacts would occur from the implementation of the Project. No mitigation measures are required.
- 9c,d No Impact: The proposed Project will not significantly alter drainage patterns on or off the site. Therefore, no mitigation measures are required.
- 9e No Impact: The development of the site as proposed will increase runoff but the anticipated volume will not exceed any existing stormwater facility’s capacity nor cause a need for the expansion of existing facilities. Therefore no mitigation measures are required.
- 9gh Less Than Significant Impact: The proposed Project is located in Zone X of the Flood Insurance Rate Map (FIRM) Panel 06071C8702H, dated August 28, 2008. Zone X is described to be “Areas determined to be outside the 0.2% annual chance floodplain.” Due to the fact that the property is located within a Zone X, no mitigation measures are required.
- 9i No Impact: According to Figure 6.5, Flood Hazards, of the City of Highland’s General Plan, the Project site is located outside the Seven Oaks Dam inundation area. The Seven Oaks Dam is a single purpose flood control Project located just outside the Highland’s northeastern boundary. The Dam is a major feature of the Santa Ana River Mainstem Project designed to protect Orange, Riverside, and San Bernardino County from flood. The Dam is able to resist an earthquake measuring 8.0 on the Richter scale with any point able to sustain a displacement of four feet without causing any overall structural damage, therefore impacts are remote. In addition, the Project is not being developed with an intense Land Use. Therefore, no mitigation measures are required.
- 9j No Impact: Seiche is of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. As a result, the proposed development would not be adversely impacted by the reservoirs; however, as mentioned above the Project site is located outside of the Seven Oaks Dam inundation area. The Dam is designed as a flood control Project. No tsunamis and mudflows are anticipated do to the distance from ocean waves and natural channels. Therefore, no mitigation measures are required.

Mitigation Measures: Not Required

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. LAND USE AND PLANNING - Would the Project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

10ab No Impact: As noted under the “Description of project” the applicant is proposing to construct a new store that is approximately 27,524 square feet in size, as well as, installing parking and landscaping improvements. The proposed project is located within the City of Highland’s Town Center Policy Area. The Policy Area was established to create a place “where Highland residents, employees and visitors can live, shop, work, and socialize in a vibrant, safe and pedestrian friendly environment.” The proposed project is a grocery store and design elements have been included in the project to ensure that it has walkable access. With future development of the vacant parcels to the north of the project site further connections can be made to the surrounding residential uses, as well as, other commercial and civic uses that surround the site. Therefore, no mitigation measures are required.

10c No Impact: As mentioned above under 4f, “The proposed Project is not within a conservation plan or any other approved local, regional, or state HCP. Therefore, no mitigation measures are required.

Mitigation Measures: Not Required

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

Explanation:

11ab No Impact. Figure 5.3 of the City of Highland General Plan identifies the proposed Project site as being located within a MRZ-3 Zone. MRZ-3, is an area whose significance cannot be identified based on available data, however, the City's General Plan and Zoning Map designate the property as Mixed Use. The General Plan provides for areas within the Santa Ana River Wash as Open Space, with MRZ-2 rated mineral resources, which allows for mining of sand and gravel. Existing mineral extraction activities are confined to the Santa Ana River Wash Basin, which is located approximately one (1) mile south-east of the project site. Therefore, no mitigation measures are required.

Mitigation Measures: Not Required

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

Explanation:

12a Less Than Significant with Mitigation Incorporated: As noted under the “Description of project” the applicant is proposing to construct a new store that is approximately 27,524 square feet in size, with a delivery dock in the rear, as well as, installing parking and landscaping improvements. The subject site is approximately six (6) acres in size with 3.1 acres proposed for the commercial building and the remaining acreage is intended for residential use sometime in the future. Short term impacts will be minor in nature and will be associated with construction activities however; these short-term impacts should not exceed noise thresholds established in the City's General Plan.

The analysis of noise impacts from the *Baseline Retail Center, Noise Impact Study* took into consideration that sensitive receptors (occupants of future residential units) would be located to the north of the project site. Long-term impacts were analyzed based on the proposed site design with a depressed delivering dock on the north side of the building and a 6 foot block wall along the north property line. After analysis with these design features, operational noise levels are anticipated to range between 42.8 dBA to 50.8 dBA CNEL at the nearest sensitive receptors. Operational noise levels are anticipated to range between 42.8 dBA to 50.8 dBA CNEL at the nearest sensitive receptors. The noise level projections will not exceed the City's exterior 60 dBA CNEL noise standard when built as proposed. **Mitigation Measure NOS-1** ensures construction design feature shown on the project plans are incorporated, thus the project will have a less than significant impact.

- 12b Less Than Significant Impact: Construction activity can result in varying degrees of ground vibration, depending on the equipment used on the site. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings respond to these vibrations with varying results ranging from no perceptible effects at the low levels to slight damage at the highest levels. The primary sources of vibration during construction would be bulldozers. As shown in the *Noise Impact Study* large bulldozer could produce up to 0.089 PPV at 25 feet. At a distance of 75 feet (the distance to the nearest home) a bulldozer would yield a worst-case 0.027 PPV (in/sec) which is slightly within the threshold of perception and below any risk or architectural damage. To assure that construction noise/vibration impacts are reduced, measures are presented in **Mitigation Measure NOS-2**. Temporary vibration levels associated with project construction would be less than significant.
- 12c Less Than Significant Impact: The CEQA Guidelines requires that projects be evaluated with respect to their contribution to the existing ambient noise levels. A project is considered to have a significant noise impact where it causes an adopted noise standard to be exceeded for the project site or for adjacent sensitive receptors. In addition to being concerned with the absolute noise level that might occur when a new source is introduced into an area, it is also important to consider the existing noise environment. Table 5 of the study compares the Existing and the Existing Plus Project scenario and shows the change in traffic noise level as a result of the proposed project. It takes a change of 3 dB or more to hear an audible difference. As demonstrated in Table 5, of the *Noise Impact Study*, the project is anticipated to change the noise by approximately 0.3 to 4.5 dBA CNEL along the analyzed roadway segments. The 4.5 dBA CNEL increase along Buckeye Street is considered not significant as the Existing Plus Project scenario will yield 55.7 dBA CNEL from the centerline which is below the City's 60 dBA CNEL criterion and the 5 dBA increase criterion. Therefore, impacts related to permanent increase in ambient noise levels in the project vicinity are less than significant level and no mitigation is required.
- 12d Less Than Significant with Mitigation Incorporated: Construction noise is considered a short-term impact and would be considered significant if construction activities are undertaken outside the allowable times as described by the City's Municipal Code Section 8.50.060 (L). Existing residences to the northwest, north and east may be temporarily affected by short-term noise impacts associated the transport of workers, the movement of construction materials to and from the project site, ground clearing, excavation, grading, and building activities. Construction is anticipated to occur during the permissible hours according to the City's Municipal Code. Construction noise will have a temporary or periodic increase in the ambient noise level above the existing within the project vicinity. Any construction activities that occur outside the allowable time would be considered significant. Noise reduction measures are provided to further reduce construction noise **Mitigation Measure NOS-2**. With mitigation in place the impact is considered less than significant
- 12ef No Impact: The proposed Project is located within two (2) miles of a public airport or public use airport but not within the vicinity of private use airports. The project does not include construction of residential structures but it will have be a commercial business were people work. However, the project site is beyond the 65 dB sound level contour for the airport therefore, it would not expose people working in the area to excess noise levels. People working in the area may be subject to an occasional increased noise

levels; however, it would be for short periods of time. No mitigation measures are required.

Mitigation Measures:

Mitigation Measures NOS-1

In order to comply with the City of Highland's Noise Standards, the project must incorporate the following recommendations into the project design.

1. At minimum, a six (6) foot high wall is required along the north property, as shown in Exhibit F of the *Baseline Retail Center, Noise Impact Stud.*
2. Loading/unloading, deliveries and trash collection should occur during daytime hours, as required in the City's Municipal Code.
3. Any rooftop condenser units must be placed as far as feasibly possible from any existing or proposed residential units. Rooftop condensers shall be shielded by a parapet wall with a height of 4 feet or higher. The height of the wall must be taller than the condenser unit and be designed to completely shield any noise that may be able to flank around the wall.
4. The designed noise screening will only be accomplished if the barrier's weight is at least 3.5 pounds per square foot of face area without decorative cutouts or line-of-site openings between the shielded areas and the project site. The recommended noise control barrier may be constructed using one, or any combination of the following materials:
 - a. Masonry block;
 - b. Stucco veneer over wood framing (or foam core), or 1-inch thick tongue and groove wood of sufficient weight per square foot;
 - c. Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot;
 - d. Earthen berm

Mitigation Measures NOS-2

To further ensure that construction activities do not disrupt the adjacent land uses, the following measures should be taken:

1. Construction shall occur during daytime hours (7:00 AM to 6:00 PM).
2. During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.
3. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.
4. Idling equipment shall be turned off when not in use.
5. Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

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

Explanation:

13a No Impact: As noted under the “Description of project” the applicant is proposing to construct a new grocery store that is approximately 27,524 square feet in size, as well as, installing parking and landscaping improvements. The subject Site (APN's: 1200-421-01) is approximately six (6) acres in size with 3.1 acres proposed for the commercial building and the remaining acreage is intended for future residential use. The store will provide a needed service to an area of the community almost fully developed, while the residential component is anticipated to be relatively small. Thus, this project would not directly or indirectly induce substantial population growth.

13bc No Impact: The proposed project would result in the development of approximately 3.1 acres of 6 acres of vacant land into commercial use with 2.9 acres reserved for future residential units. Thus as vacant land proposed for development the project does not have the potential to displace existing housing nor displace any persons necessitating replacement housing. No impacts to housing would occur. No mitigation measures are required.

Mitigation Measures: Not Required

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

Explanation:

14a)i No Impact. Fire suppression, prevention, and medical services are critical to the protection of people, property, and the natural environment. The California Department of Forestry and Fire Protection (CDF) provides fire protection and emergency medical services to the City of Highland through a cooperative agreement. The City has three (3) fire stations: Station 541 located at 26974 Base Line; Station 542 located at 29507 Base Line; and Station 543 located at 7469 Sterling Avenue. Impacts on Fire protection due to the construction of the Project are negligible. Therefore, no mitigation measures are required.

14a)ii No Impact. The protection of City’s residents, visitors, businesses, and property from crime depends on the adequate provisions of law enforcement services, supporting facilities, and prevention strategies. The City of Highland contracts with the San Bernardino County Sheriff for its law enforcement and police services. Impacts on Police protection due to the construction of the Project are negligible. Therefore, no mitigation measures are required.

14a)iii. No Impact. The proposed Project is located within the service boundaries of the San Bernardino City Unified School District. Applicant is proposing to construct a new grocery store that is approximately 27,524 square feet in size and it will not increase the student population for the district. School fees will be assessed by the San Bernardino City Unified School District as appropriate for commercial development. No mitigation measures are required.

14a)iv No Impact. The proposed Project will not result in the direct addition of new residents to the City of Highland and thus there is no incremental increase in the need for new park facilities. Therefore there is no addition service need generated by this Project, no mitigation measures are required.

14a)v No Impact. Public facilities typical include items such as parks and roadways. The project will not result in the direct increase of residents to the City as is discussed in 14a)b. In addition, as discussed in 16ab, the increase in traffic volumes as a result of the project will not reduce the surrounding streets to a less than acceptable Level of Service (LOS).

Mitigation Measures: Not Required

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

Explanation:

15ab No Impact: As noted previously, the Applicant is proposing to construct a new store that is approximately 27,524 square feet in size, on approximately 3.1 acres of a 6 acre site. The remaining 2.9 acres will be available for future residential units but due to the limited number of units permitted the total increase in population would not over use nor require expansion of existing recreational uses. Therefore no additional service needs are generated by this Project, no mitigation measures are required.

Mitigation Measures: Not Required

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

Explanation:

16ab **No Impact:** As noted above in Section 1a the Applicant is proposing to construct a new supermarket that is approximately 27,524 square feet in size. Based on the size of this market it is anticipated that the proposed project is forecast to generate 94 AM peak hour trips, 261 PM peak hour trips and 2,814 daily trips at the project driveways as cited in *Baseline Retail Center – Smart & Final, Traffic Impact Analysis*. After accounting for pass-by trips, the proposed project is forecast to generate 94 AM peak hour trips, 196 PM peak hour trips, and 2,112 daily trips on the surrounding roadway system.

In compliance with CEQA guidelines this project’s traffic analysis took into consideration all other foreseeable development in the study area to determine the cumulative analysis on the Level of Service (LOS) for the studied roadways. Based on the trip generation and trip distribution patterns for the cumulative development projects on arterials throughout the study area, cumulative projects AM and PM peak intersections are projected to continue to operate at an acceptable LOS (LOS D or better) during the AM and PM peak hours for existing plus project conditions.

To assure that all future transportation improvements meet throughout the City of Highland improvements are funded through a combination of direct project mitigation, fair share contributions or development impact fee programs such as the City’s Development Impact Fee (DIF) program. This project will make improvement to Church Avenue and

Buckeye Street and will be subject to the City's DIF for Base Line and regional improvements. Identification and timing of needed improvements will be determined through the local jurisdictions based upon a variety of factors.

Specific assessments were made of delivery truck turning movements and southbound leg queueing at the Church Avenue/Base Line intersection. Trucks exiting the project site on Buckeye Street wanting to travel east would be prevented from making a left turn (east) onto Base Line due to the median nor could they make a U-turn at Base Line and Church Avenue due to the limited turning radius. Since Church Avenue is not a designated truck route and using it would take trucks past St. Adelaide's School, Thompson Elementary School and Highland Methodist Preschool, trucks needing to travel east would need to utilize Palm Avenue, two blocks west of Church Avenue. Therefore, **Mitigation Measure TRAN-1** has been included to provide informative information to truck drivers of the acceptable truck routes.

The distance between the Church Avenue/Base Line intersection and the proposed Smart & Final driveways on Church Avenue are approximately 177 feet and 372 feet respectively. Currently, the southbound Church Avenue approach at the Church Avenue/Base Line Street intersection consists of one through/right-turn lane and one 75-foot left-turn pocket. For existing plus project conditions, the southbound left-turn queue is projected to exceed the current turn pocket storage capacity, and this condition is projected to continue to worsen in future with project scenarios. It has been recommended that the proposed project increase the length of the southbound left-turn pocket at the Church Avenue/Base Line Street intersection up to the first project driveway, a distance of approximately 177 feet. Therefore, **Mitigation Measure TRAN 2** has been included to achieve the recommendation of the Traffic Impact Analysis.

- 16c No Impact: Although the San Bernardino International Airport is located approximately 1.6 miles away from the site and the Redlands Municipal Airport is located approximately 4 miles from the project site the development proposal does not include any design features or development that would alter air traffic patterns. No mitigation measures are required.
- 16d No Impact: The proposed design of the Site will not create a hazardous design. The project has been reviewed by the City's Public Works / Engineering Department to ensure no hazards have been created by the new design. The project design proposes two driveways on Church Avenue and two on Buckeye Street to avoid the need for direct access to Base Line, classified as a Major Highway. Therefore, no mitigation measures are required.
- 16e No Impact: Emergency vehicles will be able to access the site via Church Avenue and Buckeye Street. The Proposed parking lot design has been reviewed by the City's Fire Marshal to ensure appropriate access. No mitigation measures are required.
- 16f No Impact: The number of parking stalls proposed by the Applicant is consistent with the City of Highland Land Use and Development Code Standards for the proposed uses on-site. Therefore, no mitigation measures are required.
- 16g No Impact: The project site is bounded on the south by Base Line (classified as Major Highway). No bus turnouts are proposed for the project; however, it will comply with the City's Municipal Code Chapter 16.40.470, Transportation Control Measures. The project

site is located on Omni Trans 15 Route which has a transit stops (3 / 4) ¼ mile west of site at Base Line and Palm Avenue. Therefore, no mitigation measures are required.

Mitigation Measures:

Mitigation Measures TRAN-1

A sign shall be posted near the north driveway onto Buckeye Street that informs truck drivers departing the site that no left turn can be made from Buckeye Street to eastbound Base Line and that southbound travel onto Church Avenue is not permitted as it is not a designated truck route. It should also specify that the Palm Avenue is a truck route for return access to I-210. Final design, content, and location of the sign shall be reviewed and approved by the Community Development Director.

Mitigation Measures TRAN-2

The length of the southbound left-turn pocket at the Church Avenue/Base Line Street intersection up to the first project driveway, shall be increased a distance of approximately 177 feet. This shall be included in the design of all construction plans prior to plan submittal.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. UTILITIES AND SERVICE SYSTEMS - Would the Project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the Project that it has adequate capacity to serve the Project's Projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

17abde **No Impact:** The proposed Project will be connected to water and sewer services provided by the East Valley Water District. The City of Highland is in receipt of a Will Serve letter from East Valley Water District for their utility services. No mitigation measures are required.

17c **No Impact:** The proposed project will not necessitate the construction of any new storm drain facilities. The Applicant will be required to comply with all SWPP, WQMP, and Best Management Practice Guidelines prior to discharging any water off-Site. No mitigation measures are required.

17fg **Less than Significant Impact:** Solid waste services to the City of Highland are provided through contracts with Burrtec Waste Management Inc. The majority of collected waste is disposed of in the San Timoteo landfill. The San Timoteo landfill is located approximately 7 miles to the southeast and south of the City of Redlands, and at present disposal rates, is expected operated to 2022. The San Timoteo landfill is classified as a Class III landfill suitable for disposal of non-hazardous and general municipal waste and it is owned and operated by the County of San Bernardino. Capacity at the local landfills is sufficient to serve the Site and impacts from this issue are considered to be less than

significant. The Project will be constructed in compliance with all federal, state, and local statutes and regulations. No mitigation measures are required.

Mitigation Measures: Not Required

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the Project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the Project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation:

18a Less Than Significant Impact with Mitigation Incorporated: As assessed under Biological Resources (4a,b) the City of Highland General Plan, Figure 5-1, Biological Sensitivity Map, does not identify the project site as an area of Natural Communities or as potential Habitat Sensitive species. In addition there is no riparian or other natural community located within the proposed project site as the site is vacant and devoid of trees with very limited non-native vegetation. The proposed Project is internal to the urbanized area of the city and it does not contain any suitable habitat, thus it would not interfere substantially or otherwise with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Therefore, the proposed Project would not create an impact to wildlife corridors. The proposed Project is not within a conservation plan or any other approved local, regional, or state Habitat Conservation Plan. Therefore, the proposed Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. This report analyzed the proposed project’s potential to impact cultural resources that are known to exist but may be evident during grading; thus, Mitigation Measure **CUL 5.1** and **CUL 5.2** have be included to monitor for artifacts or human remain during the course of development.

18b Less than Significant Impact: As discussed in the respective issue areas of this study, the proposed Project would not have cumulatively considerable environmental impacts. Any potential significant impacts would be mitigated to a level of insignificance. The

Project would have no cumulatively considerable environmental impacts. No further mitigation measures are required.

- 18c Less Than Significant Impact with Mitigation Incorporated: This report analyzed the proposed Project's potential impacts to humans related to air quality, geology, greenhouse gases, noise, and traffic issues. As explained in the previous sections of the report noise and traffic had the only potentially significant impacts on human beings but those impacts can be mitigated to a level of insignificance with the implementation of the mitigation measures **NOS-1** and **NOS-2** and **TRAN-1** and **TRAN-2**. Therefore, with mitigation, the Project would have no substantial adverse effects on human beings, either directly or indirectly.

Mitigation Measures:

Mitigation Measures: CUL-1 and CUL-2, NOS-1 and NOS-2, and TRAN-1 and TRAN-2.